

2013 Ripley County Property Tax Report with Comparison to 2012

Legislative Services Agency

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This report describes property tax changes in Ripley County between 2012 and 2013.

Property tax changes in 2013 were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. However, three statewide trends affected a large number of counties.

- First, pay-2013 was a statewide reassessment year. In past reassessments there were double-digit percentage increases in assessed values, but this time assessments were almost unchanged statewide. The difference was trending, which has been adjusting assessments annually since 2007. Few counties experienced large assessment increases in 2013. Many experienced assessment decreases.
- Second, farmland assessments continued to rise, with the base rate of an acre increasing 8.7% from \$1,500 to \$1,630. High commodity prices and low interest rates were the reason. Rising farmland assessments were especially important in rural counties, where farmland is a larger part of total assessed value.
- Third, many local income tax credit rates increased substantially. This was due to a corrected distribution of local income tax revenues to local governments. Extra income tax revenue was applied to tax credits in 2013. This may mean that credit rates will fall (and tax bills will rise) in 2014.

Still, local factors were most influential in individual counties in 2013. Here is what affected taxes in Ripley County.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2013	0.6%	\$18,426,502	\$1,255,506,661	0.1%
Change		1.1%	1.1%	
2012	1.4%	\$18,217,711	\$1,241,514,194	0.1%

Comparable Homestead Property Tax Changes in Ripley County

The total tax bill for all taxpayers in Ripley County increased by 0.6% in 2013. The reason was a 1.1% increase in the property tax levy. In this reassessment year, certified net assessed value also rose by 1.1%. Ripley's tax rates were too low for many taxpayers to qualify for tax cap credits.

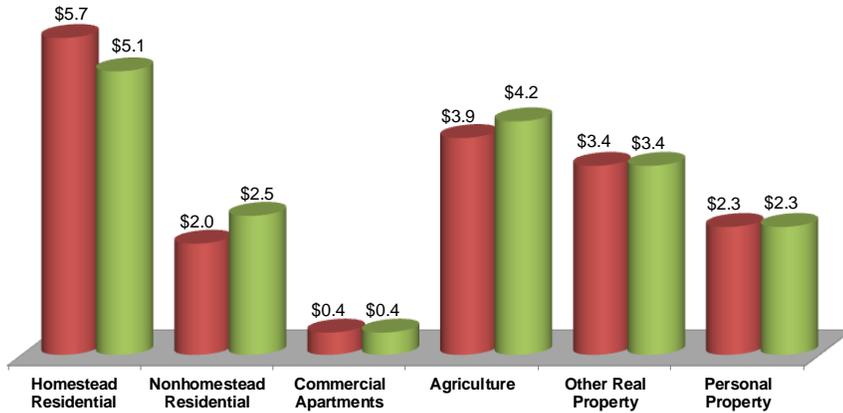
Ripley County homeowners experienced a 7.4% decrease in property tax bills in 2013. This was due to a decline in homestead net assessed values and an increase in local property tax credits. Property tax rates experienced little change. Statewide, the average homeowner's tax bill was almost unchanged.

	2012 to 2013	
	Number of Homesteads	% Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	2,674	35.7%
No Change	81	1.1%
Lower Tax Bill	4,744	63.3%
Average Change in Tax Bill	-7.4%	
Detailed Change in Tax Bill		
20% or More	1,300	17.3%
10% to 19%	456	6.1%
1% to 9%	918	12.2%
-1% to 1%	81	1.1%
-1% to -9%	1,605	21.4%
-10% to -19%	1,701	22.7%
-20% or More	1,438	19.2%
Total	7,499	100.0%

Note: Percentages may not total due to rounding.

**Comparison of Net Property Tax by Property Type
(In Millions)**

■ 2012 - Total \$17.7 ■ 2013 - Total \$17.9



In Ripley County most net property taxes were paid by business (other real and personal) and homestead property owners in 2013. Total net property taxes increased 0.6%, less than the average 2.1% increase statewide. Nonhomestead residential property saw the largest increase, while homestead net taxes decreased by the largest percentage.

Property tax rates decreased in 13 of 22 Ripley County tax districts in 2013. The average tax rate was nearly unchanged because a small levy increase was offset by a nearly identical increase in net assessed value. Statewide, the average tax rate increased by 4.2%.

The total levies of all government units in Ripley County increased by 1.1%, compared to a 3.7% statewide levy increase. Detailed levy changes for local governments in Ripley County are included in a later table.

Property Type	Gross AV Pay 2012	Gross AV Pay 2013	Gross AV Change	Net AV Pay 2012	Net AV Pay 2013	Net AV Change
Homesteads	\$1,047,515,351	\$983,607,500	-6.1%	\$435,221,190	\$404,818,411	-7.0%
Other Residential	153,236,600	186,824,900	21.9%	152,006,700	185,088,711	21.8%
Ag Business/Land	304,158,500	336,140,800	10.5%	301,050,265	332,568,959	10.5%
Business Real/Personal	428,298,207	425,472,753	-0.7%	367,505,644	362,767,726	-1.3%
Total	\$1,933,208,658	\$1,932,045,953	-0.1%	\$1,255,783,799	\$1,285,243,807	2.3%

Net AV equals gross AV less deductions and exemptions. Certified net AV is set with the budget, certified by the county auditor and used to calculate tax rates. It may be adjusted by the auditor to account for appeals. Net AV in the above table is summed from tax bills. It includes TIF allocations while certified net AV does not. Gross AV also is summed from tax bills. Circuit breaker tax caps are calculated on gross AV.

Ripley County's total billed net assessed value increased by 2.3% in 2013. Increases in other residential and agricultural assessments more than offset decreases in homestead and business assessments. Net assessed value for all of Indiana was nearly unchanged, rising by only 0.1%.

Tax Cap Category	2012	2013	Difference	% Change
1%	\$0	\$0	\$0	0.0%
2%	2,837	1,057	-1,780	-62.8%
3%	0	0	0	0.0%
Elderly	11,805	18,507	6,702	56.8%
Total	\$14,642	\$19,563	\$4,921	33.6%
% of Levy	0.1%	0.1%		

Total tax cap credits in Ripley County were \$19,563, which was only 0.1% of the levy. This was one of the smallest credit percentages in the state. The state average was 10.9%, and the median or typical county saw credits equal to 4.2% of its levy. Tax rates were the main determinant of tax cap credits. Ripley

County's average tax rate was much less than the median rate statewide. Almost all of Ripley County's tax cap credits were in the elderly category, which limits homestead property tax increases to 2% per year for some homeowners 65 years of age or older. A later table shows tax cap credits by category for each local government unit.

Tax cap credits in Ripley County increased \$4,921 between 2012 and 2013. Credits as a share of the total levy were nearly unchanged from 2012 to 2013, at 0.1%.

Ripley County Levy Comparison by Taxing Unit

Taxing Unit	2009	2010	2011	2012	2013	% Change			
						2009 - 2010	2010 - 2011	2011 - 2012	2012 - 2013
County Total	17,045,688	17,585,519	18,222,037	18,217,711	18,426,502	3.2%	3.6%	0.0%	1.1%
Ripley County	3,016,367	3,076,032	3,087,664	3,406,617	3,444,548	2.0%	0.4%	10.3%	1.1%
Adams Township	51,995	47,408	48,281	50,357	50,077	-8.8%	1.8%	4.3%	-0.6%
Brown Township	21,523	21,928	21,950	22,817	22,756	1.9%	0.1%	3.9%	-0.3%
Center Township	76,581	85,753	87,257	89,343	91,573	12.0%	1.8%	2.4%	2.5%
Delaware Township	17,124	18,403	18,883	19,485	19,007	7.5%	2.6%	3.2%	-2.5%
Franklin Township	25,989	24,130	25,636	26,646	26,549	-7.2%	6.2%	3.9%	-0.4%
Jackson Township	12,319	12,415	12,528	13,139	12,797	0.8%	0.9%	4.9%	-2.6%
Johnson Township	39,950	41,935	41,974	43,427	43,696	5.0%	0.1%	3.5%	0.6%
Laughery Township	25,958	20,549	26,077	26,885	26,805	-20.8%	26.9%	3.1%	-0.3%
Otter Creek Township	26,382	27,176	27,412	28,457	28,480	3.0%	0.9%	3.8%	0.1%
Shelby Township	17,014	17,341	16,737	16,686	16,373	1.9%	-3.5%	-0.3%	-1.9%
Washington Township	27,246	29,547	29,487	30,914	30,914	8.4%	-0.2%	4.8%	0.0%
Batesville Civil City	1,449,980	1,503,214	1,547,901	1,600,819	1,612,872	3.7%	3.0%	3.4%	0.8%
Milan Civil Town	147,560	149,491	154,295	160,124	160,031	1.3%	3.2%	3.8%	-0.1%
Napoleon Civil Town	9,075	9,255	9,441	9,815	9,812	2.0%	2.0%	4.0%	0.0%
Osgood Civil Town	200,113	199,880	210,485	207,608	208,052	-0.1%	5.3%	-1.4%	0.2%
Sunman Civil Town	129,040	137,411	144,602	148,681	147,688	6.5%	5.2%	2.8%	-0.7%
Versailles Civil Town	263,651	265,879	275,759	286,290	282,310	0.8%	3.7%	3.8%	-1.4%
Holton Civil Town	48,714	49,362	50,930	52,843	52,908	1.3%	3.2%	3.8%	0.1%
Sunman-Dearborn Community School Corp	1,377,005	1,539,352	1,667,530	1,699,857	1,874,600	11.8%	8.3%	1.9%	10.3%
South Ripley Community School Corp	3,058,844	3,008,739	3,049,715	3,104,091	2,994,282	-1.6%	1.4%	1.8%	-3.5%
Batesville Community School Corp	2,737,448	2,924,955	2,829,435	2,902,129	2,825,127	6.8%	-3.3%	2.6%	-2.7%
Jac-Cen-Del Community School Corp	1,596,681	1,533,242	1,592,835	1,396,683	1,503,043	-4.0%	3.9%	-12.3%	7.6%
Milan Community School Corp	1,966,596	2,087,816	2,347,313	2,100,479	2,150,455	6.2%	12.4%	-10.5%	2.4%
Batesville Public Library	262,620	266,559	277,372	286,743	288,956	1.5%	4.1%	3.4%	0.8%
Osgood Public Library	294,535	341,820	478,887	345,243	359,663	16.1%	40.1%	-27.9%	4.2%
Southeastern Indiana Solid Waste Mgmt	145,378	145,927	141,651	141,533	143,128	0.4%	-2.9%	-0.1%	1.1%

Ripley County 2013 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates					Net Tax Rate, Homesteads	
			LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead		LOIT Residential
69001	Adams Twp-Sunman Dearborn School	1.6845	--	--	14.3931%	--	--	--	1.4420
69002	Adams Township-Batesville School	1.0929	--	--	14.3931%	--	--	--	0.9356
69003	Batesville City-Adams Township	1.6823	--	--	14.3931%	--	--	--	1.4402
69004	Sunman Town	1.9887	--	--	14.3931%	--	--	--	1.7025
69005	Brown Township	1.2742	--	--	14.3931%	--	--	--	1.0908
69006	Center Township	1.1872	--	--	14.3931%	--	--	--	1.0163
69007	Osgood Town	1.6499	--	--	14.3931%	--	--	--	1.4124
69008	Delaware Township	1.1919	--	--	14.3931%	--	--	--	1.0203
69009	Franklin Township	1.4674	--	--	14.3931%	--	--	--	1.2562
69010	Milan Town-Franklin Township	1.7816	--	--	14.3931%	--	--	--	1.5252
69011	Jackson Township	1.0788	--	--	14.3931%	--	--	--	0.9235
69012	Napoleon Town	1.1693	--	--	14.3931%	--	--	--	1.0010
69013	Johnson Township	1.2794	--	--	14.3931%	--	--	--	1.0953
69014	Versailles Town	1.7529	--	--	14.3931%	--	--	--	1.5006
69015	Laughery Township-Batesville School	1.0967	--	--	14.3931%	--	--	--	0.9389
69016	Laughery Township Jac-Cen-Del School	1.0404	--	--	14.3931%	--	--	--	0.8907
69017	Batesville City-Laughery School	1.6810	--	--	14.3931%	--	--	--	1.4391
69018	Otter Creek Township	1.2993	--	--	14.3931%	--	--	--	1.1123
69019	Holton Town	2.0300	--	--	14.3931%	--	--	--	1.7378
69020	Shelby Township	1.2819	--	--	14.3931%	--	--	--	1.0974
69021	Washington Township	1.4856	--	--	14.3931%	--	--	--	1.2718
69022	Milan Town-Washington Twp	1.7905	--	--	14.3931%	--	--	--	1.5328

Notes: A *Taxing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value.

The *LOIT*, *COIT*, and *CEDIT* credits are funded by local income taxes.

The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Ripley County 2013 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type				Total	Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly			
<i>Non-TIF Total</i>	0	1,057	0	18,507	19,563	18,426,502	0.1%
<i>TIF Total</i>	0	0	0	0	0	30,463	0.0%
<i>County Total</i>	0	1,057	0	18,507	19,563	18,456,965	0.1%
Ripley County	0	140	0	3,550	3,690	3,444,548	0.1%
Adams Township	0	0	0	69	69	50,077	0.1%
Brown Township	0	0	0	19	19	22,756	0.1%
Center Township	0	0	0	131	131	91,573	0.1%
Delaware Township	0	0	0	17	17	19,007	0.1%
Franklin Township	0	0	0	34	34	26,549	0.1%
Jackson Township	0	0	0	17	17	12,797	0.1%
Johnson Township	0	0	0	52	52	43,696	0.1%
Laughery Township	0	0	0	13	13	26,805	0.0%
Otter Creek Township	0	16	0	17	33	28,480	0.1%
Shelby Township	0	0	0	32	32	16,373	0.2%
Washington Township	0	0	0	36	36	30,914	0.1%
Batesville Civil City	0	0	0	616	616	1,612,872	0.0%
Milan Civil Town	0	0	0	102	102	160,031	0.1%
Napoleon Civil Town	0	0	0	24	24	9,812	0.2%
Osgood Civil Town	0	0	0	215	215	208,052	0.1%
Sunman Civil Town	0	0	0	109	109	147,688	0.1%
Versailles Civil Town	0	0	0	200	200	282,310	0.1%
Holton Civil Town	0	393	0	130	524	52,908	1.0%
Sunman-Dearborn Community School Corp	0	0	0	3,500	3,500	1,874,600	0.2%
South Ripley Community School Corp	0	501	0	3,267	3,768	2,994,282	0.1%
Batesville Community School Corp	0	0	0	1,197	1,197	2,825,127	0.0%
Jac-Cen-Del Community School Corp	0	0	0	1,977	1,977	1,503,043	0.1%
Milan Community School Corp	0	0	0	2,476	2,476	2,150,455	0.1%
Batesville Public Library	0	0	0	122	122	288,956	0.0%
Osgood Public Library	0	0	0	441	441	359,663	0.1%
Southeastern Indiana Solid Waste Mgmt	0	6	0	145	151	143,128	0.1%
TIF - Batesville Industrial Park II 017	0	0	0	0	0	0	
TIF - Batesville I-74 017	0	0	0	0	0	30,463	0.0%

Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the district tax rate. This means that most circuit breaker credits are in cities and towns and in units that overlap cities and towns.

Circuit Breaker Credit Types:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.

Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.

Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over. The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.