2012 STATEWIDE PROPERTY TAX REPORT WITH COMPARISON TO 2011

LEGISLATIVE SERVICES AGENCY APRIL 2013

Summary

In 2012, property tax bill changes were not affected by statewide policy changes. The 2008 tax reform was fully phased in by 2011. Tax changes were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates.

Statewide, 2012 saw small changes in property tax levies, assessed values, tax bills, and tax cap (circuit breaker) credits. Levies rose only 1%, certified net assessed value rose 0.9%, the average tax bill increased 0.3%, and tax cap credits as a percentage of the tax levy were almost unchanged.

Homestead property taxes decreased 0.4% on average in Indiana in 2012. Statewide, the average tax rate was almost unchanged, local credits rose slightly, and more homeowners hit their tax caps. Homestead tax bills fell more consistently in rural areas. Large increases in farmland assessments reduced tax rates in rural counties.

The largest shares of Indiana's 2012 net property taxes were paid by business owners and homeowners. Net taxes were higher for agricultural property and somewhat higher for commercial apartments and business equipment. Net taxes were nearly unchanged for homeowners and nonhomestead residential property (mostly small rentals and second homes) and were lower for business real property (land and buildings).

Property tax rates decreased in 59% of Indiana tax districts. The average tax rate was almost unchanged, increasing 0.1%, because a small levy increase was nearly matched by a small assessed value increase.

Levies in Indiana increased slightly by 1.0%. Levies in counties, cities and towns, and special districts increased the most. Levies in school corporations decreased. Locally, the largest changes were usually due to changes in school debt service levies.

Indiana's total net assessed value increased 0.7% in 2012. Agricultural assessments rose 10.9% due to rising farmland assessments. Combined nonagricultural net assessments fell 0.2%. Both business and other residential assessments decreased 0.5%, which may have been a lingering effect of the Great Recession of 2007-2009.

Rising corn and soybean prices and falling interest rates have caused substantial increases in the assessed value of farmland. The starting point for farmland assessments is the base rate per acre. The base rate rose from $1,290 for pay-2011 to $1,500 for pay-2012, a 16% increase.

County assessed value changes for pay-2012 were still related to the Great Recession. Counties with larger increases in unemployment during the recession had decreases or smaller increases in assessed value for pay-2012. However, the beginnings of the slow recovery in July 2009 also had an impact. Counties with larger reductions in unemployment saw larger increases in assessed value.

Total tax cap credits in Indiana were $627 million, or 9.2% of the levy. The median county had credits equal to 3.2% of the levy, indicating that larger counties with high levies had more tax cap credits. Tax rates are the main determinant of tax cap credits, and tax cap credits were higher in counties with higher tax rates. Counties with substantial local property tax credits saw lower tax cap credits. The largest share of credits was in the 2% nonhomestead residential/farmland category.

Tax cap credits increased in Indiana in 2012 by $11.4 million, or 1.9%. The percentage of the levy lost to credits was almost unchanged. Indiana credits changed so little because the state average tax rate was nearly unchanged in 2012. Unlike most recent years, in pay-2012 there were no major changes in state policy to affect tax cap credits.

2012 Statewide Property Tax Report with Comparison to 2011

Legislative Services Agency April 2013

Property Tax Changes in Indiana Between 2011 and 2012

In 2012, for the first time in several years, tax bill changes were not affected by statewide policy changes. The major 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 large increases in farmland assessed values. For the most part, however, tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates.

Total property taxes in Indiana in 2012 were much like taxes in 2011. The average tax bill for all taxpayers increased by only 0.3%. This tax bill rise was mainly the result of a small 0.8% increase in the tax levy of all local government units and a small increase in net assessed value of 0.7%. Agricultural assessments increased the most. Business and other residential assessments fell, which may have been a legacy of the recession. The small net assessed value increase nearly equaled the slight levy rise, so the average tax rate was almost unchanged. Since tax rates changed so little, tax cap credits as a percent of the levy were almost unchanged.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	0.3%	$6,238,626,057	$264,206,225,822	9.2%
Change		1.0%	0.9%	0.1%
2011	2.8%	$6,174,546,543	$261,805,872,565	9.2%

Comparable Homestead Property Taxes

Homestead property taxes decreased 0.4% on average in Indiana in 2012. Tax rates in a majority of Indiana tax districts decreased, and the average tax rate was nearly unchanged, rising 0.1%. Local property tax credit rates, funded by local income tax revenues, increased in a majority of the counties that had such credits, though the changes were mostly small. The percentage of Indiana homesteads at their tax caps rose from 17.3% in 2011 to 20.3% in 2012. Statewide, the unchanged tax rate, slight rise in local credits, and increased number of homeowners at their tax caps combined to produce a small decrease in the average homeowner tax bill.

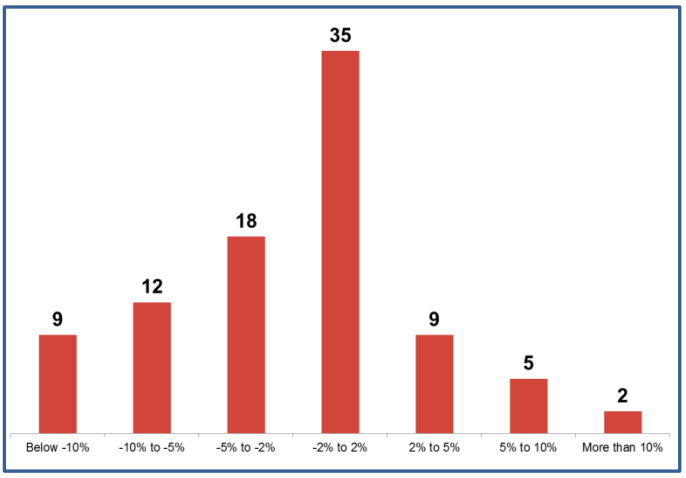
About 72% of all homeowners saw tax bill changes between -9% and +9%. About 12% saw larger increases, and 16% saw larger decreases. Average homeowner tax bill changes among counties show a similar pattern (Figure 1). Seventy-nine counties had average tax bill changes between -10% and +10%, with 34 very near zero, between -2% to +2%. Only two counties had average tax bill increases of more than 10%, while nine had average tax bill decreases of more than 10%.

Table 1. Comparable Homestead Property Tax Changes in Indiana (90 Counties)

	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	788,093	46.4%
No Change	109,938	6.5%
Lower Tax Bill	798,964	47.1%
Average Change in Tax Bill	**-0.4%**	
Detailed Change in Tax Bill		
20% or More	89,430	5.3%
10% to 19%	112,929	6.7%
1% to 9%	585,734	34.5%
0%	109,938	6.5%
-1% to -9%	531,559	31.3%
-10% to -19%	166,127	9.8%
-20% or More	101,278	6.0%
Total	**1,696,995**	**100.0%**

Note: Percentages may not total due to rounding.

Figure 1. Average Homestead Tax Bill Change By Number of Counties, 2011-2012 (90 Counties)



The two counties with the largest homestead tax bill percentage increases were Jasper and Miami. Both counties had extremely low homeowner property taxes. As evidence of low taxes, all homeowners were below their 1% tax caps in Jasper County; all but six were below their caps in Miami County. The large percentage increases were due to changes in local property tax credits funded by local income taxes. In Jasper County the local property tax replacement credit fell by five percentage points, due to a drop in local income tax revenue. This increased property tax bills for all taxpayers, including homeowners. In Miami County, local homestead credits were reduced, and local residential credits were increased. This meant that tax relief was spread from homeowners only, to homeowners plus owners of rental housing and second homes**.**

The nine counties with average homestead tax bill decreases of more than 10% were Blackford, Brown, Howard, Martin, Montgomery, Noble, Parke, Tipton, and White. Several factors contributed to homestead tax bill declines. The average tax rate fell in all nine counties.

Lower tax rates were the primary reason for the homeowner tax reduction in Blackford and Parke Counties. Tax bills fell in Brown, Montgomery, Martin, and Tipton Counties because of a drop in the tax rate and added local homestead credits. Higher homestead credits had a particularly large impact in Martin and Tipton Counties. In Howard, Noble, and White Counties lower tax rates and lower homestead assessments caused the tax bill reduction.

A statistical analysis shows that, in general, changes in tax rates, local property tax credits, and homestead assessed values were the important determinants of homestead tax bill changes. Tax bills tended to rise where tax rates or homestead assessments increased. The 1% homestead tax cap limited the increases where rates were initially higher. Homestead tax bills tended to fall where local homestead property tax credits increased.

Of course, tax rate changes were due to changes in levies and net assessed values. Where levies increased more than net assessments, tax rates rose and homestead tax bills tended to rise too. Where net assessments increased more than levies, tax rates fell and usually so did homestead tax bills. The fact that changes in total net assessments can affect homestead tax bills indicates that some of the homestead tax bill changes were the result of shifts from or to other taxpayers. A rise in the assessed values of agricultural, business, or nonhomestead residential property reduces tax bills for homeowners.

In particular, in rural areas the large rise in farmland assessments increased tax payments by agricultural property owners, and tended to reduce tax payments by homeowners. Homestead tax bills fell more consistently in rural areas with large shares of farmland in their total assessed value than they did in urban or suburban counties.

Net Tax Bill Changes - All Property Types

Most of Indiana's 2012 net property taxes were paid by business owners on their land and buildings (other real) and business equipment (personal), and by homeowners (Figure 2). Net tax bills for all taxpayers increased 0.3% in Indiana in 2012. Net taxes were especially higher for agricultural property and somewhat higher for commercial apartments and business personal property. Net taxes were nearly unchanged for homeowners and nonhomestead residential property (mostly small rentals and second homes) and were lower for business real property (land and buildings).

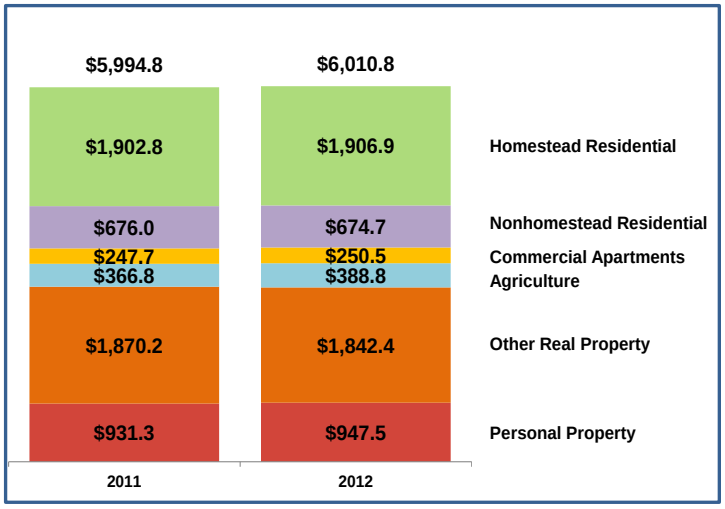
Figure 3 summarizes the county-by-county changes in net taxes by property type. Net taxes are the property tax payments after all deductions and credits, including the tax cap (circuit breaker) credits. For each property type, the bars represent the number of counties and their percentage change in net taxes. The orange bar in the middle of each set shows the number of counties with minimal change, between -2% and +2%.

Agricultural property saw net tax increases of more than 2% in 63 of the 90 counties for which data were available. In 23 of these counties the increase was more than 10%. No other property type saw so many counties with large increases. The reason was the large 16% rise in the base rate of farmland, which is the starting point for farmland assessment.

The change in agricultural assessed value in each county was the main influence on agricultural property's net tax changes. With such a large increase in the assessed value of farmland, some explanation is needed for counties where agricultural net tax decreased. The

two counties with agricultural net tax decreases of more than 10% were Franklin and Monroe. In both counties total agricultural assessments fell because of a large number of parcel reclassifications from agricultural use to residential or other use. Local levy, assessment, and rate changes sometimes trumped the statewide assessment trend.

Figure 2. Indiana Statewide Comparison of Net Property Tax by Property Type (90 Counties ♦ In Millions)



Commercial apartments saw a statewide increase in net tax of 1.1%, yet there were more counties with net tax decreases than net tax increases. Thirty-eight counties had decreases in apartment net taxes of more than 2%; only 23 saw increases of more than 2%. Increases in apartment net taxes occurred in many larger counties, while decreases occurred in many smaller counties, which accounts for the statewide average increase. Local factors, such as changes in tax rates and new construction of apartments, appear to have had the largest influence on apartment changes. Apartments were particular beneficiaries of the tax caps. Apartments are in the 2% tax cap category. Owners of property capped at 2% paid 15% of the total net tax, but received 42% of tax cap credits.

The distribution of counties for homesteads is somewhat different than that shown in Figure 1. The reason is that the data in Figure 1 include only "matched" homesteads—those parcels that were classified as homesteads in both 2011 and 2012. Figure 3 includes all parcels that were homesteads in 2012, even if they had some other classification in 2011 (such as vacant lots). Changes in parcel types, mostly due to new construction, account for the fact that Figure 3 shows 25 counties with homestead tax increases of more than 2%, while Figure 1 shows only 16. Statewide averages are consistent with the differences between Figure 1 and Figure 3. Matched homesteads showed a 0.4% tax bill decline, while all homesteads showed a 0.2% tax bill increase. Tax bills rise when a vacant lot becomes a lot with a home.

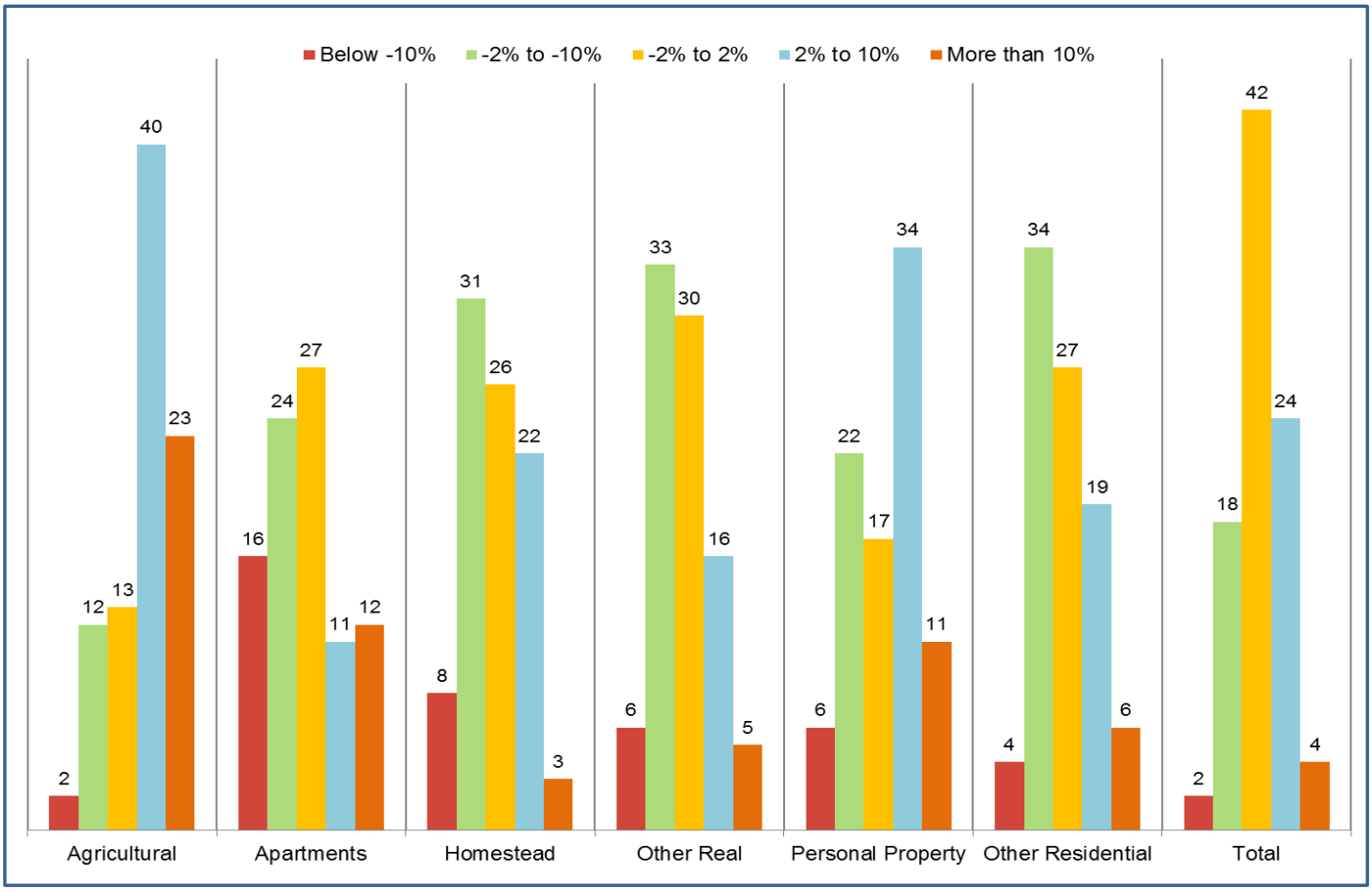
Other real property and personal property are categories of business property. Other real property includes business land and buildings. Personal property is almost entirely business equipment. Net taxes for these two categories changed in opposite directions on average, with business real property decreasing and business equipment increasing. This is reflected in the distribution of counties. Business real property saw 39 counties with decreases and 21 with increases in net taxes greater than 2%. Business equipment had 28 counties with decreases and 45 with increases greater than 2%. Business real property had 30 counties with little change, compared to 17 counties with little change for business equipment. Nationally, since the end of the recession the value of business equipment purchases has increased, while the value of investment in business structures has not. Indiana's business property tax payments may be a reflection of this national trend.

Nonhomestead residential property ("Other Residential") includes small rental units, second homes, and vacation homes. It is dominated by rental housing in most counties, though second homes and vacation homes are important in a few counties. Statewide, the net tax on this property declined slightly. Thirty-eight counties saw decreases of more than 2%, while 25 counties saw increases of more than 2%. There were more counties with large increases than large decreases. Taxes on nonhomestead housing are subject to many of the same influences as homesteads. Homestead property benefits from state deductions and local homestead credits, which nonhomestead residential parcels do not receive. However, nonhomestead residential property benefits more from the tax caps.

Total net property tax for all property types statewide increased by 0.3%. Forty-two counties saw changes near zero, while 28 saw larger increases and 21 saw larger decreases. The two counties with net tax decreases of 10% or more were Brown and Martin. In Brown County, the drop in taxes was the result of a decline in both assessed value and the tax rate. In Martin County, assessed values rose, but tax rates fell by a large amount, and the county adopted a new local homestead credit.

The four counties with net tax increases of at least 10% were Jasper, Orange, Pulaski, and Spencer. In Jasper and Pulaski Counties, tax rate increases and decreases in local credit rates were the cause. In Orange County, both tax rates and assessed values increased. In Spencer County, most tax rates dropped, but business real and personal property AV and net tax increased by a large amount.

Figure 3. Changes in Net Property Tax by Property Type, 2011-2012
Indiana County Averages
(90 Counties)



Tax Rates, Levies, and Assessed Values

Property tax rates decreased in 58% of Indiana tax districts. The average tax rate was almost unchanged, increasing 0.1%, because a small levy increase was nearly matched by a small assessed value increase.

Levies in Indiana increased slightly by 1.0%. The largest levy increases were in Lake, Hancock, Hamilton, Vanderburgh, and Clark Counties, including all units of government. Marion, Kosciusko, Grant, Dubois, and Brown Counties saw the largest levy decreases, again including all units.

Indiana's total net assessed value increased 0.7% in 2012. Agricultural assessments rose 10.9%, 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 0.2%. Both business and other residential assessments decreased by about 0.5%, which may have been a lingering effect of the Great Recession.

Seventy counties saw increases in billable net assessed value, and 21 counties had decreases. However, 75 counties saw increases in certified net assessed value used to calculate tax rates, while 16 counties saw decreases. Fifty-six counties had increases in total tax levies, while 35 had decreases in their levies.

Tax rates are calculated by dividing the tax levy by the certified net assessed value. A county's average tax rate will increase if the levy change is greater than the assessed value change. A county's average tax rate will decrease if the levy change is less than the assessed value change.

In 29 counties net assessed value grew while levies fell. Their average tax rates fell. In 23 counties both net assessed value and the total levy increased, but assessed value increased more, so the average tax rate fell. In four counties both net assessed value and the total levy decreased, but the levy decreased more, so the average tax rate fell. In total, 56 counties saw decreases in their average tax rates from 2011 to 2012, and in almost all of them net assessed value increased.

In 10 counties the levy increased while net assessed value fell. The average tax rate increased as a result. In 23 counties both net assessed value and the total levy increased, but the levy increased more, so the average tax rate rose. And in two counties both net assessed value and the total levy decreased, but assessed value decreased more, so the average tax rate rose. In total, 35 counties saw increases in their average tax rates from 2011 to 2012, and in almost all of them the levy increased.

Figure 4. Property Tax Levy Change by Unit Type, Indiana, 2011-2012

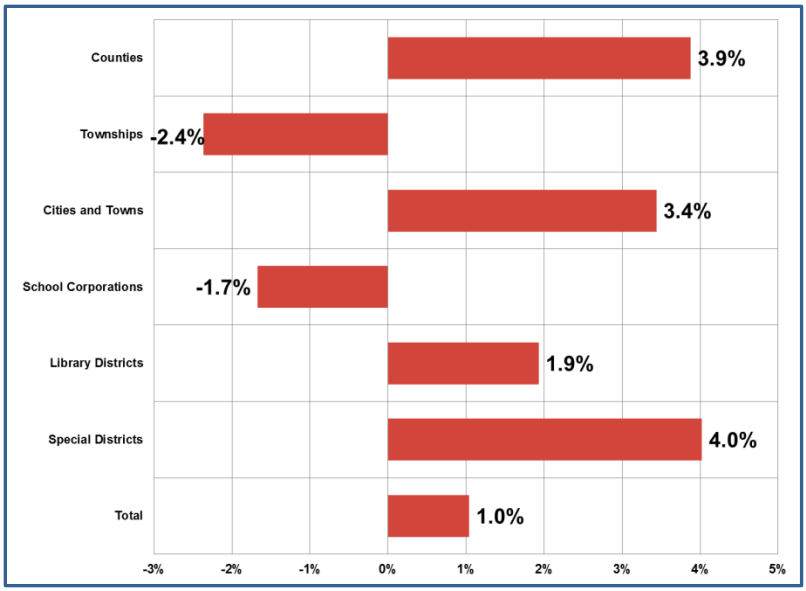


Figure 4 shows statewide levy changes by type of local government unit. Levies of all units increased by only 1.0% from 2011 to 2012, statewide. Counties, cities and towns, library districts, and special districts all had levy increases greater than the statewide average. Townships and school corporations saw levy decreases.

The 1.7% reduction in school levies was the main reason that the state average increase was so low. School corporations received the largest share of the property tax levy, about 43% of the total in 2012. School levies fell by $45.7 million from 2011 to 2012. For the 287 public school corporations for which there were data, 158 (55%) saw tax levy decreases and 129 (45%) saw tax levy increases.

The school corporations with the largest levy decreases were Franklin Township Schools in Marion County, Indianapolis Public Schools, Carmel-Clay Schools in Hamilton County, and Lawrence Township Schools in Marion County. Each saw their levies fall by $5 million or more. The levy reduction for those four alone was $42 million. Franklin Township Schools reduced all their levies, but it was a $14 million reduction in debt service that was the largest reduction by far. Indianapolis Public Schools reduced its debt service levy by $15.6 million. In Carmel-Clay Schools the big reductions were in debt service and the capital projects fund. In Lawrence Township Schools debt service saw the largest drop.

The school corporations with the largest levy increases were Mt. Vernon Schools in Hancock County, Crown Point Schools in Lake County, Perry Township Schools in Marion County, and Hanover Schools in Lake County. Each had a levy increase of about $4 million or more. Together these four saw a $22 million levy increase. In Mt. Vernon Schools, debt service increased by $7.3 million. In Crown Point Schools, debt service rose by $8.0 million, partly due to a successful referendum. Perry Township Schools had a $9.4 million increase in a referendum debt fund, which more than offset reductions in other debt service and capital projects funds. Hanover Schools saw a $4.0 million increase in two debt service funds.

The big changes in levies usually involve debt service. Curiously, though, across all school corporations, debt service was not the largest change. The capital projects fund levies decreased by $60.0 million, and the bus replacement fund levies decreased by $29.5 million. Debt service of all kinds (including referenda debt and pension debt) rose $8.2 million. That is the net figure, however. Debt levies that increased totaled $133.3 million. Debt levies that decreased totaled $125.0 million. These were by far the largest changes in school levies.

Table 2 shows gross and net assessed values for 2011 and 2012 by property type. Net assessed value is gross assessed value less deductions and exemptions. Statewide, both gross and net assessed value changed little in 2012. Gross AV rose 0.2%; net AV rose 0.7%. Agricultural business and land assessments increased substantially because of the rise in the base rate of farmland. Other property types saw AV declines, with the exception of a slight increase in homestead net assessed value.

Farmland assessments start with a statewide base rate per acre. Farmland is then adjusted by a soil productivity factor and an influence factor to account for variations in value from the state average. The base rate is calculated using a capitalization formula, which divides estimated net income for an average farm acre by a rate of return. The net income calculation is based on rents, corn and soybean prices and yields, and costs. The rate of return is based on several farm-related interest rates.

Table 2. Gross and Net Assessed Value, Indiana Totals, 2011-2012
(90 Counties)

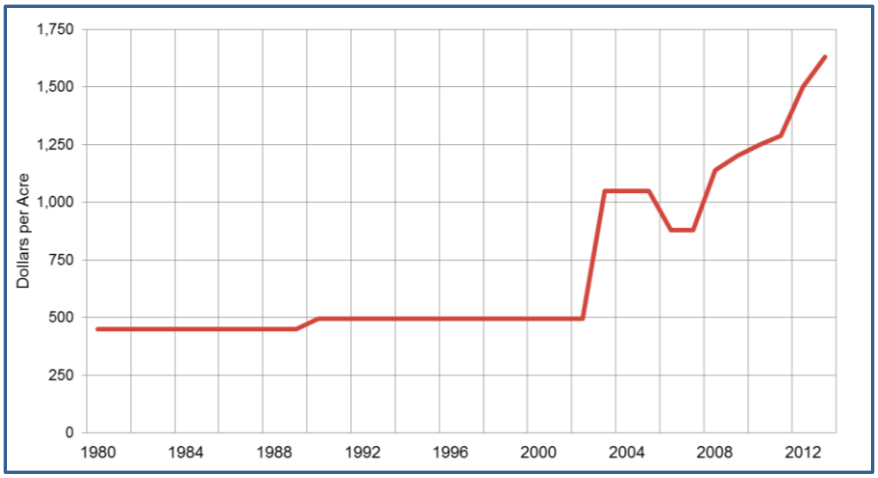
Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$245,350,555,901	$245,053,899,141	-0.1%	$107,600,905,500	$107,790,086,066	0.2%
Other Residential	48,317,082,651	48,062,239,220	-0.5%	47,551,222,595	47,361,592,371	-0.4%
Ag Business/Land	24,224,561,863	26,927,577,614	11.2%	24,142,942,581	26,766,669,218	10.9%
Business Real/Personal	148,635,844,831	147,256,133,722	-0.9%	118,448,710,463	117,841,821,585	-0.5%
Total	**$466,528,045,246**	**$467,299,849,697**	**0.2%**	**$297,743,781,139**	**$299,760,169,240**	**0.7%**

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

Since 2007 the base rate has been trended each year. During this period corn and soybean prices have increased and interest rates have decreased, resulting in substantial increases in the base rate. Figure 5 shows the base rate changes since 1980. The base rate rose from $1,290 for pay-2011 to $1,500 for pay-2012, a 16% increase. The increase in farmland assessments is the main cause of the 10.9% rise in agricultural business and land net assessed value, shown in Table 2. (The Department of Local Government Finance has set the base rate for pay-2013 at $1,630, another 8% increase.)

Assessed value changes also are related to changes in county economic conditions. A statistical analysis shows that county assessed value changes for pay-2012 were still related to the size of the increase in the unemployment rates during the Great Recession (December 2007 to July 2009). The greater the increase in unemployment during the recession, the smaller was assessed value growth in pay-2012. The analysis also shows, however, that the beginnings of the slow recovery from July 2009 to December 2010 also had an impact on pay-2012 assessment changes. Counties with larger reductions in unemployment saw larger increases in assessed value.

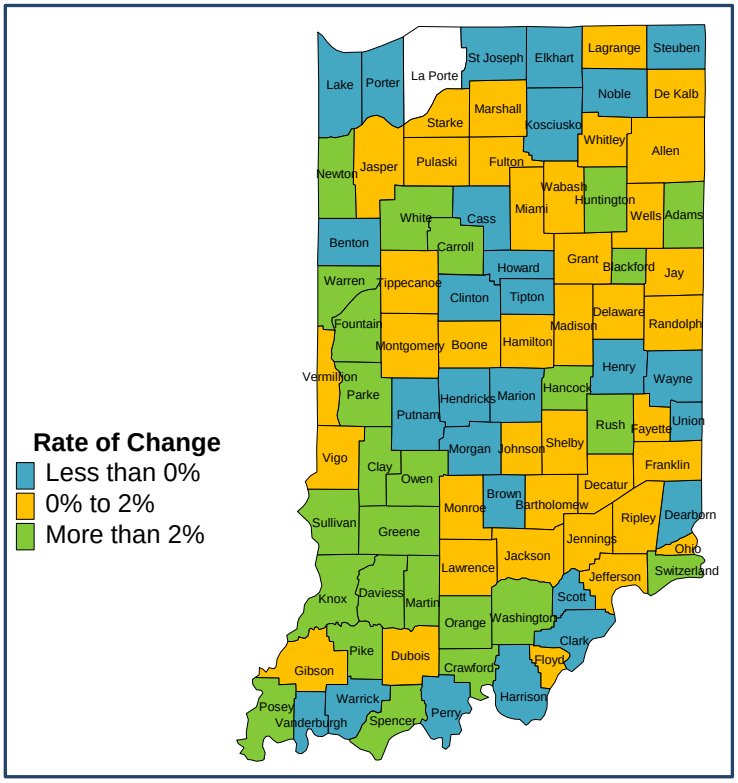
Figure 5. Base Rate per Acre of Farmland, 1980 - 2013



Unemployment rises during recessions, and during recessions the demand for houses declines. Fewer people purchase homes. Home values fall, and home construction declines. Recessions also reduce the demand for the products of businesses, resulting in a drop in business start-ups and a fall in purchases of new equipment. All of these factors reduce the value of property, or slow its growth. Taxes for pay-2012 were based on assessments done in 2011. Those assessments were trended based on prices and costs in 2010. Counties that had deeper recessions, or were slow to begin recoveries, continued to see falling or slowly rising assessments in pay-2012.

The map in Figure 6 shows county changes in gross assessed value from 2011 to 2012. Data for LaPorte County were not available. There were 27 counties with decreases in assessed value in 2012. This was less than the 36 counties with decreases in 2011. But in 2008, before the effects of recession were felt on the assessment system, only nine counties had AV decreases. The recession continues to affect assessed values.

Figure 6. Gross Assessed Value Change, 2011-2012



The map shows both the effects of the recession and the changes in the base rate of farmland. The northeast quadrant of Indiana was most severely affected by the recession. Few counties in this quadrant saw substantial increases in assessed value in 2012. The southwest quadrant had the smallest increases in unemployment during the recession. Most of the counties with substantial assessment increases are in this section of the state.

Rural counties where farmland is a larger share of assessed value were more likely to see increases in assessed value. The "rural crescent" from Whitley and Huntington Counties in the northeast, through Fountain, Parke, and Clay Counties in the west central, to Jackson, Jennings, and Ripley in the southeast, includes most of the counties with assessed value growth. Most urban and many suburban counties saw assessment declines, including Lake, Porter, St. Joseph, Elkhart, Howard, Marion, Hendricks, Morgan, Wayne, Vanderburgh, and Clark Counties. The average estimated 2011 population of counties with declining assessed values was 120,635. The average population of counties with growing assessed values was 49,194.

Benton County is a rural county with a large share of farmland in its property tax base, yet its gross assessed value fell by 7.0% in 2012, the largest drop in the state. This occurred after increases in 2010 and 2011 of 29.5% and 50.6%, respectively. This is probably the result of the large investment in wind turbines in Benton County. This business equipment joined the assessment roles for taxes in 2010 and 2011. In pay-2012 the personal property assessed value of this equipment began to depreciate.

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 Indiana were $627 million, or 9.2% of the levy (Table 3). The median county had credits equal to 3.2% of the levy, indicating that larger counties with high levies had more tax cap credits. Tax rates are the main determinant of tax cap credits, and tax cap credits were higher in counties with higher tax rates. Counties with substantial local property tax credits saw lower tax cap credits.

Table 3. Circuit Breaker/Tax Cap Credits (91 Counties)

Tax Cap Category	2011	2012	Difference	% Change
1%	$166,177,978	$171,320,645	$5,142,667	3.1%
2%	257,329,669	265,921,854	8,592,185	3.3%
3%	187,897,204	185,737,643	-2,159,561	-1.1%
Elderly	4,286,403	4,154,318	-132,085	-3.1%
Total	$615,691,253	$627,134,460	$11,443,206	1.9%
% of Levy	9.2%	9.2%		0.1%

The largest share of credits was in the 2% nonhomestead/farmland category. The 1% homestead and 3% business categories had similar shares in the total. The largest percentage losses were in Delaware, Madison, Fayette, Vigo, Lake, Hancock, and St. Joseph Counties. Average tax rates for local governments in these counties were among the highest in the state. The largest dollar losses were in Lake, Marion, and St. Joseph Counties.

Tax cap credits increased in Indiana in 2012 by $11.4 million, or 1.9%. The percentage of the levy lost to credits was almost unchanged. Indiana credits changed so little because the state average tax rate was nearly unchanged in 2012. In addition, for the first time in years, there were no major changes in state policy to affect tax cap credits.

Only seven counties had increases in tax cap credits as a share of their property tax levies of more than 2%. These counties were Boone, Clark, Elkhart, Hancock, Rush, St. Joseph, and Vigo. Tax rates increased in all seven counties in 2012, making more taxpayers eligible for more tax cap credits. Large levy increases were responsible for the rate hikes in

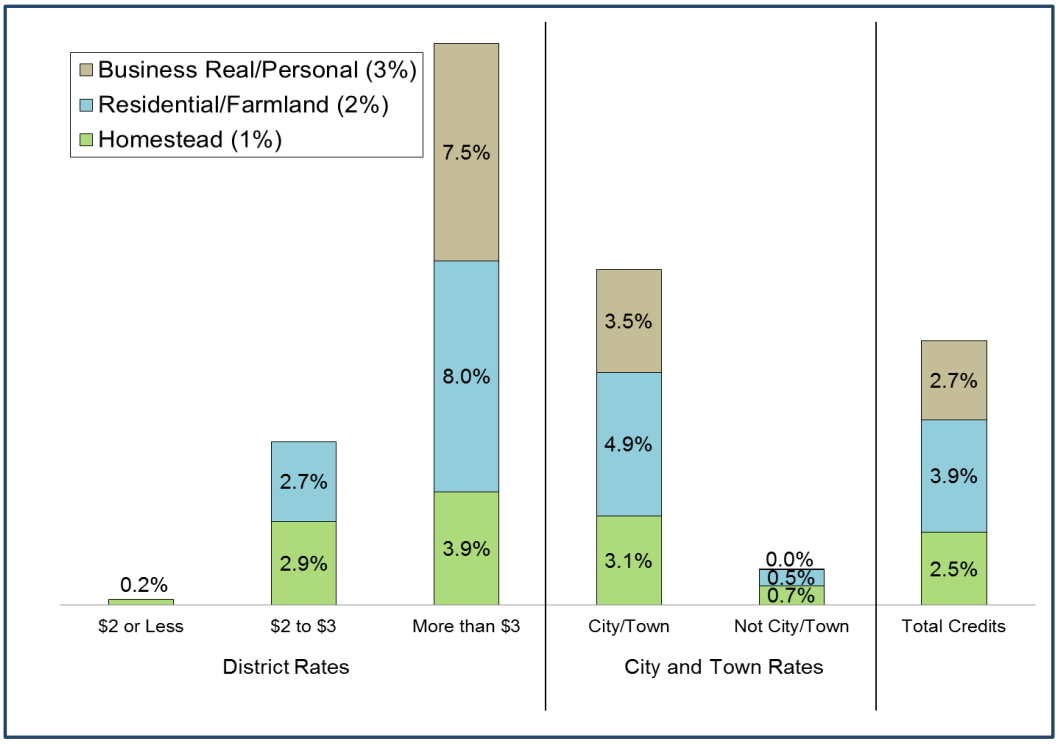
Boone, Clark, and Hancock Counties. In Rush County, tax rates rose modestly in most of the county, but increased more in two districts where rates were already above $4 per $100 assessed value. In St. Joseph, Vigo, and especially Elkhart County, decreases in taxable assessed value contributed to higher tax rates. All three are counties with large numbers of taxpayers eligible for tax cap credits. In such counties the tax caps have placed a limit on the amount of revenue that can be raised from the property tax. This limit is proportional to gross assessed value, because the tax caps are percentages of gross assessed value. When assessed value falls, the revenue limit falls, and less of the tax levy can be collected.

Only nine counties saw their tax cap credit percentages decrease by more than 2%. They were Blackford, Crawford, Daviess, Greene, Howard, Knox, Marion, Martin, and Washington Counties. Average tax rates fell in all nine counties. In Howard County, a large increase in assessed value more than offset a modest rise in levies. In Marion County, the average tax rate fell by a small amount, but tax rates in several taxing districts fell by large amounts, dropping below $3. In the other seven counties, rates fell because levies were lower and assessed values were higher. Martin County also adopted a new local homestead credit.

The other 75 counties for which data were available had small changes in tax cap credit percentages, between -2% and 2%.

Figure 7 summarizes tax cap credits as a percentage of the tax levy, by tax rates, and by taxing district location inside or outside a city or town. Data are compiled by taxing districts, which are areas where the sum of the county, township, city/town, school corporation, library district, and special district tax rates are the same. The figure shows that tax rates are an important determinant of tax cap credits. Where districts had tax rates of less than $2 per $100 assessed value, the percentage of the levy lost to tax cap credits was near zero. In such low-tax districts, tax bills of property in the 2% and 3% categories do not approach their tax caps, and only homes with assessed values greater than $200,000 can reach their tax caps. Where a district rate tops $3, however, property in the 2% and 3% cap categories was likely to receive credits, and homes assessed at less than $100,000 begin to be eligible for tax cap credits. In such districts more than 19% of levies was lost to tax cap credits.

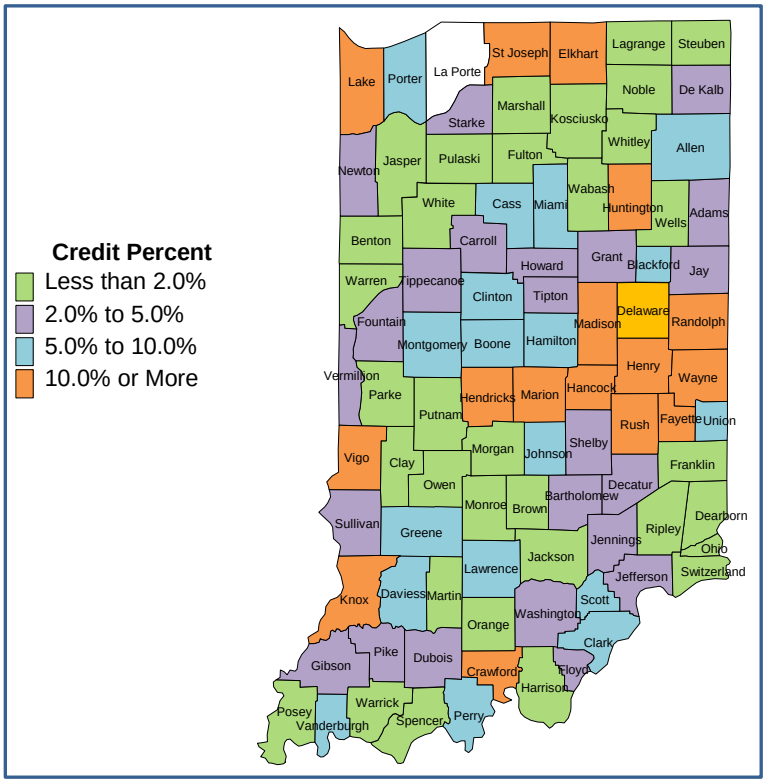
Figure 7. Tax Cap Credits as Percent of Levy, by District and City and Town Districts, 2012



Tax rates are higher in districts that include cities or towns. The added municipal tax rate makes the total tax rates in such districts higher than in districts outside of cities or towns. This explains why the share of the levy lost to tax cap credits is so much higher in districts that include cities or towns.

Figure 8 shows the percentage of total tax levies lost to tax cap credits in 2012. Many urban and suburban counties had large percentage losses to tax cap credits. Losses in east central Indiana counties tended to be higher, in part because losses of industrial assessed value over past decades have increased their tax rates. The “rural crescent” is also visible on this map. These counties have low tax rates, so they have small tax cap credit losses.

Figure 8. Tax Cap Credits as a Percent of Levy, 2012 (91 Counties)



The appendices contain county-level data regarding changes in homestead tax bills, changes in total net taxes, circuit breaker losses, and property tax levies.

Appendix 1. Change in Net Property Tax Bills, Matching Homesteads

County		2011-2012
01	Adams	-2.8%
02	Allen	-0.6%
03	Bartholomew	0.9%
04	Benton	-1.4%
05	Blackford	-12.0%
06	Boone	0.9%
07	Brown	-15.5%
08	Carroll	-3.3%
09	Cass	-5.5%
10	Clark	2.4%
11	Clay	-0.2%
12	Clinton	6.0%
13	Crawford	0.4%
14	Daviess	-1.8%
15	Dearborn	1.4%
16	Decatur	1.0%
17	DeKalb	8.6%
18	Delaware	-4.9%
19	Dubois	-5.7%
20	Elkhart	-2.0%
21	Fayette	1.0%
22	Floyd	-2.8%
23	Fountain	4.3%
24	Franklin	2.1%
25	Fulton	-0.7%
26	Gibson	2.6%
27	Grant	-6.9%
28	Greene	-0.5%
29	Hamilton	-1.0%
30	Hancock	4.7%
31	Harrison	1.2%
32	Hendricks	0.9%
33	Henry	-4.3%
34	Howard	-11.4%
35	Huntington	-3.4%
36	Jackson	-0.5%
37	Jasper	12.7%
38	Jay	-8.4%
39	Jefferson	-5.2%
40	Jennings	-4.5%
41	Johnson	-1.7%
42	Knox	-4.4%
43	Kosciusko	-4.4%
44	LaGrange	2.7%
45	Lake	-0.4%
46	LaPorte	Not Available

County		2011-2012
47	Lawrence	-1.6%
48	Madison	-3.5%
49	Marion	1.0%
50	Marshall	0.0%
51	Martin	-34.9%
52	Miami	40.4%
53	Monroe	0.7%
54	Montgomery	-13.5%
55	Morgan	-3.3%
56	Newton	-3.7%
57	Noble	-11.8%
58	Ohio	0.6%
59	Orange	6.1%
60	Owen	-8.0%
61	Parke	-11.0%
62	Perry	0.5%
63	Pike	-5.8%
64	Porter	1.5%
65	Posey	-9.7%
66	Pulaski	8.5%
67	Putnam	-4.4%
68	Randolph	-4.2%
69	Ripley	-0.2%
70	Rush	4.4%
71	St. Joseph	1.0%
72	Scott	-2.7%
73	Shelby	-2.4%
74	Spencer	-0.9%
75	Starke	-6.5%
76	Steuben	1.8%
77	Sullivan	Not Available
78	Switzerland	1.9%
79	Tippecanoe	1.4%
80	Tipton	-16.9%
81	Union	-6.1%
82	Vanderburgh	5.7%
83	Vermillion	-1.8%
84	Vigo	4.5%
85	Wabash	-0.3%
86	Warren	-5.9%
87	Warrick	2.1%
88	Washington	-8.9%
89	Wayne	-1.1%
90	Wells	-4.5%
91	White	-11.5%
92	Whitley	-3.7%
90 Counties		**-0.4%**

Appendix 2. Net Property Tax Change, All Property

	County	2011 - 2012						
		Agriculture	Apartment	Homestead	Other Residential	Other Real Property	Personal Property	Total
01	Adams	5.9%	-2.2%	-2.2%	-0.9%	-2.6%	0.7%	0.0%
02	Allen	6.4%	-1.4%	0.2%	-0.4%	-2.6%	-1.8%	-1.1%
03	Bartholomew	-6.6%	35.0%	2.0%	0.9%	-1.3%	3.7%	1.7%
04	Benton	1.9%	-24.2%	-1.7%	3.7%	-3.2%	-15.0%	-2.5%
05	Blackford	-6.0%	-15.6%	-13.6%	5.7%	-8.3%	22.0%	-1.2%
06	Boone	15.5%	21.8%	3.8%	-2.6%	1.5%	12.2%	4.7%
07	Brown	-9.5%	169.9%	-14.3%	-10.6%	-8.4%	2.3%	-10.4%
08	Carroll	9.1%	-31.7%	-3.7%	-1.6%	-3.5%	7.4%	1.8%
09	Cass	-2.1%	-7.3%	-5.8%	-3.0%	2.0%	-4.0%	-2.6%
10	Clark	14.1%	-9.4%	4.2%	-4.8%	5.0%	14.2%	4.2%
11	Clay	5.7%	-9.3%	0.6%	0.6%	1.0%	-5.5%	1.0%
12	Clinton	21.1%	-1.0%	5.2%	3.1%	-5.7%	-6.1%	4.1%
13	Crawford	0.0%	-4.3%	2.0%	-4.0%	-6.5%	-12.6%	-3.9%
14	Daviess	9.0%	0.7%	-1.3%	7.8%	-7.6%	-0.5%	1.2%
15	Dearborn	1.4%	-0.5%	2.5%	-2.9%	0.1%	7.5%	1.8%
16	Decatur	5.4%	-4.8%	2.5%	-5.0%	10.7%	9.6%	5.3%
17	DeKalb	15.1%	1.3%	10.0%	-3.3%	3.0%	9.5%	6.5%
18	Delaware	9.7%	-0.8%	-5.2%	-4.5%	-3.0%	7.0%	-1.6%
19	Dubois	-5.3%	-1.1%	-4.8%	-4.6%	-6.1%	-8.7%	-5.7%
20	Elkhart	-4.0%	-11.6%	-2.1%	1.9%	-4.5%	0.2%	-2.8%
21	Fayette	6.5%	-1.1%	0.7%	-3.1%	0.7%	-6.4%	0.3%
22	Floyd	-7.3%	-6.2%	-1.7%	-2.1%	-0.5%	1.7%	-1.3%
23	Fountain	15.6%	-15.1%	6.8%	-3.8%	3.3%	1.6%	7.1%
24	Franklin	-22.5%	-6.8%	2.7%	41.7%	2.6%	3.7%	3.6%
25	Fulton	3.6%	59.7%	-0.2%	-3.1%	-4.0%	-3.0%	-0.1%
26	Gibson	10.3%	-2.7%	3.2%	5.5%	0.7%	10.8%	6.5%
27	Grant	1.2%	-21.3%	-6.5%	-7.2%	-5.3%	-7.8%	-5.9%
28	Greene	-1.5%	-4.2%	3.2%	-4.3%	-4.6%	-7.2%	-1.9%
29	Hamilton	12.0%	8.7%	0.3%	-0.5%	-0.6%	-7.3%	-0.1%
30	Hancock	14.0%	8.0%	6.1%	-5.2%	15.1%	10.1%	7.8%
31	Harrison	9.6%	5.4%	2.0%	5.1%	-0.4%	-7.3%	1.9%
32	Hendricks	6.1%	1.8%	2.3%	-0.5%	-1.4%	5.7%	1.2%
33	Henry	6.2%	-0.9%	-7.0%	15.1%	-6.6%	-5.4%	-1.5%
34	Howard	6.9%	-2.7%	-11.8%	-1.8%	-7.5%	25.9%	3.5%
35	Huntington	0.9%	-5.9%	-3.7%	0.7%	-6.1%	9.9%	-1.1%
36	Jackson	4.7%	-9.2%	-0.1%	6.4%	-3.2%	3.0%	0.6%
37	Jasper	22.5%	8.4%	13.9%	11.0%	10.0%	9.7%	12.8%
38	Jay	3.8%	18.3%	-7.8%	-9.7%	0.2%	-4.8%	-1.9%
39	Jefferson	-0.7%	-3.6%	-5.4%	2.7%	-10.5%	-2.3%	-4.6%
40	Jennings	4.4%	1.6%	-4.2%	-4.2%	-0.6%	-2.2%	-1.4%
41	Johnson	7.7%	6.1%	0.0%	-1.0%	-0.9%	2.5%	0.4%
42	Knox	-5.6%	43.7%	-2.9%	11.3%	10.0%	-1.7%	2.3%
43	Kosciusko	1.8%	-1.6%	-3.8%	-10.0%	-5.4%	-3.0%	-5.3%
44	LaGrange	8.7%	0.0%	3.2%	3.9%	0.1%	6.5%	3.8%
45	Lake	11.5%	-3.0%	-0.8%	5.0%	-4.7%	-3.8%	-1.9%
46	LaPorte	Not Available						
47	Lawrence	2.7%	-4.3%	-0.8%	-0.2%	-1.4%	-9.4%	-2.1%
48	Madison	8.3%	5.7%	-4.3%	0.2%	2.3%	-31.9%	-6.3%
49	Marion	-2.7%	0.9%	1.3%	-1.0%	-1.4%	2.1%	0.1%
50	Marshall	8.1%	-16.4%	0.0%	1.7%	-0.5%	3.5%	1.4%
51	Martin	-7.3%	1.2%	-35.3%	-4.8%	-9.2%	-11.9%	-14.8%
52	Miami	1.4%	-32.2%	41.1%	-10.9%	2.5%	0.0%	3.7%
53	Monroe	-17.7%	-1.9%	1.3%	4.7%	-1.4%	8.4%	1.0%
54	Montgomery	4.3%	2.1%	-12.8%	-5.2%	-3.9%	5.7%	-0.9%
55	Morgan	-7.5%	10.9%	-2.1%	-5.4%	-1.3%	0.7%	-2.6%
56	Newton	11.9%	-0.7%	-3.0%	-1.1%	0.7%	2.8%	4.0%
57	Noble	-3.0%	-9.9%	-10.8%	-9.2%	-13.3%	5.2%	-7.3%
58	Ohio	6.8%	-4.0%	0.0%	11.4%	0.7%	0.8%	2.6%
59	Orange	12.8%	-1.0%	7.1%	3.1%	15.5%	7.2%	10.0%

County		2011 - 2012						
		Agriculture	Apartment	Homestead	Other Residential	Other Real Property	Personal Property	Total
60	Owen	6.1%	1.3%	-7.7%	4.8%	1.4%	-1.3%	0.1%
61	Parke	1.8%	-27.1%	-9.4%	-5.8%	-15.8%	-4.7%	-4.6%
62	Perry	1.6%	1.7%	0.7%	7.2%	-1.3%	-2.4%	0.6%
63	Pike	4.7%	-1.0%	-5.2%	-0.5%	-6.0%	-8.7%	-4.6%
64	Porter	20.2%	1.1%	1.9%	0.5%	-2.6%	1.2%	0.6%
65	Posey	3.6%	-21.9%	-8.4%	0.8%	2.8%	14.3%	3.7%
66	Pulaski	15.0%	-0.8%	8.7%	-0.9%	6.6%	13.8%	10.7%
67	Putnam	8.4%	-13.4%	-8.2%	-10.9%	-12.6%	-22.2%	-9.6%
68	Randolph	10.9%	29.6%	-4.9%	1.4%	8.0%	7.8%	5.8%
69	Ripley	3.3%	-10.4%	0.5%	1.5%	3.4%	-0.1%	1.4%
70	Rush	14.0%	1.4%	4.4%	4.3%	1.9%	-1.9%	6.7%
71	St. Joseph	12.1%	3.3%	1.5%	-2.5%	-1.0%	3.0%	0.7%
72	Scott	8.0%	-7.4%	-1.6%	-0.5%	3.9%	3.0%	1.8%
73	Shelby	4.3%	-67.1%	-2.2%	11.6%	1.9%	6.7%	1.3%
74	Spencer	25.9%	-10.2%	-0.2%	-3.0%	-16.6%	31.3%	11.6%
75	Starke	1.8%	-6.0%	-5.7%	-3.8%	-1.2%	8.4%	-1.8%
76	Steuben	11.3%	-5.9%	2.4%	3.0%	2.3%	5.6%	3.3%
77	Sullivan	Not Available						
78	Switzerland	2.2%	-8.8%	3.7%	-1.6%	-4.8%	-4.9%	-1.1%
79	Tippecanoe	15.1%	12.3%	2.4%	-2.3%	-3.0%	14.1%	3.8%
80	Tipton	7.5%	-0.7%	-16.8%	-5.0%	-16.3%	0.2%	-6.4%
81	Union	9.1%	22.3%	-5.7%	-2.1%	-7.1%	-38.8%	-3.8%
82	Vanderburgh	21.1%	-3.7%	6.4%	2.1%	5.6%	5.3%	5.0%
83	Vermillion	13.1%	-22.9%	0.9%	-5.7%	-2.8%	12.4%	5.8%
84	Vigo	11.9%	-0.7%	4.8%	5.1%	7.0%	3.2%	5.3%
85	Wabash	-0.4%	3.2%	-0.6%	-3.8%	1.9%	5.9%	1.2%
86	Warren	5.0%	-11.1%	-5.2%	-4.1%	-5.4%	9.0%	1.6%
87	Warrick	9.2%	0.2%	4.3%	-0.1%	5.6%	1.4%	3.6%
88	Washington	3.6%	9.1%	-7.9%	-8.8%	5.3%	2.4%	-1.4%
89	Wayne	5.7%	-3.8%	-2.6%	7.5%	-5.9%	-1.8%	-1.7%
90	Wells	5.0%	23.0%	-4.1%	1.2%	-1.3%	5.9%	1.1%
91	White	4.1%	7.0%	-11.1%	-10.5%	-7.2%	8.7%	-4.1%
92	Whitley	3.2%	20.4%	-3.6%	1.1%	-5.1%	-3.3%	-1.9%
90 Counties		**6.0%**	**1.1%**	**0.2%**	**-0.2%**	**-1.5%**	**1.7%**	**0.3%**

Appendix 3. 2012 Actual Circuit Breaker Loss Total By County

	County	1%	2%	3%	Elderly Homeowner	Total	% of Levy (Including TIF)
1	Adams	463,592	788,637	11,092	28,765	1,292,086	4.3%
2	Allen	15,526,736	16,182,245	3,075,123	481,362	35,265,465	9.8%
3	Bartholomew	2,119,937	1,550,495	241,918	120,283	4,032,634	4.4%
4	Benton	35,659	190,185	0	1,915	227,759	2.0%
5	Blackford	65,727	653,114	272,065	6,067	996,973	9.8%
6	Boone	5,752,545	683,499	0	6,878	6,442,922	8.0%
7	Brown	0	0	0	3,987	3,987	0.0%
8	Carroll	119,402	492,326	148,554	2,808	763,089	4.6%
9	Cass	295,608	1,679,558	838,496	32,995	2,846,658	8.6%
10	Clark	2,556,857	5,675,491	454,010	212,418	8,898,775	7.5%
11	Clay	66	3,274	0	10,866	14,206	0.1%
12	Clinton	159,957	1,667,300	1,150,483	33,848	3,011,588	9.9%
13	Crawford	68,931	714,013	35,407	2,920	821,271	10.5%
14	Daviess	471,609	1,343,210	711,204	23,937	2,549,960	9.6%
15	Dearborn	223,664	360,238	0	75	583,977	1.3%
16	Decatur	102,005	355,745	0	32,598	490,348	2.1%
17	DeKalb	123,001	1,054,940	6,423	54,867	1,239,232	2.8%
18	Delaware	3,153,464	12,739,972	13,335,102	56,495	29,285,033	25.8%
19	Dubois	508,596	343,086	0	31,993	883,675	2.2%
20	Elkhart	6,570,035	9,494,706	13,301,768	37,034	29,403,544	13.4%
21	Fayette	457,211	1,888,934	1,812,055	75,944	4,234,143	19.1%
22	Floyd	441,379	1,730,869	0	69,092	2,241,340	3.5%
23	Fountain	35,214	263,614	0	12,268	311,097	2.3%
24	Franklin	8,192	29,671	0	4,620	42,483	0.3%
25	Fulton	1,671	95,950	0	12,473	110,094	0.7%
26	Gibson	294,178	913,607	75,338	44,295	1,327,418	3.0%
27	Grant	9,121	434,270	1,034,220	40,788	1,518,400	2.6%
28	Greene	246,363	989,478	46,524	39,468	1,321,831	6.8%
29	Hamilton	19,765,789	5,196,027	75,744	109,640	25,147,199	5.8%
30	Hancock	6,782,212	4,867,734	1,045,692	80,979	12,776,616	15.8%
31	Harrison	5,279	17,590	0	12,669	35,537	0.2%
32	Hendricks	14,167,177	6,481,012	1,243,496	59,083	21,950,768	11.0%
33	Henry	545,685	2,855,162	1,825,758	18,352	5,244,957	14.3%
34	Howard	25,764	4,147,152	317,153	14,616	4,504,684	4.7%
35	Huntington	707,740	1,587,565	2,396,231	44,992	4,736,528	14.1%
36	Jackson	24,567	507,486	10,095	68,132	610,280	1.7%
37	Jasper	0	0	0	6,975	6,975	0.0%
38	Jay	5,181	255,926	172,459	48,492	482,058	2.4%
39	Jefferson	352,302	463,621	0	25,830	841,753	3.2%
40	Jennings	115,370	456,372	0	23,866	595,608	3.0%
41	Johnson	5,035,424	5,034,557	1,431,212	78,029	11,579,222	8.3%
42	Knox	661,793	1,665,839	1,197,178	9,001	3,533,810	10.1%
43	Kosciusko	348,742	466,523	1,924	28,402	845,591	1.2%
44	LaGrange	29,018	214,943	42,453	10,974	297,388	1.1%
45	Lake	14,435,839	39,851,337	65,440,503	232,002	119,959,681	15.9%
46	LaPorte	Not Available					
47	Lawrence	558,754	1,546,979	341,773	28,010	2,475,516	7.1%
48	Madison	3,763,997	14,865,353	13,621,085	46,399	32,296,834	25.2%
49	Marion	37,775,702	50,603,857	22,618,146	248,450	111,246,155	10.6%
50	Marshall	215,219	568,154	0	23,160	806,533	1.9%
51	Martin	2,124	93,618	6,195	6,501	108,439	1.9%
52	Miami	707	717,310	1,166,578	25,204	1,909,799	8.2%
53	Monroe	160,394	163,569	0	175,120	499,082	0.4%
54	Montgomery	0	1,539,293	1,052,964	156,362	2,748,619	6.4%
55	Morgan	0	0	0	40,662	40,662	0.1%
56	Newton	60,383	284,467	14,257	16,001	375,108	2.4%
57	Noble	18,180	746,431	6,226	24,446	795,282	2.0%
58	Ohio	0	0	0	854	854	0.0%
59	Orange	10,056	14,982	0	17,392	42,430	0.3%
60	Owen	37,331	157,177	0	4,371	198,878	1.5%
61	Parke	4,910	11,449	0	16,086	32,445	0.3%
62	Perry	185,731	633,504	289,159	27,677	1,136,071	7.8%
63	Pike	29,012	229,955	52,912	9,535	321,415	2.4%
64	Porter	4,656,701	4,942,224	17,115	93,828	9,709,868	5.0%
65	Posey	223,794	357,202	0	9,588	590,584	1.9%

	County	1%	2%	3%	Elderly Homeowner	Total	% of Levy (Including TIF)
66	Pulaski	439	10,344	0	5,475	16,258	0.2%
67	Putnam	623	176,814	0	20,955	198,392	0.7%
68	Randolph	237,074	1,398,601	1,436,178	14,917	3,086,769	13.4%
69	Ripley	0	2,837	0	11,805	14,642	0.1%
70	Rush	125,994	1,010,754	798,190	54,717	1,989,654	11.9%
71	St. Joseph	9,453,904	20,081,290	23,682,262	58,836	53,276,292	15.4%
72	Scott	40,123	831,142	59,085	10,421	940,770	5.3%
73	Shelby	420,114	848,653	3,630	25,869	1,298,265	3.1%
74	Spencer	11,763	58,487	0	10,238	80,487	0.3%
75	Starke	38,633	352,184	0	1,496	392,313	2.3%
76	Steuben	27,702	77,322	0	10,617	115,640	0.3%
77	Sullivan	42,012	754,247	70,405	7,914	874,578	4.8%
78	Switzerland	2,850	0	0	9,358	12,208	0.2%
79	Tippecanoe	1,175,128	5,226,906	0	28,290	6,430,325	4.0%
80	Tipton	31,758	465,150	153,753	10,977	661,637	4.4%
81	Union	51,262	284,969	71,592	1,137	408,959	6.1%
82	Vanderburgh	2,793,221	7,689,543	0	94,859	10,577,622	5.6%
83	Vermillion	97,323	426,532	141,386	8,230	673,471	4.2%
84	Vigo	4,036,550	7,020,674	7,348,702	207,552	18,613,478	17.1%
85	Wabash	0	82,605	0	121,159	203,763	0.9%
86	Warren	1,905	1,992	0	2,371	6,269	0.1%
87	Warrick	274,457	399,033	0	8,388	681,877	1.4%
88	Washington	53,653	482,137	67,178	24,578	627,546	3.5%
89	Wayne	1,763,770	3,879,695	969,192	18,490	6,631,147	10.3%
90	Wells	0	30,836	0	35,362	66,198	0.3%
91	White	41,939	224,178	0	2,334	268,450	1.1%
92	Whitley	76,853	242,132	0	25,242	344,227	1.4%
Total 91 Counties		**171,320,645**	**265,921,854**	**185,737,643**	**4,154,318**	**627,134,460**	**9.2%**

Appendix 4. 2008 – 2012 Property Tax Levy Totals by County

	County	2008 Levy	2009 Levy	2010 Levy	2011 Levy	2012 Levy	2008-2009 Change	2009-2010 Change	2010-2011 Change	2011-2012 Change
01	Adams	39,207,884	27,589,611	28,854,887	29,330,518	29,511,588	-29.6%	4.6%	1.6%	0.6%
02	Allen	468,758,513	330,401,193	341,617,406	345,711,310	346,798,301	-29.5%	3.4%	1.2%	0.3%
03	Bartholomew	100,897,922	74,712,408	81,520,841	83,096,434	85,064,471	-26.0%	9.1%	1.9%	2.4%
04	Benton	15,110,052	10,738,546	10,967,751	10,920,846	11,527,798	-28.9%	2.1%	-0.4%	5.6%
05	Blackford	14,285,781	10,461,692	10,578,876	10,489,726	9,967,487	-26.8%	1.1%	-0.8%	-5.0%
06	Boone	93,479,518	64,899,215	68,490,068	68,744,707	74,537,797	-30.6%	5.5%	0.4%	8.4%
07	Brown	21,155,418	11,955,145	10,406,768	13,232,766	11,540,069	-43.5%	-13.0%	27.2%	-12.8%
08	Carroll	24,319,077	14,662,220	16,805,119	15,818,123	15,911,511	-39.7%	14.6%	-5.9%	0.6%
09	Cass	44,198,745	33,218,547	34,326,121	33,503,466	32,109,561	-24.8%	3.3%	-2.4%	-4.2%
10	Clark	118,137,275	75,997,137	84,046,245	90,725,738	98,203,916	-35.7%	10.6%	7.9%	8.2%
11	Clay	21,419,681	14,310,246	14,416,800	14,708,005	14,939,944	-33.2%	0.7%	2.0%	1.6%
12	Clinton	39,367,312	27,590,913	28,500,062	30,270,282	30,293,549	-29.9%	3.3%	6.2%	0.1%
13	Crawford	10,798,416	7,546,871	7,820,807	8,218,929	7,630,381	-30.1%	3.6%	5.1%	-7.2%
14	Daviess	32,385,071	24,067,079	24,624,439	25,692,712	25,109,818	-25.7%	2.3%	4.3%	-2.3%
15	Dearborn	63,144,154	45,058,695	45,457,349	42,932,096	44,271,856	-28.6%	0.9%	-5.6%	3.1%
16	Decatur	28,773,386	15,719,243	20,226,906	20,512,343	20,968,259	-45.4%	28.7%	1.4%	2.2%
17	DeKalb	52,192,597	35,776,593	37,384,548	39,969,400	41,568,066	-31.5%	4.5%	6.9%	4.0%
18	Delaware	150,025,223	104,644,926	107,160,946	106,989,155	105,630,559	-30.2%	2.4%	-0.2%	-1.3%
19	Dubois	54,491,743	37,840,362	39,052,617	41,562,984	39,045,259	-30.6%	3.2%	6.4%	-6.1%
20	Elkhart	268,934,793	197,890,643	204,496,326	203,126,349	205,627,713	-26.4%	3.3%	-0.7%	1.2%
21	Fayette	28,535,131	20,438,374	21,618,092	21,978,006	22,184,895	-28.4%	5.8%	1.7%	0.9%
22	Floyd	85,584,171	51,562,359	54,964,110	59,231,097	58,638,179	-39.8%	6.6%	7.8%	-1.0%
23	Fountain	17,714,164	11,480,746	12,319,649	12,000,786	12,981,869	-35.2%	7.3%	-2.6%	8.2%
24	Franklin	20,140,844	12,128,545	12,739,280	13,201,594	13,682,859	-39.8%	5.0%	3.6%	3.6%
25	Fulton	23,651,403	15,135,589	15,603,983	16,266,471	16,262,378	-36.0%	3.1%	4.2%	0.0%
26	Gibson	45,562,707	33,066,086	35,994,043	34,913,793	36,584,776	-27.4%	8.9%	-3.0%	4.8%
27	Grant	76,658,964	53,256,451	53,717,950	53,817,619	51,218,532	-30.5%	0.9%	0.2%	-4.8%
28	Greene	25,894,332	16,563,706	18,448,702	19,406,979	18,967,924	-36.0%	11.4%	5.2%	-2.3%
29	Hamilton	468,646,400	334,073,937	337,478,685	376,058,285	385,653,234	-28.7%	1.0%	11.4%	2.6%
30	Hancock	85,987,664	63,034,382	64,124,574	66,993,140	78,035,735	-26.7%	1.7%	4.5%	16.5%
31	Harrison	31,664,754	18,993,186	22,058,721	18,988,326	19,892,431	-40.0%	16.1%	-13.9%	4.8%
32	Hendricks	199,190,300	154,771,645	165,061,810	176,571,106	179,981,956	-22.3%	6.6%	7.0%	1.9%
33	Henry	50,463,376	35,459,270	36,475,836	36,893,294	35,776,886	-29.7%	2.9%	1.1%	-3.0%
34	Howard	133,188,558	93,254,197	95,329,814	94,915,602	95,608,640	-30.0%	2.2%	-0.4%	0.7%
35	Huntington	41,576,303	31,132,689	30,566,864	31,534,661	31,178,907	-25.1%	-1.8%	3.2%	-1.1%
36	Jackson	45,731,302	30,591,726	32,356,017	33,939,267	34,240,777	-33.1%	5.8%	4.9%	0.9%
37	Jasper	41,054,860	24,527,032	24,244,333	24,224,545	25,492,145	-40.3%	-1.2%	-0.1%	5.2%
38	Jay	23,128,397	17,643,913	18,386,564	18,900,321	19,171,281	-23.7%	4.2%	2.8%	1.4%
39	Jefferson	36,952,691	24,413,782	25,368,825	26,446,033	24,926,208	-33.9%	3.9%	4.2%	-5.7%
40	Jennings	22,907,138	16,287,337	17,339,271	17,101,330	17,401,336	-28.9%	6.5%	-1.4%	1.8%
41	Johnson	172,415,216	122,618,876	127,343,565	127,648,131	128,188,253	-28.9%	3.9%	0.2%	0.4%
42	Knox	40,885,681	30,415,060	31,603,747	34,891,611	33,503,606	-25.6%	3.9%	10.4%	-4.0%
43	Kosciusko	90,114,563	68,504,134	68,019,063	69,985,658	66,641,059	-24.0%	-0.7%	2.9%	-4.8%
44	LaGrange	37,055,992	23,103,330	23,138,574	23,468,727	24,437,800	-37.7%	0.2%	1.4%	4.1%
45	Lake	1,003,872,093	695,103,755	691,154,324	681,309,511	697,391,613	-30.8%	-0.6%	-1.4%	2.4%
46	LaPorte	144,345,054	112,439,081	116,403,032	120,508,692	Not Available	-22.1%	3.5%	3.5%	
47	Lawrence	49,042,732	33,583,406	34,869,652	34,403,802	33,617,101	-31.5%	3.8%	-1.3%	-2.3%
48	Madison	148,007,485	112,635,830	114,850,975	116,858,597	117,170,485	-23.9%	2.0%	1.7%	0.3%
49	Marion	1,374,759,213	931,744,879	909,563,378	950,753,597	938,036,596	-32.2%	-2.4%	4.5%	-1.3%
50	Marshall	58,358,443	37,658,040	37,604,705	37,992,162	39,292,085	-35.5%	-0.1%	1.0%	3.4%
51	Martin	8,448,451	5,529,124	5,751,249	5,984,064	5,681,572	-34.6%	4.0%	4.0%	-5.1%
52	Miami	35,170,602	22,243,438	23,584,392	22,402,144	23,098,864	-36.8%	6.0%	-5.0%	3.1%
53	Monroe	139,695,441	88,998,327	96,705,044	105,152,172	107,089,336	-36.3%	8.7%	8.7%	1.8%
54	Montgomery	56,939,232	35,445,236	39,461,256	41,778,646	41,072,426	-37.7%	11.3%	5.9%	-1.7%
55	Morgan	64,739,641	42,812,773	41,351,639	39,735,490	39,358,199	-33.9%	-3.4%	-3.9%	-0.9%
56	Newton	20,934,753	12,995,535	15,150,257	15,357,524	15,845,206	-37.9%	16.6%	1.4%	3.2%
57	Noble	53,600,868	37,212,567	35,232,896	37,604,121	36,936,708	-30.6%	-5.3%	6.7%	-1.8%
58	Ohio	4,609,901	2,584,629	2,116,753	2,561,152	2,631,225	-43.9%	-18.1%	21.0%	2.7%
59	Orange	13,756,612	9,902,610	10,809,164	10,703,591	11,357,246	-28.0%	9.2%	-1.0%	6.1%
60	Owen	18,304,056	12,744,957	13,125,291	13,470,713	13,584,691	-30.4%	3.0%	2.6%	0.8%
61	Parke	15,106,171	10,155,226	10,704,050	10,257,445	9,959,698	-32.8%	5.4%	-4.2%	-2.9%
62	Perry	17,525,543	11,765,993	12,843,845	12,710,222	12,968,715	-32.9%	9.2%	-1.0%	2.0%
63	Pike	17,730,171	13,202,009	13,375,669	14,210,836	13,410,887	-25.5%	1.3%	6.2%	-5.6%

	County	2008 Levy	2009 Levy	2010 Levy	2011 Levy	2012 Levy	2008-2009 Change	2009-2010 Change	2010-2011 Change	2011-2012 Change
64	Porter	259,472,239	168,181,190	171,607,333	175,030,138	175,006,365	-35.2%	2.0%	2.0%	0.0%
65	Posey	46,568,429	29,321,878	29,551,009	29,636,027	29,944,956	-37.0%	0.8%	0.3%	1.0%
66	Pulaski	16,600,075	10,190,928	10,134,304	10,186,574	10,815,913	-38.6%	-0.6%	0.5%	6.2%
67	Putnam	37,234,633	22,867,616	26,075,712	26,928,648	25,568,594	-38.6%	14.0%	3.3%	-5.1%
68	Randolph	28,102,487	19,788,083	20,994,891	20,931,739	22,140,301	-29.6%	6.1%	-0.3%	5.8%
69	Ripley	26,886,103	17,045,688	17,585,519	18,222,037	18,217,711	-36.6%	3.2%	3.6%	0.0%
70	Rush	21,589,661	15,245,852	15,741,873	15,268,739	16,305,937	-29.4%	3.3%	-3.0%	6.8%
71	St. Joseph	363,727,175	263,273,465	276,071,903	275,273,929	280,263,404	-27.6%	4.9%	-0.3%	1.8%
72	Scott	19,566,180	14,916,528	15,070,313	15,326,010	15,557,517	-23.8%	1.0%	1.7%	1.5%
73	Shelby	53,132,096	36,149,027	38,740,330	37,368,708	38,100,333	-32.0%	7.2%	-3.5%	2.0%
74	Spencer	30,689,358	19,332,841	19,655,642	20,634,398	20,821,883	-37.0%	1.7%	5.0%	0.9%
75	Starke	22,352,358	14,908,408	17,213,889	17,192,870	16,816,158	-33.3%	15.5%	-0.1%	-2.2%
76	Steuben	52,637,845	33,190,656	32,689,385	32,902,416	34,191,281	-36.9%	-1.5%	0.7%	3.9%
77	Sullivan	23,557,942	17,292,955	18,087,999	18,635,762	18,095,913	-26.6%	4.6%	3.0%	-2.9%
78	Switzerland	7,526,857	5,434,736	5,498,258	5,557,518	5,709,153	-27.8%	1.2%	1.1%	2.7%
79	Tippecanoe	194,995,158	132,242,648	133,511,829	137,964,105	140,184,818	-32.2%	1.0%	3.3%	1.6%
80	Tipton	19,830,120	13,912,529	14,367,815	14,574,588	14,515,812	-29.8%	3.3%	1.4%	-0.4%
81	Union	9,057,896	6,827,796	6,691,291	6,787,538	6,754,814	-24.6%	-2.0%	1.4%	-0.5%
82	Vanderburgh	222,695,334	152,738,507	156,754,973	163,188,460	170,745,704	-31.4%	2.6%	4.1%	4.6%
83	Vermillion	21,799,168	15,087,193	15,173,321	15,249,286	15,634,937	-30.8%	0.6%	0.5%	2.5%
84	Vigo	127,368,502	98,329,769	99,042,059	99,473,011	103,016,910	-22.8%	0.7%	0.4%	3.6%
85	Wabash	34,850,276	22,534,547	22,575,193	22,189,740	21,879,936	-35.3%	0.2%	-1.7%	-1.4%
86	Warren	11,023,355	7,606,423	7,564,504	7,606,546	7,778,019	-31.0%	-0.6%	0.6%	2.3%
87	Warrick	67,515,689	44,422,738	45,433,418	45,535,096	47,111,915	-34.2%	2.3%	0.2%	3.5%
88	Washington	25,118,110	17,686,658	17,793,579	18,768,190	18,100,482	-29.6%	0.6%	5.5%	-3.6%
89	Wayne	82,868,889	58,480,756	61,283,040	60,285,065	61,591,025	-29.4%	4.8%	-1.6%	2.2%
90	Wells	29,168,567	17,795,686	18,225,963	18,659,688	18,689,043	-39.0%	2.4%	2.4%	0.2%
91	White	34,661,502	23,299,158	23,600,765	24,319,673	23,302,162	-32.8%	1.3%	3.0%	-4.2%
92	Whitley	35,547,274	21,153,126	21,638,415	22,671,984	22,352,839	-40.5%	2.3%	4.8%	-1.4%
Total 91 Counties		**8,532,532,158**	**5,903,113,356**	**6,027,686,018**	**6,174,546,543**	**6,238,626,057**	**-30.8%**	**2.1%**	**2.4%**	**1.0%**