

# 2009 VANDERBURGH COUNTY PROPERTY TAX REPORT

## WITH COMPARISONS TO 2007 AND 2008

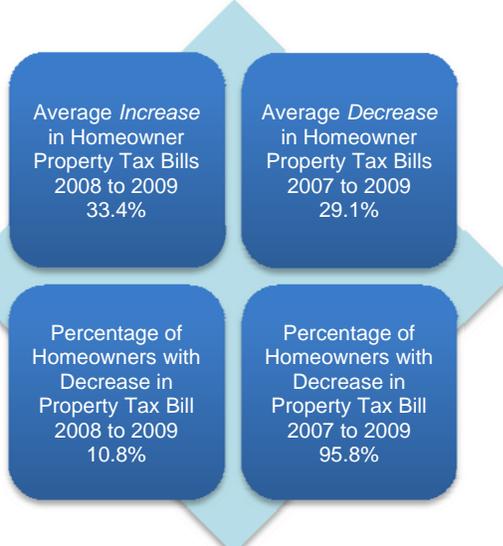


Legislative Services Agency

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 Vanderburgh 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	29,274	68.3%	748	1.7%
10% to 19%	5,736	13.4%	255	0.6%
1% to 9%	2,892	6.7%	478	1.1%
0%	341	0.8%	333	0.8%
-1% to -9%	1,126	2.6%	1,170	2.7%
-10% to -19%	463	1.1%	3,116	7.3%
-20% to -29%	338	0.8%	12,204	28.5%
-30% to -39%	395	0.9%	13,182	30.8%
-40% to -49%	307	0.7%	6,179	14.4%
-50% to -59%	270	0.6%	1,702	4.0%
-60% to -69%	231	0.5%	928	2.2%
-70% to -79%	186	0.4%	673	1.6%
-80% to -89%	149	0.3%	518	1.2%
-90% to -99%	122	0.3%	318	0.7%
-100%	1037	2.4%	1063	2.5%
<b>Total</b>	<b>42,867</b>	<b>100.0%</b>	<b>42,867</b>	<b>100.0%</b>
Higher Tax Bill	37,902	88.4%	1,481	3.5%
No Change	341	0.8%	333	0.8%
Lower Tax Bill	4,624	10.8%	41,053	95.8%
Average Change in Tax Bill	33.4%		-29.1%	

Note: Percentages may not total due to rounding.

Note: 2009 billing data adjusted for reinstatement of county homestead credit.

**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	Vanderburgh County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-14.6%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-31.2%	-30.6%
State PTRC Percentage, 2008	22.6%	20.1%
Total State Homestead Credit, 2008	52.7%	39.5%
Total State Homestead Credit, 2009	7.1%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

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 Vanderburgh County increased by 33.4%. Vanderburgh County taxpayers saw much larger-than-average state property tax replacement and state homestead credit rates in 2008. The loss of this tax relief more than offset lower tax rates and the added supplemental homestead deduction, so average homeowner tax bills increased in 2009. Vanderburgh County did not adopt a local option income tax for property tax relief, and a few elderly Vanderburgh County homeowners were eligible for the circuit breaker tax cap credits.

## 2009 Property Tax Changes:

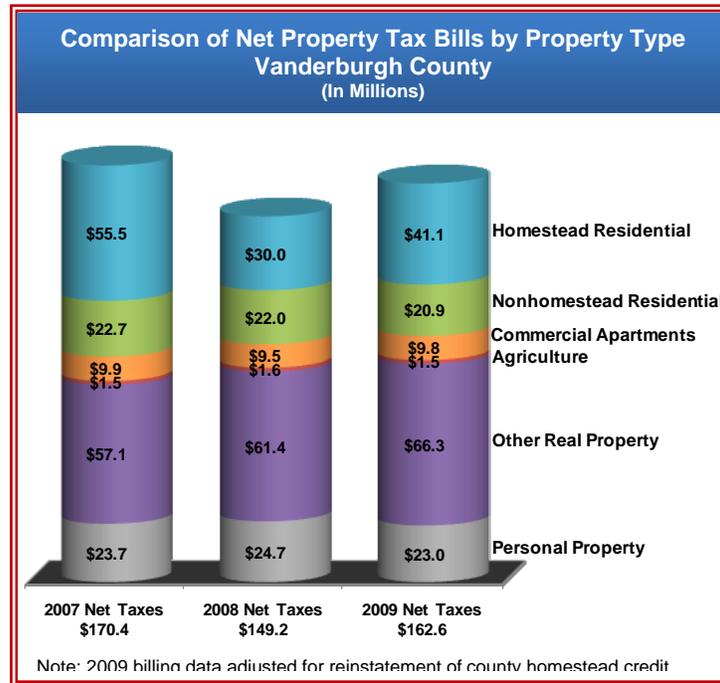
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

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.

Homeowner taxes were substantially lower in 2009 compared to 2007 in Vanderburgh County, as they were in most Indiana counties.



In Vanderburgh County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 5.0% decline in average property tax bills. Average tax bills on commercial apartments increased 3.2%. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 6.3% average tax decrease. Other commercial, industrial, and utility real property average tax bills increased 8.0%. Personal property, which is largely business equipment, saw a 6.9% 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 Vanderburgh County \$708,045

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

1.5%  
Homestead  
qualifying property  
\$0 0.0%

2.5%  
Other qualified  
residential property  
\$689,777 97.4%

3.5%  
All other real and  
personal property  
\$0 0.0%

Elderly  
\$18,269 2.6%

Note: Circuit breaker data adjusted for reinstatement of county homestead credit.

### Vanderburgh 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
<b>County Total</b>	<b>\$224,338,903</b>	<b>\$222,695,334</b>	<b>\$152,738,507</b>	<b>-0.7%</b>	<b>-31.4%</b>	<b>2.2%</b>
State Unit	195,594	197,032	0	0.7%	-100.0%	
Vanderburgh County	54,359,053	52,905,397	42,607,632	-2.7%	-19.5%	2.4%
Armstrong Township	59,207	61,381	63,803	3.7%	3.9%	3.9%
Center Township	809,835	884,913	782,916	9.3%	-11.5%	-11.5%
German Township	167,766	171,809	237,987	2.4%	38.5%	38.5%
Perry Township	385,005	394,865	390,729	2.6%	-1.0%	-1.0%
Knight Township	496,128	440,559	478,717	-11.2%	8.7%	8.7%
Pigeon Township	1,000,677	1,099,177	1,144,035	9.8%	4.1%	4.1%
Scott Township	554,322	512,901	548,685	-7.5%	7.0%	7.0%
Union Township	29,887	29,389	59,508	5.4%	102.5%	102.5%
Evansville Civil City	57,059,298	57,444,952	53,900,854	0.7%	-6.2%	3.1%
Darmstadt Civil Town	90,474	94,858	129,525	4.8%	36.5%	36.5%
Evansville-Vanderburgh School Corporation	96,868,244	95,971,175	38,977,305	-0.9%	-59.4%	-1.0%
Evansville-Vanderburgh County Public Library	10,855,502	11,066,651	11,549,090	1.9%	4.4%	4.4%
Vanderburgh County Solid Waste Mgt. District	0	0	0	0.0%	0.0%	0.0%
Evansville Levee Authority	1,409,911	1,420,275	1,867,721	0.7%	31.5%	31.5%

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.

### Vanderburgh 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 Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Armstrong Township	91.7	86.2	-6.0%	1,942,922	1,325,166	-31.8%	2.1193	1.5374	24.49%	50.55%	7.10%	6.85%	6.64%
Darmstadt Town-Armstrong Twp	2.3	2.0	-16.5%	50,354	32,229	-36.0%	2.1562	1.6519	24.71%	51.79%	7.10%	7.23%	6.94%
Center Township	1302.5	1002.1	-23.1%	27,471,787	15,293,512	-44.3%	2.1092	1.5262	24.60%	50.68%	7.10%	6.89%	6.70%
Evansville City-Center Township	806.1	705.8	-12.4%	25,051,044	18,151,751	-27.5%	3.1075	2.5717	21.56%	54.22%	7.10%	7.97%	8.05%
Darmstadt Town Center Township	3.4	2.4	-30.4%	73,605	39,468	-46.4%	2.1733	1.6736	24.57%	51.70%	7.10%	7.20%	6.91%
German Township	334.4	269.2	-19.5%	7,034,816	4,177,931	-40.6%	2.1034	1.5520	24.76%	51.01%	7.10%	6.99%	6.64%
Darmstadt Town-German Township	0.9	0.8	-18.3%	19,982	12,570	-37.1%	2.1562	1.6606	24.70%	51.80%	7.10%	7.23%	6.92%
Perry Township	617.8	502.0	-18.7%	13,011,317	7,675,427	-41.0%	2.1062	1.5291	24.77%	51.09%	7.10%	7.02%	6.85%
Evansville City-Perry Township	323.6	270.2	-16.5%	10,063,599	6,949,945	-30.9%	3.1095	2.5725	21.60%	54.36%	7.10%	8.01%	8.09%
Knight Township	353.3	331.7	-6.1%	7,436,502	5,071,643	-31.8%	2.1047	1.5292	24.65%	50.74%	7.10%	6.91%	6.73%
Evansville City-Knight Township	2576.1	2227.5	-13.5%	79,874,112	57,070,246	-28.5%	3.1006	2.5621	21.60%	54.27%	7.10%	7.98%	8.06%
Pigeon Township	13.7	12.8	-6.7%	312,599	219,668	-29.7%	2.2761	1.7147	24.26%	52.49%	7.10%	7.44%	7.40%
Evansville City-Pigeon Township	1256.5	1172.4	-6.7%	39,919,448	31,033,621	-22.3%	3.1770	2.6470	21.49%	54.58%	7.10%	8.07%	8.18%
Scott Township	574.6	476.0	-17.2%	12,302,229	7,509,946	-39.0%	2.1410	1.5777	24.38%	50.65%	7.10%	6.88%	6.66%
Darmstadt Town-Scott Township	85.3	64.5	-24.4%	1,845,490	1,073,825	-41.8%	2.1638	1.6661	24.63%	51.72%	7.10%	7.21%	6.88%
Union Township - Real	22.8	19.1	-16.2%	475,478	299,351	-37.0%	2.1823	1.5663	24.23%	50.91%	7.10%	6.96%	6.35%
Union Township - Personal	0.0	3.2		0	55,290		0.0000	1.7341	0.00%	0.00%	7.10%	0.00%	6.35%
<b>County Totals/Averages</b>	<b>8,365.2</b>	<b>7,147.6</b>	<b>-14.6%</b>	<b>226,885,283</b>	<b>155,991,590</b>	<b>-31.2%</b>	<b>2.7126</b>	<b>2.1835</b>	<b>22.57%</b>	<b>52.70%</b>	<b>7.10%</b>	<b>7.51%</b>	<b>7.44%</b>

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.

## Vanderburgh 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	
Vanderburgh County	42,607,632	0	160,620	0	4,722	165,342
Armstrong Township	63,803	0	0	0	27	27
Center Township	782,916	0	448	0	66	513
German Township	237,987	0	0	0	8	8
Perry Township	390,729	0	401	0	34	434
Knight Township	478,717	0	1,076	0	49	1,125
Pigeon Township	1,144,035	0	13,270	0	144	13,414
Scott Township	548,685	0	0	0	4	4
Union Township	59,508	0	0	0	0	0
Evansville Civil City	53,900,854	0	315,825	0	7,387	323,212
Darmstadt Civil Town	129,525	0	0	0	13	13
Evansville-Vanderburgh School Corporation	38,977,305	0	147,403	0	4,326	151,728
Evansville-Vanderburgh County Public Library	11,549,090	0	43,673	0	1,282	44,955
Vanderburgh County Solid Waste Mgt. District	0	0	0	0	0	0
Evansville Levee Authority	1,867,721	0	7,061	0	207	7,268
City of Evansville Redevelopment	0	0	0	0	0	0
Vanderburgh County Redevelopment	0	0	0	0	0	0
<b>Total - All Taxing Units</b>	<b>152,738,507</b>	<b>0</b>	<b>689,777</b>	<b>0</b>	<b>18,269</b>	<b>708,045</b>

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.

Circuit breaker data adjusted for reinstatement of county homestead credit