

2009 RUSH COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

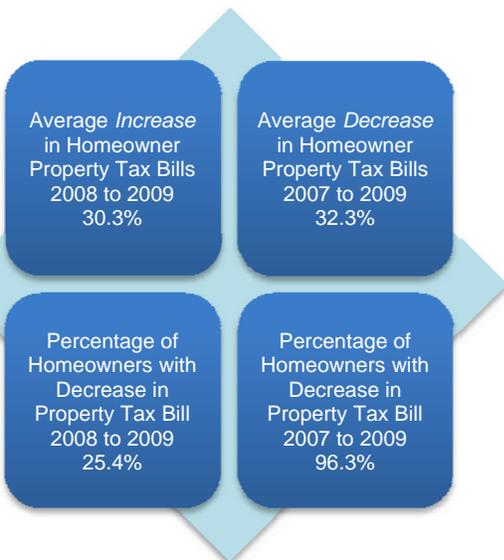


Legislative Services Agency

November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills Rush County



Change in Tax Bill	Change from 2008 to 2009		Change from 2007 to 2009	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	2,175	48.1%	76	1.7%
10% to 19%	551	12.2%	15	0.3%
1% to 9%	610	13.5%	39	0.9%
0%	34	0.8%	36	0.8%
-1% to -9%	496	11.0%	69	1.5%
-10% to -19%	211	4.7%	442	9.8%
-20% to -29%	72	1.6%	970	21.5%
-30% to -39%	37	0.8%	1,065	23.6%
-40% to -49%	50	1.1%	911	20.2%
-50% to -59%	47	1.0%	343	7.6%
-60% to -69%	30	0.7%	180	4.0%
-70% to -79%	29	0.6%	118	2.6%
-80% to -89%	25	0.6%	70	1.5%
-90% to -99%	16	0.4%	51	1.1%
-100%	137	3.0%	135	3.0%
Total	4,520	100.0%	4,520	100.0%
Higher Tax Bill	3,336	73.8%	130	2.9%
No Change	34	0.8%	36	0.8%
Lower Tax Bill	1,150	25.4%	4,354	96.3%
Average Change in Tax Bill	30.3%		-32.3%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Rush County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-8.5%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-29.6%	-30.6%
State PTRC Percentage, 2008	24.7%	20.1%
Total State Homestead Credit, 2008	56.6%	39.5%
Total State Homestead Credit, 2009	7.9%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Average homeowner tax bills in Rush County increased by 30.3%. Rush County saw a smaller-than-average reduction in assessed value in 2009. This resulted in a larger-than-average reduction in tax rates. But Rush County taxpayers saw much higher-than-average property tax replacement credit and state homestead credit rates in 2008. The loss of this tax relief more than offset the lower tax rates, resulting in higher tax bills. Rush County did

2009 Property Tax Changes:

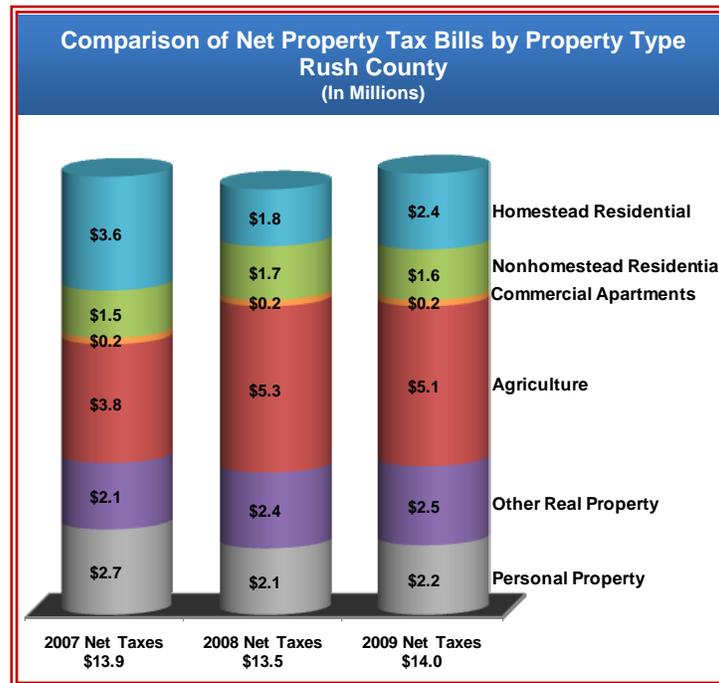
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

not adopt a local option income tax for property tax relief, and few Rush County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Rush County, as they were in most Indiana counties.



In Rush County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 5.9% decline in average property tax bills. Average tax bills on commercial apartments did not change significantly. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 3.8% average tax decrease. Other commercial, industrial, and utility real property average tax bills increased 4.2%. Personal property, which is largely business equipment, saw a 4.8% increase in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.

Total Circuit Breaker Tax Cap Credit Amount for Rush County \$765,213

Percentage share of circuit breaker tax cap credits by cap category...

1.5%
Homestead qualifying property
\$530 0.1%

2.5%
Other qualified residential property
\$557,625 72.9%

3.5%
All other real and personal property
\$174,832 22.8%

Elderly
\$32,227 4.2%

Rush County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	\$19,520,119	\$21,589,661	\$15,245,852	10.6%	-29.4%	6.4%
State Unit	18,783	20,371	0	8.5%	-100.0%	
Rush County	4,396,088	5,008,758	4,386,937	13.9%	-12.4%	12.7%
Anderson Township	38,942	40,715	41,970	4.6%	3.1%	3.1%
Center Township	28,266	30,448	31,501	7.7%	3.5%	3.5%
Jackson Township	31,356	33,908	34,265	8.1%	1.1%	1.1%
Noble Township	11,589	12,008	12,443	3.6%	3.6%	3.6%
Orange Township	6,590	6,840	7,133	3.8%	4.3%	4.3%
Posey Township	57,404	60,451	61,059	5.3%	1.0%	1.0%
Richland Township	12,417	13,074	13,596	5.3%	4.0%	4.0%
Ripley Township	64,534	67,495	70,061	4.6%	3.8%	3.8%
Rushville Township	59,193	62,531	88,534	5.6%	41.6%	41.6%
Union Township	11,794	12,148	12,837	3.0%	5.7%	5.7%
Walker Township	20,309	17,184	17,496	-15.4%	1.8%	1.8%
Washington Township	33,211	34,290	35,796	3.2%	4.4%	4.4%
Rushville Civil City	3,483,893	3,571,532	3,595,849	2.5%	0.7%	5.3%
Carthage Civil Town	146,749	152,984	155,313	4.2%	1.5%	1.5%
Glenwood Civil Town	35,777	37,733	38,707	5.5%	2.6%	2.6%
Charles A. Beard Memorial School Corporation	1,392,626	1,417,540	735,645	1.8%	-48.1%	-13.0%
Rush County School Corporation	9,445,938	10,761,105	5,572,260	13.9%	-48.2%	3.8%
Carthage-Henry Hensley Public Library	1,759	1,857	1,933	5.6%	4.1%	4.1%
Rushville Public Library	222,901	226,689	235,964	1.7%	4.1%	4.1%
Rush County Solid Waste Management District	0	0	96,553	0.0%	0.0%	0.0%
Rushville Redevelopment Commission	0	0	0	0.0%	0.0%	0.0%

Note: 2008 – 2009 Comparable Levy Change reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children’s psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Rush County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions \$)			Gross Levy (\$)			Tax Rate (%)		State PTRC	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Anderson Township	65.1	60.5	-7.1%	1,335,717	864,381	-35.3%	2.0504	1.4286	26.65%	53.86%	7.86%	19.49%	36.80%
Center Township	54.8	50.9	-7.0%	1,118,830	723,463	-35.3%	2.0434	1.4210	26.65%	53.70%	7.86%	6.07%	11.23%
Jackson Township	33.4	31.9	-4.5%	695,633	464,918	-33.2%	2.0808	1.4561	26.63%	54.43%	7.86%	8.16%	15.03%
Noble Township	46.9	44.7	-4.7%	944,407	619,789	-34.4%	2.0135	1.3872	26.91%	53.79%	7.86%	13.30%	25.28%
Orange Township	53.4	49.1	-8.1%	1,069,201	675,013	-36.9%	2.0007	1.3738	26.94%	53.59%	7.86%	14.35%	28.65%
Posey Township	56.6	52.4	-7.4%	1,185,445	773,151	-34.8%	2.0947	1.4754	26.29%	53.77%	7.86%	8.28%	15.78%
Richland Township	35.4	34.5	-2.6%	717,413	482,640	-32.7%	2.0248	1.3987	26.88%	53.97%	7.86%	19.15%	44.57%
Ripley Township	60.9	53.0	-12.9%	1,532,252	944,599	-38.4%	2.5178	1.7826	23.24%	50.46%	7.86%	1.32%	2.36%
Carthage	19.0	14.3	-25.0%	621,039	402,809	-35.1%	3.2626	2.8226	22.03%	55.32%	7.86%	5.92%	10.66%
Rushville Township	98.0	91.4	-6.8%	1,989,874	1,306,569	-34.3%	2.0301	1.4300	26.84%	53.97%	7.86%	16.55%	29.48%
Rushville City	177.8	146.7	-17.5%	7,145,523	5,535,640	-22.5%	4.0188	3.7741	21.90%	61.23%	7.86%	16.87%	31.62%
Union Township	48.4	47.0	-3.0%	973,819	650,857	-33.2%	2.0118	1.3855	26.92%	53.80%	7.86%	11.52%	21.65%
Glenwood City	3.4	2.9	-15.6%	105,531	78,191	-25.9%	3.1209	2.7402	23.64%	60.01%	7.86%	0.25%	0.50%
Walker Township	46.6	46.0	-1.2%	942,937	643,138	-31.8%	2.0248	1.3973	26.80%	53.75%	7.86%	16.76%	31.73%
Washington Township	40.9	39.8	-2.7%	846,733	576,448	-31.9%	2.0718	1.4494	26.59%	54.15%	7.86%	15.49%	28.62%
Rushville City-Jackson	10.3	13.2	29.0%	413,581	500,153	20.9%	4.0347	3.7832	21.90%	61.32%	7.86%	0.00%	0.00%
County Totals/Averages	850.9	778.2	-8.5%	21,637,933	15,241,759	-29.6%	2.5436	1.9580	24.72%	56.59%	7.86%	13.33%	25.27%

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.

The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.

State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.

The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.

The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Rush County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Rush County	4,386,937	79	84,347	26,089	5,665	116,181
Anderson Township	41,970	0	0	0	5	5
Center Township	31,501	0	0	0	5	5
Jackson Township	34,265	0	10	66	5	81
Noble Township	12,443	0	0	0	2	2
Orange Township	7,133	0	0	0	1	1
Posey Township	61,059	0	0	0	22	22
Richland Township	13,596	0	0	0	0	0
Ripley Township	70,061	0	395	0	73	469
Rushville Township	88,534	2	2,302	711	190	3,206
Union Township	12,837	0	19	0	6	25
Walker Township	17,496	0	0	0	4	4
Washington Township	35,796	0	0	0	7	7
Rushville Civil City	3,595,849	316	319,450	104,261	16,048	440,075
Carthage Civil Town	155,313	0	7,383	0	560	7,942
Glenwood Civil Town	38,707	0	1,395	0	297	1,692
Charles A. Beard Memorial School Corporation	735,645	0	7,423	0	970	8,394
Rush County School Corporation	5,572,260	110	111,994	36,290	7,183	155,577
Carthage-Henry Hensley Public Library	1,933	0	92	0	7	99
Rushville Public Library	235,964	21	20,960	6,841	1,053	28,875
Three Rivers Solid Waste Management District	0	0	0	0	0	0
Rush County Solid Waste District	96,553	2	1,854	573	125	2,554
Rushville Redevelopment Commission	0	0	0	0	0	0
Total - All Taxing Units	15,245,852	530	557,625	174,832	32,227	765,213

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

Numbers may not total due to rounding.