

2013 Rush County Property Tax Report with Comparison to 2012

Legislative Services Agency

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This report describes property tax changes in Rush 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 Rush County.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2013	3.1%	\$16,935,876	\$896,764,960	11.2%
Change		3.9%	5.2%	
2012	6.7%	\$16,305,937	\$852,385,154	11.9%

Comparable Homestead Property Tax Changes in Rush County

The total tax bill for all taxpayers in Rush County increased by 3.1% in 2013. The main reason was a 3.9% increase in the property tax levy. Certified net assessed value rose by 5.2% in this reassessment year. The assessment rise exceeded the levy increase, so the average tax rate fell. This decreased tax caps as a share of the levy from 11.9% to 11.2%.

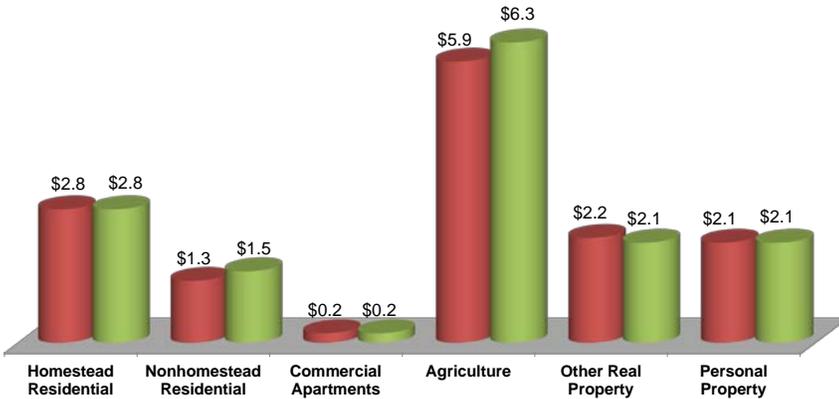
Rush County homeowners experienced a small 1.0% increase in property tax bills in 2013. This was due to an increase in net assessed value, which more than offset a decrease in property tax rates. Homesteads also experienced an increase in local property tax credits. Statewide, the average homeowner's tax bill was almost unchanged.

	2012 to 2013	
	Number of Homesteads	% Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	2,541	53.0%
No Change	170	3.5%
Lower Tax Bill	2,080	43.4%
Average Change in Tax Bill	1.0%	
Detailed Change in Tax Bill		
20% or More	521	10.9%
10% to 19%	617	12.9%
1% to 9%	1,403	29.3%
-1% to 1%	170	3.5%
-1% to -9%	1,261	26.3%
-10% to -19%	587	12.3%
-20% or More	232	4.8%
Total	4,791	100.0%

Note: Percentages may not total due to rounding.

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

■ 2012 - Total \$14.5 ■ 2013 - Total \$15.0



In Rush County most net property taxes were paid by agriculture and business (other real and personal) property owners in 2013. Total net property taxes increased 3.1%, more than the average 2.1% increase statewide. Nonhomestead residential property saw the biggest percentage increase, while commercial apartment net taxes decreased by the largest percentage.

Property tax rates decreased in 9 of 16 Rush County tax districts in 2013. The average tax rate fell by 1.3%, because a levy increase was offset by a larger increase in net assessed value. Statewide, the average tax rate increased by 4.2%.

The total levies of all government units in Rush County increased by 3.9%, compared to a 3.7% statewide levy increase. Detailed levy changes for local governments in Rush 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	\$488,916,648	\$508,855,915	4.1%	\$179,563,940	\$191,292,106	6.5%
Other Residential	84,109,925	92,025,433	9.4%	82,729,866	91,461,224	10.6%
Ag Business/Land	428,097,850	458,392,139	7.1%	426,898,891	457,315,760	7.1%
Business Real/Personal	227,177,916	220,810,888	-2.8%	190,881,276	188,011,932	-1.5%
Total	\$1,228,302,339	\$1,280,084,375	4.2%	\$880,073,973	\$928,081,022	5.5%

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.

Rush County's total billed net assessed value increased by 5.5% in 2013. Increases in agricultural assessments were the main reason. Net assessed value for all of Indiana was nearly unchanged, rising by only 0.1%.

Tax Cap Category	2012	2013	Difference	% Change
1%	\$125,994	\$60,409	-\$65,585	-52.1%
2%	1,010,754	1,065,316	54,562	5.4%
3%	798,190	766,970	-31,220	-3.9%
Elderly	54,717	57,078	2,362	4.3%
Total	\$1,989,654	\$1,949,773	-\$39,881	-2.0%
% of Levy	11.9%	11.2%		

Total tax cap credits in Rush County were \$1.9 million, which was 11.2% of the levy. This was near the state average of 10.9%, but much more than the median or typical county percentage of 4.2%. Tax rates were the main determinant of tax cap credits. Rush County's average tax rate was less than the median rate statewide.

Tax cap credits as a share of the levy were above average because tax rates topped \$4 per \$100 assessed value in two large districts. More than half of Rush County's tax cap credits were in the 2% nonhomestead residential/farmland category. Most of the rest were in the 3% business category. A later table shows tax cap credits by category for each local government unit.

Tax cap credits in Rush County decreased \$39,881 between 2012 and 2013. Credits as a share of the total levy fell from 11.9% to 11.2%.

Rush County Levy Comparison by Taxing Unit

Taxing Unit	2009	2010	2011	2012	2013	% Change			
						2009 - 2010	2010 - 2011	2011 - 2012	2012 - 2013
<i>County Total</i>	15,245,852	15,741,873	15,268,739	16,305,937	16,935,876	3.3%	-3.0%	6.8%	3.9%
Rush County	4,386,937	4,070,945	3,451,913	4,417,912	4,515,211	-7.2%	-15.2%	28.0%	2.2%
Anderson Township	41,970	43,121	44,135	45,571	46,889	2.7%	2.4%	3.3%	2.9%
Center Township	31,501	32,322	33,384	30,688	35,408	2.6%	3.3%	-8.1%	15.4%
Jackson Township	34,265	36,848	19,348	19,473	19,468	7.5%	-47.5%	0.6%	0.0%
Noble Township	12,443	12,648	7,890	8,065	9,952	1.6%	-37.6%	2.2%	23.4%
Orange Township	7,133	7,236	5,671	7,741	7,946	1.4%	-21.6%	36.5%	2.6%
Posey Township	61,059	63,805	63,554	66,961	65,416	4.5%	-0.4%	5.4%	-2.3%
Richland Township	13,596	13,882	6,858	7,098	15,516	2.1%	-50.6%	3.5%	118.6%
Ripley Township	70,061	83,060	74,276	87,562	89,767	18.6%	-10.6%	17.9%	2.5%
Rushville Township	88,534	87,356	89,873	91,432	94,538	-1.3%	2.9%	1.7%	3.4%
Union Township	12,837	13,018	6,651	6,763	6,817	1.4%	-48.9%	1.7%	0.8%
Walker Township	17,496	12,893	13,336	13,744	13,718	-26.3%	3.4%	3.1%	-0.2%
Washington Township	35,796	36,456	31,922	31,884	34,359	1.8%	-12.4%	-0.1%	7.8%
Rushville Civil City	3,595,849	3,724,908	3,779,715	4,015,388	3,986,823	3.6%	1.5%	6.2%	-0.7%
Carthage Civil Town	155,313	155,294	163,396	167,806	172,578	0.0%	5.2%	2.7%	2.8%
Glenwood Civil Town	38,707	38,291	39,617	40,706	42,700	-1.1%	3.5%	2.7%	4.9%
Charles A. Beard Memorial School Corp	735,645	898,509	912,907	935,684	1,008,462	22.1%	1.6%	2.5%	7.8%
Rush County School Corp	5,572,260	6,062,446	6,169,607	5,946,219	6,394,833	8.8%	1.8%	-3.6%	7.5%
Carthage-Henry Hensley Public Library	1,933	1,977	2,037	2,097	2,143	2.3%	3.0%	2.9%	2.2%
Rushville Public Library	235,964	247,080	250,430	257,447	264,823	4.7%	1.4%	2.8%	2.9%
Rush County Solid Waste District	96,553	99,778	102,219	105,696	108,509	3.3%	2.4%	3.4%	2.7%
Rushville Redevelopment Commission	0	0	0	0	0				

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

Dist #	Taxing District	Tax Rate	LOIT PTRC	Credit Rates					Net Tax Rate, Homesteads
				COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	
70001	Anderson Township	1.3612	--	--	39.1558%	--	--	--	0.8282
70002	Center Township	1.3522	--	--	11.8236%	--	--	--	1.1923
70003	Jackson Township	1.3417	--	--	16.8784%	--	--	--	1.1152
70004	Noble Township	1.3116	--	--	21.7482%	--	--	--	1.0264
70005	Orange Township	1.3065	--	--	23.8712%	--	--	--	0.9946
70006	Posey Township	1.4016	--	--	18.6069%	--	--	--	1.1408
70007	Richland Township	1.3304	--	--	44.4949%	--	--	--	0.7384
70008	Ripley Township	1.9882	--	--	2.2539%	--	--	--	1.9434
70009	Carthage	3.1546	--	--	9.4197%	--	--	--	2.8574
70010	Rushville Township	1.3609	--	--	29.5412%	--	--	--	0.9589
70011	Rushville City	4.0102	--	--	32.1151%	--	--	--	2.7223
70012	Union Township	1.3054	--	--	17.8256%	--	--	--	1.0727
70013	Glenwood City	2.8202	--	--	0.5586%	--	--	--	2.8044
70014	Walker Township	1.3185	--	--	35.2785%	--	--	--	0.8534
70015	Washington Township	1.3620	--	--	27.7565%	--	--	--	0.9840
70016	Rushville City-Jackson	4.0067	--	--	--	--	--	--	4.0067

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.

Rush 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>	60,409	1,064,511	660,423	57,078	1,842,421	16,935,876	10.9%
<i>TIF Total</i>	0	805	106,547	0	107,352	430,264	25.0%
<i>County Total</i>	60,409	1,065,316	766,970	57,078	1,949,773	17,366,140	11.2%
Rush County	7,880	136,668	83,120	10,247	237,915	4,515,211	5.3%
Anderson Township	0	0	0	16	16	46,889	0.0%
Center Township	0	0	0	26	26	35,408	0.1%
Jackson Township	0	9	393	20	422	19,468	2.2%
Noble Township	0	0	0	12	12	9,952	0.1%
Orange Township	0	0	0	14	14	7,946	0.2%
Posey Township	0	0	0	79	79	65,416	0.1%
Richland Township	0	0	0	4	4	15,516	0.0%
Ripley Township	179	1,773	128	354	2,434	89,767	2.7%
Rushville Township	215	3,877	2,093	317	6,502	94,538	6.9%
Union Township	0	14	0	6	21	6,817	0.3%
Walker Township	0	0	0	8	8	13,718	0.1%
Washington Township	0	0	0	14	14	34,359	0.0%
Rushville Civil City	34,226	619,191	413,631	24,349	1,091,396	3,986,823	27.4%
Carthage Civil Town	1,989	28,971	2,096	1,660	34,716	172,578	20.1%
Glenwood Civil Town	75	4,444	0	356	4,875	42,700	11.4%
Charles A. Beard Memorial School Corp	2,799	32,202	2,329	4,453	41,784	1,008,462	4.1%
Rush County School Corp	10,558	192,589	127,134	13,258	343,539	6,394,833	5.4%
Carthage-Henry Hensley Public Library	25	360	26	21	431	2,143	20.1%
Rushville Public Library	2,273	41,129	27,475	1,617	72,495	264,823	27.4%
Rush County Solid Waste District	189	3,284	1,998	246	5,718	108,509	5.3%
Rushville Redevelopment Commission	0	0	0	0	0	0	
TIF - Jackson 003	0	0	0	0	0	969	0.0%
TIF - City Rushville R 011	0	306	0	0	306	611	50.1%
TIF - Rushville City Jackson 016	0	499	106,547	0	107,046	428,685	25.0%

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.