

PROPERTY TAXES IN WAYNE COUNTY, INDIANA, 2007-2008



Legislative Services Agency

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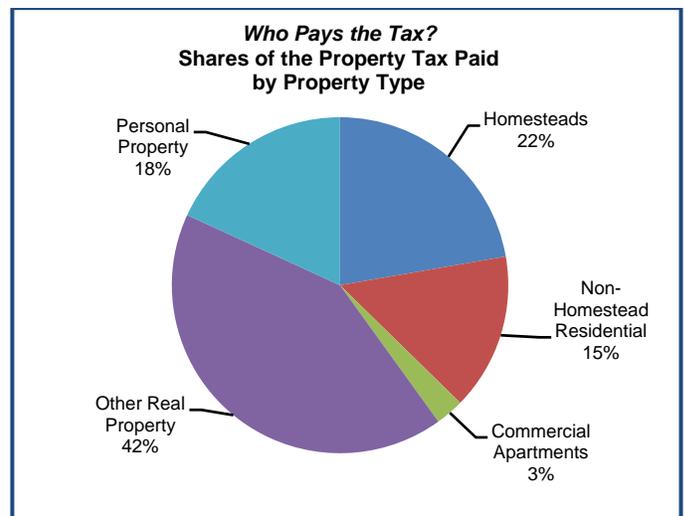
The Indiana General Assembly enacted major property tax reforms in 2008. These reforms are intended to provide substantial tax relief to homeowners. Starting in 2009, property taxes for the school general fund, county welfare funds, and several other funds will be eliminated, and their costs taken over by the state. Homeowners will also receive a substantial new deduction from their home assessments. And “circuit breakers” will limit homeowner tax bills to a fixed percentage of their assessments, 1.5% in 2009 and 1% beginning in 2010. The circuit breaker for homeowners is 2% in 2008.

In 2008, substantial tax relief is provided through an added homestead credit. The credit will be financed with payments from the new race track casinos and from the added sales tax. Statewide, this amounts to added property tax relief of \$870 million. Homeowner taxes should fall by about one-third. Each county is different, however. Homeowner tax bills depend on changes in the homestead’s assessment and the assessments of other property, on changes in local government tax collections, on new local income tax adoptions, as well as on added state credits. Wayne County did not adopt a new local option income tax for 2008.

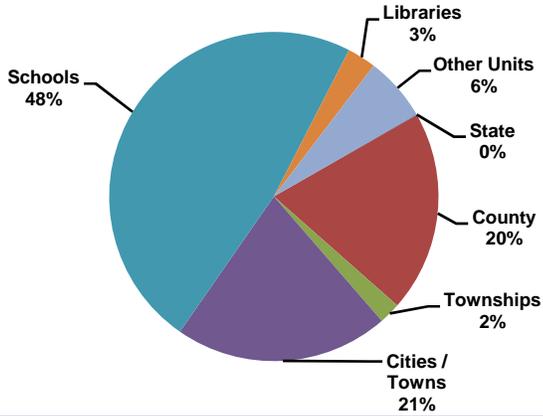
In Wayne County, the average homeowner saw their tax bill decrease by 40.8% for 2008, with 98.2% of homeowners seeing decreases. Without the added homestead credit, the average tax bill would have increased by 3.3%, and 68.2% of homeowners would have seen tax bill increases.

In Wayne County, 22% of property taxes are paid by homeowners (homesteads are primary residences, occupied by their owners); 15% are paid by owners of smaller rental housing units or owners of second homes (non-homestead residential); 3% are paid by owners of larger rental housing units (commercial apartments); and 60% are paid by other agricultural, commercial, industrial, or utility businesses on their real property (land and buildings) or on their personal property (equipment).

Change in Tax Bill	With Added 2008 Homestead Credit		Illustrated Without Added 2008 Homestead Credit	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or more	77	0.4%	650	3.6%
10% to 19%	28	0.2%	1,479	8.1%
1% to 9%	56	0.3%	10,348	56.5%
0%	171	0.9%	188	1.0%
-1% to -9%	126	0.7%	4,532	24.8%
-10% to -19%	286	1.6%	614	3.4%
-20% to -29%	1,101	6.0%	189	1.0%
-30% to -39%	3,997	21.8%	121	0.7%
-40% to -49%	11,144	60.9%	57	0.3%
-50% to -59%	982	5.4%	41	0.2%
-60% to -69%	197	1.1%	32	0.2%
-70% to -79%	77	0.4%	17	0.1%
-80% to -89%	30	0.2%	11	0.1%
-90% to -99%	14	0.1%	7	0.0%
-100%	16	0.1%	16	0.1%
Total	18,302	100.0%	18,302	100.0%
Higher Tax Bill	161	0.9%	12,477	68.2%
No Change	171	0.9%	188	1.0%
Lower Tax Bill	17,970	98.2%	5,637	30.8%
Average Change in Tax Bill	-40.8%		3.3%	



Who Gets the Revenue?
Property Tax Levies by Government Type



On average, Wayne County property tax levies increased 1.6% from 2007 to 2008. This is lower than the expected statewide average increase of 5%. The largest levy increases were in the Centerville-Abington Community School Corporation debt service and general funds, and several Richmond City funds. The county saw a levy decrease, mostly in welfare funds.

In Wayne County, school corporations received 48% of all property taxes. The county, the city, and towns receive most of the rest. Townships, library districts, special districts, and the state receive a small share of property taxes.

In 2009 the school and county shares of property tax revenue will decrease significantly when the state takes over the school general fund and county welfare levies.

Changes in Property Tax Levies from 2007 to 2008
by Governmental Units in Wayne County

Taxing Unit	2007	2008	Change	Taxing Unit	2007	2008	Change
	Levy	Levy			Levy	Levy	
County Total	\$81,576,603	\$82,868,889	1.6%				
State Unit	61,252	63,687	4.0%	East Germantown Civil Town	9,628	10,262	6.6%
Wayne County	17,140,361	16,386,005	-4.4%	Economy Civil Town	18,035	18,586	3.1%
Abington Township	48,224	50,885	5.5%	Fountain City Civil Town	106,294	111,085	4.5%
Boston Township	51,146	82,398	61.1%	Greens Fork Civil Town	58,199	59,846	2.8%
Center Township	81,409	84,796	4.2%	Hagerstown Civil Town	627,043	646,579	3.1%
Clay Township	49,262	51,205	3.9%	Milton Civil Town	54,553	57,797	5.9%
Dalton Township	14,182	8,249	-41.8%	Mount Auburn Civil Town	7,294	7,367	1.0%
Franklin Township	36,294	38,128	5.1%	Spring Grove Civil Town	74,632	75,385	1.0%
Greene Township	59,217	60,606	2.3%	Nettle Creek School Corporation	3,733,125	3,724,815	-0.2%
Harrison Township	16,339	20,148	23.3%	Western Wayne School Corporation	3,206,540	3,346,611	4.4%
Jackson Township	101,700	105,300	3.5%	Centerville-Abington Community School Corporation	5,766,090	6,577,015	14.1%
Jefferson Township	82,622	78,961	-4.4%	Northeastern Wayne School Corporation	3,314,799	3,419,485	3.2%
New Garden Township	56,871	58,380	2.7%	Richmond Community School Corporation	22,625,971	22,613,573	-0.1%
Perry Township	44,447	45,852	3.2%	Cambridge City Public Library	125,042	123,516	-1.2%
Washington Township	28,086	29,794	6.1%	Centerville Public Library	380,363	320,665	-15.7%
Wayne Township	941,941	967,394	2.7%	Dublin Public Library	15,273	16,589	8.6%
Webster Township	64,266	64,454	0.3%	Hagerstown Public Library	173,584	180,995	4.3%
Richmond Civil City	14,845,196	15,363,326	3.5%	Richmond-Morrisson-Reeves Public Library	1,556,806	1,591,754	2.2%
Boston Civil Town	1,965	2,042	3.9%	Wayne County Contractual Library	104,778	108,817	3.9%
Cambridge City Civil Town	530,194	550,285	3.8%	Richmond Sanitary	4,648,147	4,956,066	6.6%
Centerville Civil Town	475,112	476,016	0.2%	Richmond Redevelopment Commission	199,466	267,779	34.2%
Dublin Civil Town	40,855	46,391	13.6%				