

# 2012 Scott County Property Tax Report with Comparison to 2011



Legislative Services Agency

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This report describes property tax changes in Scott County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Scott County the average tax bill for all taxpayers increased 1.8%. This tax bill rise was the result of a 1.5% increase in the total levy of all local government units. Certified net assessed value fell 0.3%. Agricultural and business net assessments increased, while homestead and other residential net assessments fell. This decline may have been a legacy of the recession. Tax cap credits dropped despite the general increase in tax rates, because of a decrease in the one district rate above \$3 per \$100 assessed value. Tax cap credits as a percent of the levy fell by only 0.9% in Scott County in 2012.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	1.8%	\$15,557,517	\$657,967,662	5.3%
Change		1.5%	-0.3%	-0.9%
2011	2.2%	\$15,326,010	\$659,831,251	6.2%

### Homestead Property Taxes

Homestead property taxes decreased 2.7% on average in Scott County in 2012. Tax rates rose in 5 of 7 Scott County tax districts, but they fell in the tax district with the highest rate. The county average tax rate increased by 1.8%. The percentage of homesteads at their tax caps decreased from 4.3% in 2011 to 3.4% in 2012.

### Net Tax Bill Changes - All Property Types

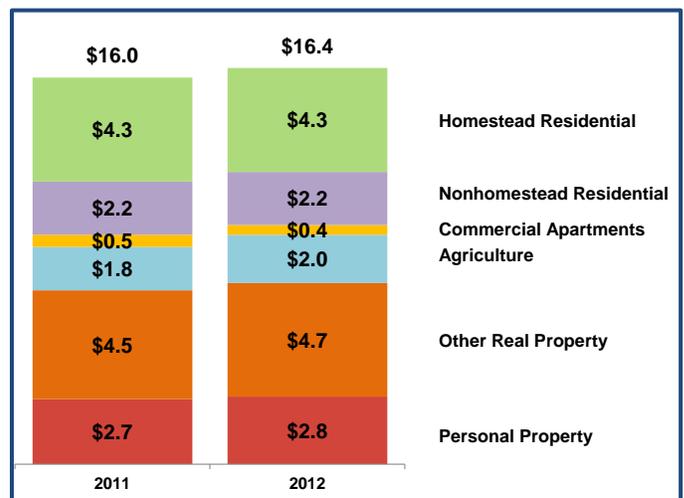
Most of Scott County's 2012 net property taxes were paid by business owners on their land and buildings (other real) and business equipment (personal) and by homeowners. Net tax bills for all taxpayers increased 1.8% in Scott County in 2012. Net taxes were higher for agriculture and business property. Net taxes dropped for commercial apartments, homesteads and slightly for nonhomestead residential property (mostly small rentals and second homes).

### Comparable Homestead Property Tax Changes in Scott County

	2011 to 2012	
	Number of Homesteads	% Share of Total
<b>Summary Change in Tax Bill</b>		
Higher Tax Bill	2,957	43.9%
No Change	352	5.2%
Lower Tax Bill	3,426	50.9%
<b>Average Change in Tax Bill</b>	<b>-2.7%</b>	
<b>Detailed Change in Tax Bill</b>		
20% or More	399	5.9%
10% to 19%	348	5.2%
1% to 9%	2,210	32.8%
0%	352	5.2%
-1% to -9%	1,617	24.0%
-10% to -19%	946	14.0%
-20% or More	863	12.8%
<b>Total</b>	<b>6,735</b>	<b>100.0%</b>

Note: Percentages may not total due to rounding.

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



### Tax Rates, Levies, and Assessed Values

Property tax rates increased in 5 of 7 Scott County tax districts. The average tax rate rose by 1.8%, because of a small levy increase and a small net assessed value decrease.

Levies in Scott County increased by 1.5%. Scott County School District No. 2 had the largest levy increase, due to increases in the debt service and transportation funds. Scott County School District No. 1 experienced decreases in the debt service and school pension debt funds.

Scott County's total net assessed value decreased slightly, by 0.8%, in 2012. Agricultural net assessments rose 8.8%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from \$1,290 to \$1,500 per acre for taxes in 2012. Combined nonagricultural net assessments fell 2.2%, due to decreases in homestead and other residential assessments. This decline may be a lingering effect of the Great Recession.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	\$647,403,502	\$629,231,640	-2.8%	\$237,102,510	\$226,223,545	-4.6%
Other Residential	130,582,600	124,407,000	-4.7%	128,782,982	122,610,351	-4.8%
Ag Business/Land	94,919,500	103,600,300	9.1%	94,663,075	103,002,004	8.8%
Business Real/Personal	350,240,698	357,317,829	2.0%	288,976,321	291,398,518	0.8%
<b>Total</b>	<b>\$1,223,146,300</b>	<b>\$1,214,556,769</b>	<b>-0.7%</b>	<b>\$749,524,888</b>	<b>\$743,234,418</b>	<b>-0.8%</b>

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

### Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Scott County were \$940,770, or 5.3% of the levy. This was less than the state average percentage of the levy of 9.2%, but more than the median value of 3.2% among all counties. Tax rates are usually the main determinant of tax cap credits, but Scott County's tax rates were near the state average and higher than the state median. Scott County's relatively low tax cap credits were due to its local homestead credit, which reduces tax cap credits for homeowners.

Most of the total tax cap credits were in the 2% nonhomestead/farmland category. The largest percentage losses were in the town of Austin, Scott County School District #1, and Jennings Township, where a district tax rate was above \$3 per \$100 assessed value. The largest dollar losses were in the two school corporations and the county unit.

Tax cap credits decreased in Scott County in 2012 by \$143,297, or 13.2%. The percentage of the levy lost to credits fell by 0.9%. There were no major changes in state policy to affect tax cap credits in 2012. Scott County credits decreased mainly because of rate decreases in the two districts with the highest rates.

Tax Cap Category	2011	2012	Difference	% Change
1%	\$71,919	\$40,123	-\$31,797	-44.2%
2%	900,014	831,142	-68,872	-7.7%
3%	99,417	59,085	-40,332	-40.6%
<b>Elderly</b>	12,717	10,421	-2,296	-18.1%
<b>Total</b>	<b>\$1,084,067</b>	<b>\$940,770</b>	<b>-\$143,297</b>	<b>-13.2%</b>
<b>% of Levy</b>	<b>6.2%</b>	<b>5.3%</b>		<b>-0.9%</b>

**Scott County Levy Comparison by Taxing Unit**

Taxing Unit	2008	2009	2010	2011	2012	% Change			
						2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
<i>County Total</i>	19,566,180	14,916,528	15,070,313	15,326,010	15,557,517	-23.8%	1.0%	1.7%	1.5%
State Unit	19,389	0	0	0	0	-100.0%			
Scott County	4,516,157	3,978,914	3,799,374	4,162,214	4,120,194	-11.9%	-4.5%	9.5%	-1.0%
Finley Township	21,373	22,227	23,017	23,631	24,339	4.0%	3.6%	2.7%	3.0%
Jennings Township	133,069	136,523	140,793	130,444	134,762	2.6%	3.1%	-7.4%	3.3%
Johnson Township	42,457	44,174	45,791	46,959	48,502	4.0%	3.7%	2.6%	3.3%
Lexington Township	36,767	38,175	39,631	40,582	41,915	3.8%	3.8%	2.4%	3.3%
Vienna Township	91,074	94,557	97,983	100,612	100,033	3.8%	3.6%	2.7%	-0.6%
Scottsburg Civil City	1,619,723	1,665,743	1,721,667	1,764,035	1,814,072	2.8%	3.4%	2.5%	2.8%
Austin Civil Town	463,584	477,991	494,499	502,382	501,566	3.1%	3.5%	1.6%	-0.2%
Scott County District No. 1 School Corp	2,573,150	2,425,258	2,298,084	2,719,516	2,253,574	-5.7%	-5.2%	18.3%	-17.1%
Scott County District No. 2 School Corp	9,531,561	5,517,981	5,876,002	5,303,811	5,972,447	-42.1%	6.5%	-9.7%	12.6%
Scott County Public Library	407,181	423,605	439,250	450,665	465,183	4.0%	3.7%	2.6%	3.2%
Southeastern Indiana Solid Waste Mgmt	88,061	91,380	94,222	81,159	80,930	3.8%	3.1%	-13.9%	-0.3%
Scottsburg Redevelopment Commission	0	0	0	0	0				
Scott County Redevelopment Commission	12,766	0	0	0	0	-100.0%			
Austin Redevelopment Commission	9,868	0	0	0	0	-100.0%			

**Scott County 2012 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	
72001	Finley Township	1.8998	--	--	12.6935%	--	--	--	1.6586
72002	Jennings Township	2.4925	--	--	12.6935%	--	--	--	2.1761
72003	Austin Town	3.2796	--	--	12.6935%	--	--	--	2.8633
72004	Johnson Township	1.9363	--	--	12.6935%	--	--	--	1.6905
72005	Lexington Township	1.9007	--	--	12.6935%	--	--	--	1.6594
72007	Vienna Township	1.9060	--	--	12.6935%	--	--	--	1.6641
72008	Scottsburg City	2.7021	--	--	12.6935%	--	--	--	2.3591

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.

### Scott County 2012 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>	39,593	763,107	49,670	10,221	862,590	15,557,517	5.5%
<i>TIF Total</i>	530	68,035	9,416	200	78,180	2,088,532	3.7%
<i>County Total</i>	40,123	831,142	59,085	10,421	940,770	17,646,049	5.3%
Scott County	9,030	165,357	9,484	2,724	186,594	4,120,194	4.5%
Finley Township	1	0	0	10	11	24,339	0.0%
Jennings Township	341	12,346	1,077	63	13,826	134,762	10.3%
Johnson Township	0	0	0	34	34	48,502	0.1%
Lexington Township	0	0	0	23	23	41,915	0.1%
Vienna Township	213	2,363	0	83	2,658	100,033	2.7%
Scottsburg Civil City	9,006	100,035	0	1,405	110,445	1,814,072	6.1%
Austin Civil Town	1,486	84,784	12,687	220	99,177	501,566	19.8%
Scott County District No. 1 School Corp	5,878	238,481	25,165	1,039	270,563	2,253,574	12.0%
Scott County District No. 2 School Corp	12,443	137,824	0	4,259	154,526	5,972,447	2.6%
Scott County Public Library	1,019	18,669	1,071	308	21,067	465,183	4.5%
Scottsburg City Redevelopment Commission	0	0	0	0	0	0	
Southeastern Indiana Solid Waste Mgmt	177	3,248	186	54	3,665	80,930	4.5%
Scottsburg Redevelopment Commission	0	0	0	0	0	0	
Scott County Redevelopment Commission	0	0	0	0	0	0	
Austin Redevelopment Commission	0	0	0	0	0	0	
TIF - Jennings Township	0	0	0	0	0	311,007	0.0%
TIF - Austin Corp	0	999	9,416	0	10,414	476,738	2.2%
TIF - Scottsburg Corp	530	67,036	0	200	67,766	1,300,787	5.2%

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.