

2009 STEUBEN COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

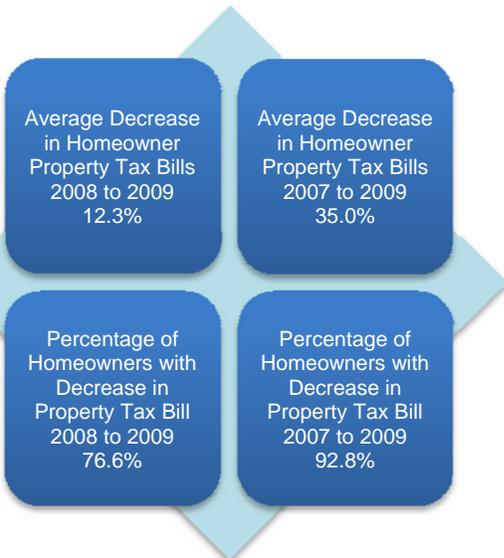


Legislative Services Agency

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 Steuben 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	739	6.4%	471	4.1%
10% to 19%	484	4.2%	90	0.8%
1% to 9%	1,298	11.3%	148	1.3%
0%	166	1.4%	115	1.0%
-1% to -9%	1,066	9.3%	268	2.3%
-10% to -19%	3,301	28.7%	489	4.3%
-20% to -29%	2,459	21.4%	1,730	15.1%
-30% to -39%	1,024	8.9%	2,976	25.9%
-40% to -49%	416	3.6%	2,790	24.3%
-50% to -59%	161	1.4%	1,457	12.7%
-60% to -69%	94	0.8%	531	4.6%
-70% to -79%	62	0.5%	140	1.2%
-80% to -89%	58	0.5%	96	0.8%
-90% to -99%	33	0.3%	59	0.5%
-100%	122	1.1%	123	1.1%
Total	11,483	100.0%	11,483	100.0%
Higher Tax Bill	2,521	22.0%	709	6.2%
No Change	166	1.4%	115	1.0%
Lower Tax Bill	8,796	76.6%	10,659	92.8%
Average Change in Tax Bill	-12.3%		-35.0%	

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	Steuben County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-7.4%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-36.6%	-30.6%
State PTRC Percentage, 2008	25.2%	20.1%
Total State Homestead Credit, 2008	41.1%	39.5%
Total State Homestead Credit, 2009	7.5%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	Yes	

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 Steuben County decreased by 12.3%. Steuben County saw a smaller-than-average decrease in assessed value in 2009, and school general fund and county welfare levies were a larger-than-average share of Steuben County's levy in 2008. These changes resulted in a larger-than-average reduction in tax rates. In addition, the county adopted a local option income tax for property tax relief in 2009. All these

2009 Property Tax Changes:

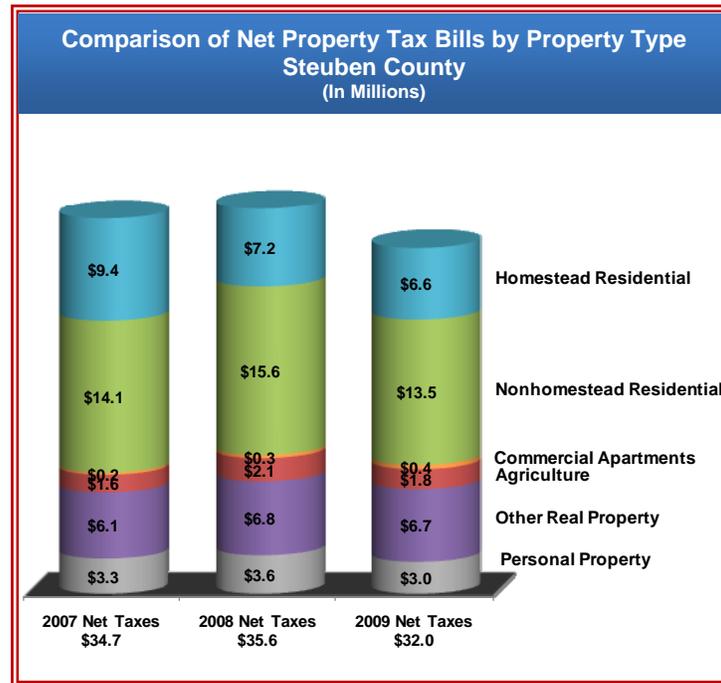
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

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.

factors contributed to the reduction in homeowner tax bills. Only a few elderly Steuben County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Steuben County, as they were in most Indiana counties.



In Steuben County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 13.5% decline in average property tax bills. Average tax bills on commercial apartments increased 33.3%. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 14.3% average tax decrease. Other commercial, industrial, and utility real property average tax bills decreased 1.5%. Personal property, which is largely business equipment, saw a 16.7% decrease 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 Steuben County \$1,891

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



Steuben 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	\$48,966,074	\$52,637,845	\$33,190,656	7.5%	-36.9%	2.8%
State Unit	74,367	78,503	0	5.6%	-100.0%	
Steuben County	8,220,577	8,520,852	6,643,261	3.7%	-22.0%	9.4%
Clear Lake Township	34,511	39,698	34,740	15.0%	-12.5%	-12.5%
Fremont Township	21,123	28,245	29,663	33.7%	5.0%	5.0%
Jackson Township	33,129	35,043	36,091	5.8%	3.0%	3.0%
Jamestown Township	234,342	62,051	231,066	-73.5%	272.4%	272.4%
Millgrove Township	40,606	42,146	43,847	3.8%	4.0%	4.0%
Otsego Township	57,842	59,036	60,486	2.1%	2.5%	2.5%
Pleasant Township	515,991	533,127	553,103	3.3%	3.7%	3.7%
Richland Township	25,825	27,810	28,220	7.7%	1.5%	1.5%
Salem Township	46,889	48,578	50,375	3.6%	3.7%	3.7%
Scott Township	13,922	15,113	15,708	8.6%	3.9%	3.9%
Steuben Township	60,809	62,351	61,999	2.5%	-0.6%	-0.6%
York Township	13,906	15,236	16,009	9.6%	5.1%	5.1%
Angola Civil City	3,566,394	3,755,352	3,811,296	5.3%	1.5%	3.8%
Ashley Civil Town	100,226	101,052	95,267	0.8%	-5.7%	-5.7%
Clearlake Civil Town	255,161	269,412	292,939	5.6%	8.7%	8.7%
Fremont Civil Town	695,809	694,852	715,904	-0.1%	3.0%	3.0%
Hamilton Civil Town	665,766	677,325	702,965	1.7%	3.8%	3.8%
Hudson Civil Town	97,053	103,536	108,919	6.7%	5.2%	5.2%
Orland Civil Town	117,109	115,926	122,364	-1.0%	5.6%	5.6%
Dekalb County Central United School Corpation	138,125	140,029	77,408	1.4%	-44.7%	-3.7%
Prairie Heights Community School Corporation	4,717,665	5,028,476	2,718,136	6.6%	-45.9%	0.5%
Fremont Community School Corporation	9,911,865	9,874,583	4,637,363	-0.4%	-53.0%	7.1%
Hamilton Community School Corporation	2,712,352	2,826,584	1,162,037	4.2%	-58.9%	2.2%
M.S.D. Steuben County School Corporation	15,227,723	17,993,406	9,416,888	18.2%	-47.7%	-4.5%
Carnegie Public Library Of Steuben County	494,301	579,607	600,914	17.3%	3.7%	3.7%
Fremont Public Library	583,251	607,377	617,630	4.1%	1.7%	1.7%
Northeast Indiana Solid Waste Mgt. District	281,972	294,386	298,404	4.4%	1.4%	1.4%
Hudson Redevelopment Commission	7,463	8,153	7,654	9.2%	-6.1%	-6.1%

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.

Steuben 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
									Rate-Real				
Clear Lake Township	35.5	33.7	-5.0%	432,369	247,722	-42.7%	1.2191	0.7350	27.73%	41.37%	7.50%	1.99%	7.97%
Clear Lake Town	320.4	351.9	9.8%	4,019,291	2,749,805	-31.6%	1.2545	0.7815	27.68%	42.64%	7.50%	1.99%	7.97%
Fremont Town	127.7	122.9	-3.8%	2,188,250	1,573,329	-28.1%	1.7135	1.2806	24.04%	45.23%	7.50%	1.99%	7.97%
Jackson Township	144.8	128.3	-11.4%	2,118,056	1,247,897	-41.1%	1.4627	0.9729	25.97%	40.78%	7.50%	1.99%	7.97%
Jamestown Township	666.1	618.3	-7.2%	7,805,957	4,506,834	-42.3%	1.1719	0.7289	28.60%	41.80%	7.50%	1.99%	7.97%
Millgrove Township	136.4	122.4	-10.3%	2,002,949	1,198,188	-40.2%	1.4681	0.9791	25.93%	40.86%	7.50%	1.99%	7.97%
Orland Town	19.0	16.9	-11.1%	390,394	285,275	-26.9%	2.0593	1.6925	22.05%	42.84%	7.50%	1.99%	7.97%
Otsego Township	94.3	88.7	-5.9%	1,210,260	621,661	-48.6%	1.2839	0.7007	31.70%	44.65%	7.50%	1.99%	7.97%
Hamilton Town	179.8	170.3	-5.3%	2,936,056	1,839,813	-37.3%	1.6325	1.0801	27.55%	45.18%	7.50%	1.99%	7.97%
Pleasant Township	705.8	619.2	-12.3%	12,072,547	7,098,601	-41.2%	1.7104	1.1465	23.44%	37.05%	7.50%	1.99%	7.97%
Angola City	463.4	430.8	-7.0%	11,466,444	8,524,121	-25.7%	2.4743	1.9785	21.79%	45.01%	7.50%	1.99%	7.97%
Richland Township	22.6	19.9	-12.2%	308,123	157,757	-48.8%	1.3617	0.7938	30.93%	45.83%	7.50%	1.99%	7.97%
Salem Township	115.4	101.9	-11.7%	1,704,947	1,008,877	-40.8%	1.4776	0.9901	25.88%	40.99%	7.50%	1.99%	7.97%
Hudson Town-Salem Township	15.5	14.6	-5.6%	313,268	233,326	-25.5%	2.0267	1.5993	22.85%	44.49%	7.50%	1.99%	7.97%
Scott Township	65.7	56.3	-14.3%	1,062,501	584,320	-45.0%	1.6170	1.0380	24.74%	38.14%	7.50%	1.99%	7.97%
Steuben Township	103.3	90.5	-12.3%	1,705,888	974,321	-42.9%	1.6520	1.0764	24.46%	38.32%	7.50%	1.99%	7.97%
Ashley Town	9.5	8.1	-14.9%	268,691	195,751	-27.1%	2.8195	2.4136	22.09%	45.99%	7.50%	1.99%	7.97%
Hudson Town-Steuben Township	4.3	3.8	-11.2%	93,266	63,130	-32.3%	2.1776	1.6600	22.20%	42.37%	7.50%	1.99%	7.97%
York Township	36.1	31.5	-12.7%	608,353	352,596	-42.0%	1.6850	1.1182	24.21%	38.46%	7.50%	1.99%	7.97%
Fremont Township	47.1	38.9	-17.3%	566,637	289,135	-49.0%	1.2034	0.7427	28.39%	42.58%	7.50%	1.99%	7.97%
County Totals/Averages	3,312.7	3,068.8	-7.4%	53,274,247	33,752,457	-36.6%	1.6092	1.1011	25.16%	41.12%	7.50%	1.99%	7.97%

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.

Steuben County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				Total
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	
Steuben County	6,643,261	0	0	0	267	267
Clear Lake Township	34,740	0	0	0	0	0
Fremont Township	29,663	0	0	0	1	1
Jackson Township	36,091	0	0	0	0	0
Jamestown Township	231,066	0	0	0	3	3
Millgrove Township	43,847	0	0	0	4	4
Otsego Township	60,486	0	0	0	3	3
Pleasant Township	553,103	0	0	0	11	11
Richland Township	28,220	0	0	0	0	0
Salem Township	50,375	0	0	0	4	4
Scott Township	15,708	0	0	0	0	0
Steuben Township	61,999	0	0	0	0	0
York Township	16,009	0	0	0	0	0
Angola Civil City	3,811,296	0	0	0	407	407
Ashley Civil Town	95,267	0	0	0	0	0
Clearlake Civil Town	292,939	0	0	0	0	0
Fremont Civil Town	715,904	0	0	0	46	46
Hamilton Civil Town	702,965	0	0	0	32	32
Hudson Civil Town	108,919	0	0	0	6	6
Orland Civil Town	122,364	0	0	0	249	249
DeKalb County Central United School Corporation	77,408	0	0	0	0	0
Prairie Heights Community School Corporation	2,718,136	0	0	0	308	308
Fremont Community School Corporation	4,637,363	0	0	0	69	69
Hamilton Community School Corporation	1,162,037	0	0	0	49	49
M.S.D. Steuben County School Corporation	9,416,888	0	0	0	384	384
Carnegie Public Library Of Steuben County	600,914	0	0	0	28	28
Fremont Public Library	617,630	0	0	0	9	9
Northeast Indiana Solid Waste Management	298,404	0	0	0	12	12
Hudson Redevelopment Commission	7,654	0	0	0	0	0
Total - All Taxing Units	33,190,656	0	0	0	1,891	1,891

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.