

2013 Steuben County Property Tax Report with Comparison to 2012

Legislative Services Agency

September 2013



This report describes property tax changes in Steuben 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 Steuben County.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2013	4.1%	\$35,697,472	\$2,882,032,678	0.3%
Change		4.4%	-1.7%	
2012	3.3%	\$34,191,281	\$2,930,513,982	0.3%

Comparable Homestead Property Tax Changes in Steuben County

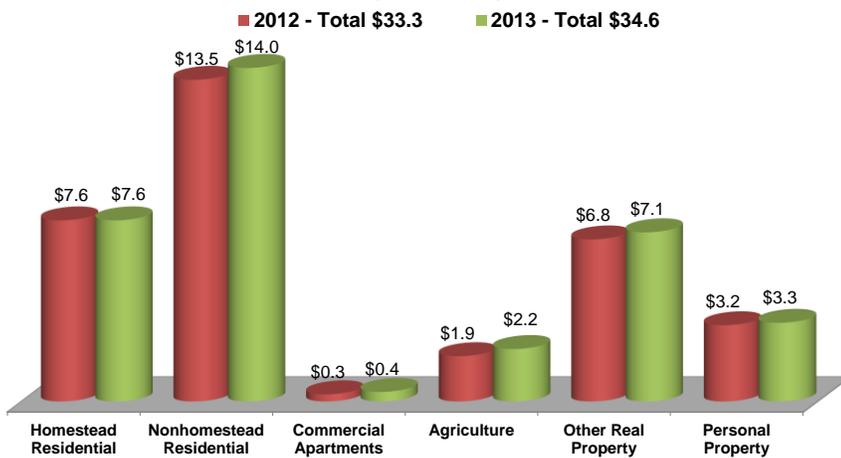
The total tax bill for all taxpayers in Steuben County increased by 4.1% in 2013. The main reason was a 4.4% increase in the levy. In this reassessment year, certified net assessed value decreased by 1.7%. Steuben's tax rates are too low for many taxpayers to qualify for tax cap credits.

Steuben County homeowners experienced a small 0.3% increase in property tax bills in 2013. An increase in property tax rates was nearly offset by a decline in homestead net assessed value and 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	5,687	47.2%
No Change	213	1.8%
Lower Tax Bill	6,160	51.1%
Average Change in Tax Bill	0.3%	
Detailed Change in Tax Bill		
20% or More	1,747	14.5%
10% to 19%	689	5.7%
1% to 9%	3,251	27.0%
-1% to 1%	213	1.8%
-1% to -9%	3,519	29.2%
-10% to -19%	1,287	10.7%
-20% or More	1,354	11.2%
Total	12,060	100.0%

Note: Percentages may not total due to rounding.

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



In Steuben County most net property taxes were paid by nonhomestead residential (small rentals and second homes) and business (other real and personal) property owners in 2013. Total net property taxes increased 4.1%, more than the average 2.1% increase statewide. Commercial apartments saw the biggest percentage increase, while homestead net taxes decreased slightly.

Property tax rates increased in 18 of 20 Steuben County tax districts in 2013. The average tax rate rose by 6.2% because of a levy increase and a decrease in certified net assessed value. Statewide, the average tax rate increased by 4.2%.

The total levies of all government units in Steuben County increased by 4.4%, compared to a 3.7% statewide levy increase. Detailed levy changes for local governments in Steuben 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	\$1,500,921,583	\$1,470,058,136	-2.1%	\$727,199,003	\$704,146,416	-3.2%
Other Residential	1,408,520,645	1,400,919,372	-0.5%	1,376,538,699	1,373,248,799	-0.2%
Ag Business/Land	210,606,573	220,144,104	4.5%	209,047,394	218,367,128	4.5%
Business Real/Personal	791,330,087	785,381,415	-0.8%	645,813,736	660,090,716	2.2%
Total	\$3,911,378,888	\$3,876,503,027	-0.9%	\$2,958,598,832	\$2,955,853,059	-0.1%

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.

Steuben County's total billed net assessed value was nearly unchanged in 2013, falling by 0.1%. Declines in homestead assessments were offset by increases in business and agricultural assessments. Net assessed value for all of Indiana also was nearly unchanged, rising by only 0.1%.

Tax Cap Category	2012	2013	Difference	% Change
1%	\$27,702	\$24,402	-\$3,300	-11.9%
2%	77,322	81,421	4,099	5.3%
3%	0	0	0	0.0%
Elderly	10,617	15,356	4,740	44.6%
Total	\$115,640	\$121,179	\$5,539	4.8%
% of Levy	0.3%	0.3%		

Total tax cap credits in Steuben County were \$121,179, which was only 0.3% of the levy. This was less than the state average of 10.9% and less than the median or typical county percentage of 4.2%. Tax rates were the main determinant of tax cap credits. Steuben County's average tax rate was much less than the median rate statewide. Most of the tax cap credits in Steuben County were in the 2% nonhomestead residential/farmland category. A later table shows tax cap credits by category for each local government unit.

Tax cap credits in Steuben County increased \$5,539 between 2012 and 2013. Credits as a share of the total levy were nearly unchanged from 2012 to 2013, at 0.3%.

Steuben 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>	33,190,656	32,689,385	32,902,416	34,191,281	35,697,472	-1.5%	0.7%	3.9%	4.4%
Steuben County	6,643,261	6,310,363	6,846,780	7,519,699	7,490,402	-5.0%	8.5%	9.8%	-0.4%
Clear Lake Township	34,740	36,132	36,550	38,037	38,329	4.0%	1.2%	4.1%	0.8%
Fremont Township	29,663	30,546	30,837	30,758	32,192	3.0%	1.0%	-0.3%	4.7%
Jackson Township	36,091	37,431	37,893	39,151	39,456	3.7%	1.2%	3.3%	0.8%
Jamestown Township	231,066	233,898	239,921	246,558	247,814	1.2%	2.6%	2.8%	0.5%
Millgrove Township	43,847	45,037	45,582	46,824	47,260	2.7%	1.2%	2.7%	0.9%
Otsego Township	60,486	61,784	61,829	63,724	64,013	2.1%	0.1%	3.1%	0.5%
Pleasant Township	553,103	570,463	582,518	601,352	603,712	3.1%	2.1%	3.2%	0.4%
Richland Township	28,220	29,077	29,622	30,435	30,567	3.0%	1.9%	2.7%	0.4%
Salem Township	50,375	51,945	52,538	54,302	54,515	3.1%	1.1%	3.4%	0.4%
Scott Township	15,708	16,246	16,379	16,949	17,081	3.4%	0.8%	3.5%	0.8%
Steuben Township	61,999	63,048	63,433	64,936	65,393	1.7%	0.6%	2.4%	0.7%
York Township	16,009	16,709	16,930	17,526	17,571	4.4%	1.3%	3.5%	0.3%
Angola Civil City	3,811,296	4,093,488	4,244,089	4,374,099	4,382,992	7.4%	3.7%	3.1%	0.2%
Ashley Civil Town	95,267	95,407	83,914	112,425	92,289	0.1%	-12.0%	34.0%	-17.9%
Clearlake Civil Town	292,939	298,729	299,056	294,501	290,862	2.0%	0.1%	-1.5%	-1.2%
Fremont Civil Town	715,904	733,975	737,494	767,485	777,539	2.5%	0.5%	4.1%	1.3%
Hamilton Civil Town	702,965	666,215	644,558	737,100	737,981	-5.2%	-3.3%	14.4%	0.1%
Hudson Civil Town	108,919	110,115	112,378	115,931	112,600	1.1%	2.1%	3.2%	-2.9%
Orland Civil Town	122,364	127,502	129,724	133,678	125,898	4.2%	1.7%	3.0%	-5.8%
DeKalb County Central United School Corp	77,408	80,555	82,562	99,590	102,321	4.1%	2.5%	20.6%	2.7%
Prairie Heights Community School Corp	2,718,136	2,464,415	2,136,171	2,149,572	2,398,613	-9.3%	-13.3%	0.6%	11.6%
Fremont Community School Corp	4,637,363	4,498,224	4,178,070	4,398,500	4,574,370	-3.0%	-7.1%	5.3%	4.0%
Hamilton Community School Corp	1,162,037	970,576	1,080,263	1,254,153	2,462,494	-16.5%	11.3%	16.1%	96.3%
M.S.D. Steuben County School Corp	9,416,888	9,489,930	9,491,000	9,374,008	9,336,156	0.8%	0.0%	-1.2%	-0.4%
Carnegie Pub Lib of Steuben County	600,914	606,152	608,839	634,257	622,069	0.9%	0.4%	4.2%	-1.9%
Fremont Public Library	617,630	635,297	643,633	627,000	581,375	2.9%	1.3%	-2.6%	-7.3%
Northeast Indiana Solid Waste Mgmt Dist	298,404	316,126	344,866	348,731	351,608	5.9%	9.1%	1.1%	0.8%
Hudson Redevelopment Commission	7,654	0	24,987	0	0	-100.0%		-100.0%	

Steuben 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	
76001	Clear Lake Township	0.8325	5.5166%	--	4.5099%	--	--	0.7490
76002	Clear Lake Town	0.8837	5.5166%	--	4.5099%	--	--	0.7951
76004	Fremont Town	1.5200	5.5166%	--	4.5099%	--	--	1.3676
76005	Jackson Township	0.9013	5.5166%	--	4.5099%	--	--	0.8109
76006	Jamestown Township	0.8213	5.5166%	--	4.5099%	--	--	0.7390
76007	Millgrove Township	0.9070	5.5166%	--	4.5099%	--	--	0.8161
76008	Orland Town	1.6358	5.5166%	--	4.5099%	--	--	1.4718
76009	Otsego Township	1.1885	5.5166%	--	4.5099%	--	--	1.0693
76010	Hamilton Town	1.5759	5.5166%	--	4.5099%	--	--	1.4179
76011	Pleasant Township	1.2262	5.5166%	--	4.5099%	--	--	1.1033
76012	Angola City	2.2317	5.5166%	--	4.5099%	--	--	2.0079
76013	Richland Township	1.2810	5.5166%	--	4.5099%	--	--	1.1526
76014	Salem Township	0.9154	5.5166%	--	4.5099%	--	--	0.8236
76015	Hudson Town-Salem Township	1.5378	5.5166%	--	4.5099%	--	--	1.3836
76016	Scott Township	1.1039	5.5166%	--	4.5099%	--	--	0.9932
76017	Steuben Township	1.1366	5.5166%	--	4.5099%	--	--	1.0226
76018	Ashley Town	2.4218	5.5166%	--	4.5099%	--	--	2.1790
76019	Hudson Town-Steuben Township	1.7338	5.5166%	--	4.5099%	--	--	1.5600
76021	York Township	1.1871	5.5166%	--	4.5099%	--	--	1.0681
76022	Fremont Township	0.8352	5.5166%	--	4.5099%	--	--	0.7515

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.

Steuben 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>	24,402	80,949	0	15,356		120,707	35,697,472	0.3%
<i>TIF Total</i>	0	473	0	0		473	459,083	0.1%
<i>County Total</i>	24,402	81,421	0	15,356		121,179	36,156,555	0.3%
Steuben County	2,858	9,366	0	2,991		15,215	7,490,402	0.2%
Clear Lake Township	0	0	0	4		4	38,329	0.0%
Fremont Township	0	0	0	15		15	32,192	0.0%
Jackson Township	0	0	0	29		29	39,456	0.1%
Jamestown Township	0	0	0	79		79	247,814	0.0%
Millgrove Township	0	0	0	18		18	47,260	0.0%
Otsego Township	0	0	0	56		56	64,013	0.1%
Pleasant Township	196	568	0	150		913	603,712	0.2%
Richland Township	0	0	0	36		36	30,567	0.1%
Salem Township	0	0	0	30		30	54,515	0.1%
Scott Township	0	2	0	1		2	17,081	0.0%
Steuben Township	4	62	0	51		117	65,393	0.2%
York Township	0	1	0	2		3	17,571	0.0%
Angola Civil City	11,520	35,468	0	2,135		49,124	4,382,992	1.1%
Ashley Civil Town	166	3,191	0	0		3,358	92,289	3.6%
Clearlake Civil Town	0	0	0	4		4	290,862	0.0%
Fremont Civil Town	0	0	0	348		348	777,539	0.0%
Hamilton Civil Town	17	0	0	684		701	737,981	0.1%
Hudson Civil Town	9	0	0	14		23	112,600	0.0%
Orland Civil Town	0	0	0	204		204	125,898	0.2%
DeKalb County Central United School Corp	185	3,538	0	0		3,723	102,321	3.6%
Prairie Heights Community School Corp	0	0	0	1,375		1,375	2,398,613	0.1%
Fremont Community School Corp	0	0	0	1,133		1,133	4,574,370	0.0%
Hamilton Community School Corp	18	0	0	2,252		2,270	2,462,494	0.1%
M.S.D. Steuben County School Corp	8,633	26,298	0	3,262		38,193	9,336,156	0.4%
Carnegie Pub Lib of Steuben County	662	2,016	0	200		2,877	622,069	0.5%
Fremont Public Library	0	0	0	144		144	581,375	0.0%
Northeast Indiana Solid Waste Mgmt Dist	134	440	0	140		714	351,608	0.2%
Hudson Redevelopment Commission	0	0	0	0		0	0	
TIF - Fremont Town	0	0	0	0		0	264,149	0.0%
TIF - Otsego Township	0	0	0	0		0	42	0.0%
TIF - Hamilton Town	0	0	0	0		0	32,223	0.0%
TIF - Angola City	0	473	0	0		473	90,764	0.5%
TIF - Hudson Salem	0	0	0	0		0	46,824	0.0%
TIF - Hudson Steuben	0	0	0	0		0	25,057	0.0%
TIF - Fremont Township	0	0	0	0		0	26	0.0%

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.