

2013 Vigo County Property Tax Report with Comparison to 2012

Legislative Services Agency

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This report describes property tax changes in Vigo 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 Vigo County.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2013	-7.3%	\$103,596,468	\$3,496,215,901	19.8%
Change		0.6%	-4.0%	
2012	5.3%	\$103,016,910	\$3,642,993,114	17.1%

Comparable Homestead Property Tax Changes in Vigo County

The total tax bill for all taxpayers in Vigo County decreased by 7.3% in 2013. The main reason was a 4.0% reassessment year decrease in certified net assessed value. This increased tax rates despite the modest 0.6% increase in the levy, and the higher tax rates caused an increase in tax cap credits as a percent of the levy to 19.8% in 2013 from 17.1% in 2012. Since the levy was only slightly changed, the rise in tax cap credits reduced tax bills.

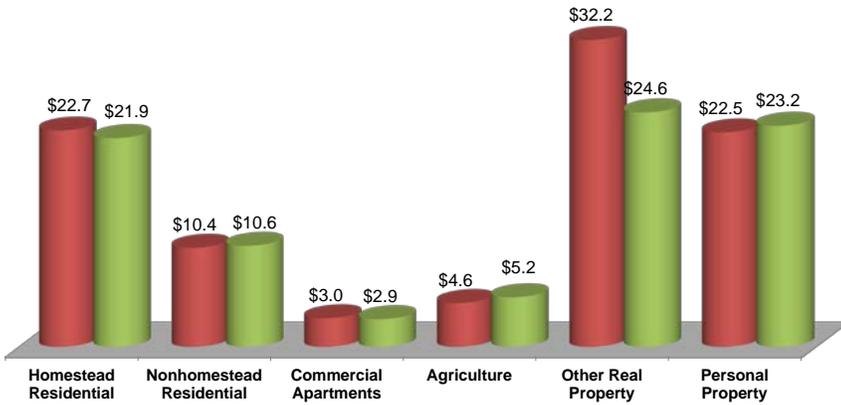
Vigo County homeowners experienced a 3.7% decrease in property tax bills in 2013. This was due to a decline in homestead net assessed value which offset an increase in property tax rates. Statewide, the average homeowner's tax bill was almost unchanged.

	2012 to 2013	
	Number of Homesteads	% Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	11,976	46.1%
No Change	1,592	6.1%
Lower Tax Bill	12,386	47.7%
Average Change in Tax Bill	-3.7%	
Detailed Change in Tax Bill		
20% or More	3,816	14.7%
10% to 19%	2,760	10.6%
1% to 9%	5,400	20.8%
-1% to 1%	1,592	6.1%
-1% to -9%	5,529	21.3%
-10% to -19%	3,581	13.8%
-20% or More	3,276	12.6%
Total	25,954	100.0%

Note: Percentages may not total due to rounding.

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

■ 2012 - Total \$95.4 ■ 2013 - Total \$88.4



In Vigo County most net property taxes were paid by business (other real and personal) and homestead property owners in 2013. Total net property taxes decreased 7.3%, compared to an average 2.1% increase statewide. Agriculture saw the biggest increase, while business real net taxes decreased by the largest percentage.

Property tax rates increased in all but one of the 25 Vigo County tax districts in 2013. The average tax rate rose by 5.0% because of a small levy increase and a decrease in net assessed value. Statewide, the average tax rate increased by 4.2%.

The total levies of all government units in Vigo County increased by 0.6%, compared to a 3.7% statewide levy increase. Detailed levy changes for local governments in Vigo 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	\$2,744,328,310	\$2,638,927,849	-3.8%	\$1,031,371,815	\$963,130,906	-6.6%
Other Residential	664,761,000	664,437,900	0.0%	658,744,593	660,758,363	0.3%
Ag Business/Land	251,360,700	276,286,200	9.9%	247,838,922	272,827,534	10.1%
Business Real/Personal	2,727,702,301	2,349,947,340	-13.8%	2,059,349,731	1,809,073,041	-12.2%
Total	\$6,388,152,311	\$5,929,599,289	-7.2%	\$3,997,305,061	\$3,705,789,844	-7.3%

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.

Vigo County's total billed net assessed value decreased substantially, by 7.3% in 2013. Declines in business real and personal property assessments were the main reason. Net assessed value for all of Indiana was nearly unchanged, rising by only 0.1%.

Tax Cap Category	2012	2013	Difference	% Change
1%	\$4,036,550	\$4,275,229	\$238,680	5.9%
2%	7,020,674	9,012,717	1,992,043	28.4%
3%	7,348,702	8,405,630	1,056,927	14.4%
Elderly	207,552	172,079	-35,474	-17.1%
Total	\$18,613,478	\$21,865,655	\$3,252,176	17.5%
% of Levy	17.1%	19.8%		

Total tax cap credits in Vigo County were \$21.9 million, which was 19.8% of the levy. This was one of the ten largest credit percentages in the state. The state average was 10.9%, but the median or typical county saw credits equal to 4.2% of its levy. Tax rates were the main determinant of tax cap credits. Vigo

County's average tax rate was higher than the statewide average rate. Most of the tax cap credits in Vigo County were in the 2% nonhomestead residential/farmland category and the 3% business category. A later table shows tax cap credits by category for each local government unit.

Tax cap credits in Vigo County increased \$3,252,176 between 2012 and 2013. Credits as a share of the total levy rose from 17.1% in 2012 to 19.8% in 2013.

Vigo County Levy Comparison by Taxing Unit

Taxing Unit	2009	2010	2011	2012	2013	% Change			
						2009 - 2010	2010 - 2011	2011 - 2012	2012 - 2013
County Total	98,329,769	99,042,059	99,473,011	103,016,910	103,596,468	0.7%	0.4%	3.6%	0.6%
Vigo County	25,349,846	25,406,883	26,276,510	26,641,209	27,410,333	0.2%	3.4%	1.4%	2.9%
Fayette Township	81,252	85,613	90,288	93,124	45,821	5.4%	5.5%	3.1%	-50.8%
Harrison Township	595,999	617,595	630,685	652,359	661,076	3.6%	2.1%	3.4%	1.3%
Honey Creek Township	34,598	35,892	36,458	37,875	37,101	3.7%	1.6%	3.9%	-2.0%
Linton Township	50,537	52,532	53,570	55,479	56,091	3.9%	2.0%	3.6%	1.1%
Lost Creek Township	95,228	98,718	100,869	100,863	99,196	3.7%	2.2%	0.0%	-1.7%
Nevins Township	55,849	57,171	58,031	57,714	60,429	2.4%	1.5%	-0.5%	4.7%
Otter Creek Township	212,220	217,096	213,457	215,177	220,298	2.3%	-1.7%	0.8%	2.4%
Pierson Township	78,580	67,910	66,883	69,261	68,129	-13.6%	-1.5%	3.6%	-1.6%
Prairie Creek Township	14,004	16,371	16,917	17,014	16,724	16.9%	3.3%	0.6%	-1.7%
Prairieton Township	14,320	14,882	15,145	15,710	15,667	3.9%	1.8%	3.7%	-0.3%
Riley Township	23,589	24,502	24,900	25,794	26,169	3.9%	1.6%	3.6%	1.5%
Sugar Creek Township	198,799	206,437	210,510	217,757	220,438	3.8%	2.0%	3.4%	1.2%
Terre Haute Civil City	26,549,975	27,618,996	28,424,624	28,207,081	30,176,595	4.0%	2.9%	-0.8%	7.0%
Riley Civil Town	17,647	18,196	18,721	19,371	19,797	3.1%	2.9%	3.5%	2.2%
Seelyville Civil Town	51,757	53,803	54,847	55,001	57,569	4.0%	1.9%	0.3%	4.7%
West Terre Haute Civil Town	450,109	443,890	479,907	481,400	502,658	-1.4%	8.1%	0.3%	4.4%
Vigo County School Corp	27,870,570	27,102,357	27,389,922	27,828,825	27,088,681	-2.8%	1.1%	1.6%	-2.7%
Vigo County Public Library	4,820,393	5,003,457	5,188,497	5,336,985	5,429,623	3.8%	3.7%	2.9%	1.7%
Terre Haute Sanitary	7,776,807	7,723,942	5,613,489	8,322,914	6,765,904	-0.7%	-27.3%	48.3%	-18.7%
Hulman Field Airport	1,190,837	1,244,551	1,302,692	1,344,265	1,325,066	4.5%	4.7%	3.2%	-1.4%
Honey Creek Fire Protection	1,787,364	1,816,969	1,857,994	1,873,321	1,918,384	1.7%	2.3%	0.8%	2.4%
New Goshen Fire Protection District	124,029	113,116	120,498	121,549	122,540	-8.8%	6.5%	0.9%	0.8%
Lost Creek Fire Protection District	90,710	92,941	98,061	98,316	102,738	2.5%	5.5%	0.3%	4.5%
Prairieton Fire Protection District	64,191	201,829	203,171	208,900	206,778	214.4%	0.7%	2.8%	-1.0%
Riley Fire Protection District	324,888	333,359	423,347	432,727	422,361	2.6%	27.0%	2.2%	-2.4%
Clay-Owen-Vigo Solid Waste Mgmt Dist	0	0	0	0	0				
Sugar Creek Township Fire District	405,671	373,051	503,018	486,919	520,302	-8.0%	34.8%	-3.2%	6.9%
Vigo County Redevelopment Commission	0	0	0	0	0				
Terre Haute Redevelopment Commission	0	0	0	0	0				

Vigo County 2013 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates						Net Tax Rate, Homesteads
			LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	
84001	Fayette Township	1.7696	--	--	--	--	--	--	1.7696
84002	Terre Haute City-Harrison Twp	4.0143	--	--	--	--	--	--	4.0143
84003	Honey Creek Township	2.0474	--	--	--	--	--	--	2.0474
84004	Honey Creek Township-Sanitary	2.3326	--	--	--	--	--	--	2.3326
84005	Terre Haute City-Honey Creek Twp	3.9655	--	--	--	--	--	--	3.9655
84006	Linton Township	1.8259	--	--	--	--	--	--	1.8259
84007	Lost Creek Township	1.8382	--	--	--	--	--	--	1.8382
84008	Lost Creek Township-Sanitary	2.1234	--	--	--	--	--	--	2.1234
84009	Terre Haute City-Lost Creek Twp	3.9891	--	--	--	--	--	--	3.9891
84010	Seelyville Town	2.4022	--	--	--	--	--	--	2.4022
84011	Nevins Township	1.8521	--	--	--	--	--	--	1.8521
84012	Otter Creek Township	1.8267	--	--	--	--	--	--	1.8267
84013	Otter Creek Township-Sanitary	2.1119	--	--	--	--	--	--	2.1119
84014	Terre Haute City-Otter Creek Twp	3.9748	--	--	--	--	--	--	3.9748
84015	Pierson Township	1.8358	--	--	--	--	--	--	1.8358
84016	Prairie Creek Township	2.0243	--	--	--	--	--	--	2.0243
84017	Prairieton Township	2.0329	--	--	--	--	--	--	2.0329
84018	Riley Township	2.1103	--	--	--	--	--	--	2.1103
84019	Riley Township-Sanitary	2.3955	--	--	--	--	--	--	2.3955
84020	Riley Town	2.4636	--	--	--	--	--	--	2.4636
84021	Sugar Creek Township	2.1162	--	--	--	--	--	--	2.1162
84022	West Terre Haute Town	3.5770	--	--	--	--	--	--	3.5770
84023	Terre Haute City - Riley Twp	3.9814	--	--	--	--	--	--	3.9814
84024	Linton Township - Sanitary	2.3455	--	--	--	--	--	--	2.3455
84025	Fayette New Goshen Fire	1.8712	--	--	--	--	--	--	1.8712

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.

Vigo 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>	4,268,657	8,651,809	7,506,577	171,832	20,598,876	103,596,468	19.9%
<i>TIF Total</i>	6,572	360,908	899,052	246	1,266,779	6,621,558	19.1%
<i>County Total</i>	4,275,229	9,012,717	8,405,630	172,079	21,865,655	110,218,026	19.8%
Vigo County	926,518	1,783,576	1,473,033	43,421	4,226,548	27,410,333	15.4%
Fayette Township	5	0	0	30	35	45,821	0.1%
Harrison Township	22,952	95,403	73,775	1,477	193,608	661,076	29.3%
Honey Creek Township	979	1,134	2,063	33	4,210	37,101	11.3%
Linton Township	38	2	0	52	92	56,091	0.2%
Lost Creek Township	14,459	5,341	2,179	95	22,075	99,196	22.3%
Nevins Township	127	0	0	98	226	60,429	0.4%
Otter Creek Township	130	1,392	4	577	2,103	220,298	1.0%
Pierson Township	133	0	0	21	154	68,129	0.2%
Prairie Creek Township	8	115	0	30	153	16,724	0.9%
Prairieon Township	23	99	0	57	178	15,667	1.1%
Riley Township	1,147	508	155	32	1,842	26,169	7.0%
Sugar Creek Township	633	6,084	3,530	348	10,596	220,438	4.8%
Terre Haute Civil City	1,752,153	3,794,218	3,550,622	55,066	9,152,060	30,176,595	30.3%
Riley Civil Town	0	1,064	0	36	1,100	19,797	5.6%
Seelyville Civil Town	71	2,885	0	200	3,156	57,569	5.5%
West Terre Haute Civil Town	1,995	57,778	47,574	565	107,912	502,658	21.5%
Vigo County School Corp	915,645	1,762,647	1,455,747	42,912	4,176,951	27,088,681	15.4%
Vigo County Public Library	183,531	353,303	291,788	8,601	837,223	5,429,623	15.4%
Terre Haute Sanitary	328,465	624,391	526,565	12,188	1,491,609	6,765,904	22.0%
Hulman Field Airport	44,790	86,221	71,209	2,099	204,319	1,325,066	15.4%
Honey Creek Fire Protection	53,716	50,707	0	1,785	106,209	1,918,384	5.5%
New Goshen Fire Protection District	29	0	0	112	141	122,540	0.1%
Lost Creek Fire Protection District	1,103	1,345	0	132	2,579	102,738	2.5%
Prairieon Fire Protection District	187	1,370	0	531	2,088	206,778	1.0%
Riley Fire Protection District	18,327	7,868	0	513	26,708	422,361	6.3%
Clay-Owen-Vigo Solid Waste Mgmt Dist	0	0	0	0	0	0	
Sugar Creek Township Fire District	1,494	14,358	8,331	821	25,003	520,302	4.8%
Vigo County Redevelopment Commission	0	0	0	0	0	0	
Terre Haute Redevelopment Commission	0	0	0	0	0	0	
TIF - Terre Haute City Harrison - 002	3,974	64,207	571,189	0	639,370	2,601,906	24.6%
TIF - Honey Creek Twp - 003	0	0	0	0	0	0	
TIF - Lost Creek Twp - 007	0	0	0	0	0	13,188	0.0%
TIF - Lost Creek Twp San - 008	0	598	320,545	0	321,144	20,193	1590.4%
TIF - Terre Haute City Lost - 009	669	293,029	0	0	293,697	1,996,089	14.7%
TIF - Riley Twp - 018	1,929	925	0	246	3,101	98,952	3.1%
TIF - Riley Twp San - 019	0	674	268	0	942	10,241	9.2%
TIF - West Terre Haute Town - 022	0	0	7,050	0	7,050	1,663	423.9%
TIF - Terre Haute City Riley - 023	0	1,475	0	0	1,475	36,365	4.1%
TIF - Linton Twp San - 024	0	0	0	0	0	1,842,961	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.