

2009 WAYNE COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

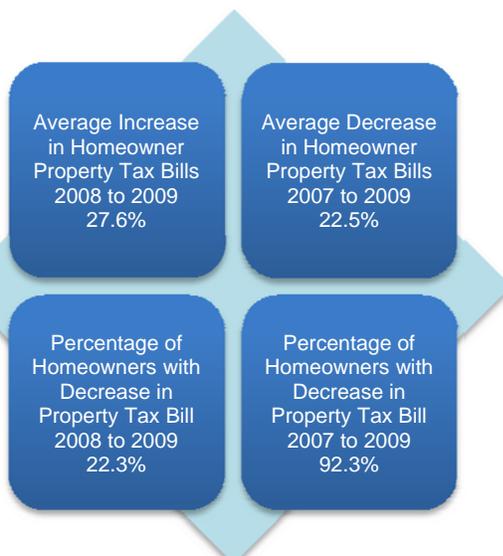


Legislative Services Agency

March 2010

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 Wayne 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	7,257	42.8%	807	4.8%
10% to 19%	2,994	17.7%	138	0.8%
1% to 9%	2,789	16.4%	205	1.2%
0%	143	0.8%	150	0.9%
-1% to -9%	1,381	8.1%	401	2.4%
-10% to -19%	535	3.2%	2,238	13.2%
-20% to -29%	246	1.5%	5,166	30.5%
-30% to -39%	181	1.1%	3,098	18.3%
-40% to -49%	212	1.2%	2,632	15.5%
-50% to -59%	182	1.1%	547	3.2%
-60% to -69%	140	0.8%	313	1.8%
-70% to -79%	125	0.7%	290	1.7%
-80% to -89%	105	0.6%	217	1.3%
-90% to -99%	83	0.5%	179	1.1%
-100%	590	3.5%	582	3.4%
Total	16,963	100.0%	16,963	100.0%
Higher Tax Bill	13,040	76.9%	1,150	6.8%
No Change	143	0.8%	150	0.9%
Lower Tax Bill	3,780	22.3%	15,663	92.3%
Average Change in Tax Bill	27.6%		-22.5%	

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 30.7% 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 14.4% 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 7.1% 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 90 counties reporting.)

Factors Affecting Homeowner Tax Bills	Wayne County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-14.7%	-14.4%
Gross Tax Levy, 2008 to 2009 (% change)	-30.3%	-30.7%
State PTRC Percentage, 2008	22.3%	20.1%
Total State Homestead Credit, 2008	52.8%	39.5%
Total State Homestead Credit, 2009	7.8%	7.1%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 90 counties available March, 2010

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Average homeowner tax bills in Wayne County increased by 27.6%. Wayne taxpayers saw a much larger than average homestead credit percentage in 2008. The credit in 2009 dropped to near the state average. The loss of this tax relief is the main reason Wayne homeowners saw a large tax increase in 2009. Wayne did not adopt a local option income tax for property tax relief, and few Wayne County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Wayne County, as they were in most Indiana counties.

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.

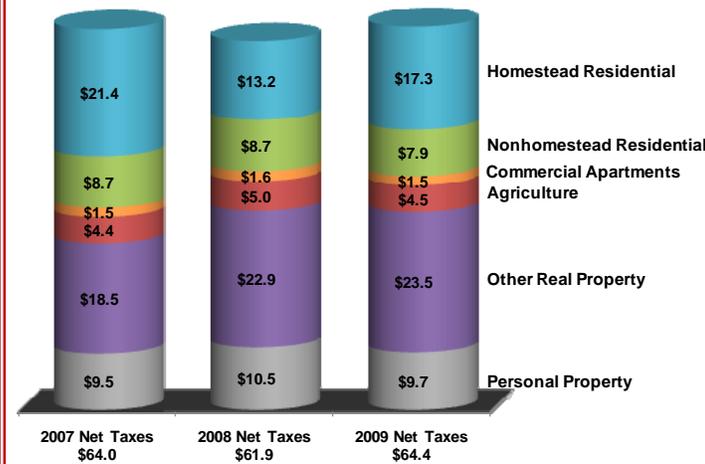
State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced –

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.

Comparison of Net Property Tax Bills by Property Type Wayne County (In Millions)



In Wayne County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 9.2% decline in average property tax bills. Average tax bills on commercial apartments decreased 6.3%. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 10.0% average tax decrease. Other commercial, industrial, and utility real property average tax bills increased 2.6%. Personal property, which is largely business equipment, saw a 7.6% 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 Wayne County \$1,476,385

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



Wayne 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	\$81,576,603	\$82,868,889	\$58,480,756	1.6%	-29.4%	-2.5%
State Unit	61,252	63,687	0	4.0%	-100.0%	
Wayne County	17,140,361	16,386,005	15,877,344	-4.4%	-3.1%	6.6%
Abington Township	48,224	50,885	50,691	5.5%	-0.4%	-0.4%
Boston Township	51,146	82,398	81,528	61.1%	-1.1%	-1.1%
Center Township	81,409	84,796	86,774	4.2%	2.3%	2.3%
Clay Township	49,262	51,205	51,117	3.9%	-0.2%	-0.2%
Dalton Township	14,182	8,249	8,229	-41.8%	-0.2%	-0.2%
Franklin Township	36,294	38,128	39,554	5.1%	3.7%	3.7%
Greene Township	59,217	60,606	62,920	2.3%	3.8%	3.8%
Harrison Township	16,339	20,148	20,980	23.3%	4.1%	4.1%
Jackson Township	101,700	105,300	103,463	3.5%	-1.7%	-1.7%
Jefferson Township	82,622	78,961	82,214	-4.4%	4.1%	4.1%
New Garden Township	56,871	58,380	59,691	2.7%	2.2%	2.2%
Perry Township	44,447	45,852	46,113	3.2%	0.6%	0.6%
Washington Township	28,086	29,794	29,276	6.1%	-1.7%	-1.7%
Wayne Township	941,941	967,394	993,777	2.7%	2.7%	2.7%
Webster Township	64,266	64,454	70,086	0.3%	8.7%	8.7%
Richmond Civil City	14,845,196	15,363,326	13,779,842	3.5%	-10.3%	-0.5%
Boston Civil Town	1,965	2,042	2,100	3.9%	2.8%	2.8%
Cambridge City Civil Town	530,194	550,285	558,507	3.8%	1.5%	1.5%
Centerville Civil Town	475,112	476,016	504,848	0.2%	6.1%	6.1%
Dublin Civil Town	40,855	46,391	46,855	13.6%	1.0%	1.0%
East Germantown Civil Town	9,628	10,262	10,955	6.6%	6.8%	6.8%
Economy Civil Town	18,035	18,586	19,162	3.1%	3.1%	3.1%
Fountain City Civil Town	106,294	111,085	114,503	4.5%	3.1%	3.1%
Greens Fork Civil Town	58,199	59,846	62,130	2.8%	3.8%	3.8%
Hagerstown Civil Town	627,043	646,579	661,247	3.1%	2.3%	2.3%
Milton Civil Town	54,553	57,797	58,862	5.9%	1.8%	1.8%
Mount Auburn Civil Town	7,294	7,367	6,076	1.0%	-17.5%	-17.5%
Spring Grove Civil Town	74,632	75,385	78,372	1.0%	4.0%	4.0%
Whitewater Civil Town	0	0	0	0.0%	0.0%	0.0%
Nettle Creek School Corporation	3,733,125	3,724,815	1,991,289	-0.2%	-46.5%	-3.8%
Western Wayne School Corporation	3,206,540	3,346,611	1,825,794	4.4%	-45.4%	-7.1%
Centerville-Abington Community School Corp	5,766,090	6,577,015	3,463,382	14.1%	-47.3%	-19.2%
Northeastern Wayne School Corporation	3,314,799	3,419,485	1,992,816	3.2%	-41.7%	2.1%
Richmond Community School Corporation	22,625,971	22,613,573	8,624,174	-0.1%	-61.9%	-10.5%
Cambridge City Public Library	125,042	123,516	127,950	-1.2%	3.6%	3.6%
Centerville Public Library	380,363	320,665	355,839	-15.7%	11.0%	11.0%
Dublin Public Library	15,273	16,589	16,899	8.6%	1.9%	1.9%
Hagerstown Public Library	173,584	180,995	185,670	4.3%	2.6%	2.6%
Richmond-Morrisson-Reeves Public Library	1,556,806	1,591,754	1,186,225	2.2%	-25.5%	-25.5%
Wayne County Contractual Library	104,778	108,817	76,445	3.9%	-29.7%	-29.7%
Richmond Sanitary District	4,648,147	4,956,066	5,067,057	6.6%	2.2%	2.2%
W. U. R. Solid Waste Management District	0	0	0	0.0%	0.0%	0.0%
Richmond Redevelopment Commission	199,466	267,779	0	34.2%	-100.0%	-100.0%

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.

Wayne 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	Rate-Real	2008	2009	2008	2009
	Abington Town ship	42.5	34.7	-18.3%	1,199,363	760,832	-36.6%	2.8244	2.1931	19.84%	45.22%	7.79%	0.00%
Boston Town ship	52.3	45.0	-13.9%	1,126,916	670,456	-40.5%	2.1564	1.4895	25.82%	49.93%	7.79%	0.00%	0.00%
Boston Town	2.9	2.2	-21.4%	59,682	31,949	-46.5%	2.0892	1.4222	26.76%	51.20%	7.79%	0.00%	0.00%
Center Town ship	126.7	107.5	-15.1%	3,584,932	2,395,116	-33.2%	2.8297	2.2279	19.55%	44.55%	7.79%	0.00%	0.00%
Center Town ship - Sanitary	78.2	58.7	-25.0%	2,460,396	1,524,463	-38.0%	3.1443	2.5969	19.36%	46.87%	7.79%	0.00%	0.00%
Richmond City -Center Tw p	15.5	12.8	-17.6%	656,218	470,062	-28.4%	4.2211	3.6681	18.49%	51.02%	7.79%	0.00%	0.00%
Centerville Town	66.6	52.1	-21.8%	2,354,104	1,658,157	-29.6%	3.5325	3.1834	18.59%	47.66%	7.79%	0.00%	0.00%
Clay Town ship	35.2	31.7	-9.9%	821,437	579,125	-29.5%	2.3325	1.8243	22.58%	48.43%	7.79%	0.00%	0.00%
Greens Fork Town	5.4	4.3	-19.7%	179,861	136,411	-24.2%	3.3523	3.1663	21.18%	54.67%	7.79%	0.00%	0.00%
Dalton Town ship	23.1	20.2	-12.8%	514,079	343,838	-33.1%	2.2247	1.7059	22.95%	47.80%	7.79%	0.00%	0.00%
Franklin Town ship	60.9	52.6	-13.7%	1,390,389	977,998	-29.7%	2.2814	1.8603	23.98%	49.13%	7.79%	0.00%	0.00%
Whitewater Town	1.3	0.9	-33.4%	29,424	15,806	-46.3%	2.2307	1.7992	24.15%	48.77%	7.79%	0.00%	0.00%
Greene Town ship	47.9	43.2	-9.7%	1,123,673	835,722	-25.6%	2.3469	1.9324	23.70%	49.40%	7.79%	0.00%	0.00%
Harrison Town ship	23.1	21.9	-5.2%	526,553	386,167	-26.7%	2.2771	1.7619	22.62%	47.74%	7.79%	0.00%	0.00%
Jackson Town ship	68.2	59.4	-12.8%	1,659,391	1,145,699	-31.0%	2.4346	1.9276	23.02%	48.39%	7.79%	0.00%	0.00%
Cambridge City Town	53.7	45.4	-15.5%	1,862,887	1,429,733	-23.3%	3.4719	3.1526	21.01%	53.18%	7.79%	0.00%	0.00%
Dublin Town	13.9	10.6	-23.8%	390,577	258,178	-33.9%	2.8028	2.4299	22.09%	50.40%	7.79%	0.00%	0.00%
East Germantown Town	5.4	4.5	-17.8%	141,582	96,093	-32.1%	2.5993	2.1459	22.69%	49.69%	7.79%	0.00%	0.00%
Mount Auburn Town	3.2	2.6	-17.4%	83,519	55,636	-33.4%	2.6454	2.1339	22.69%	50.24%	7.79%	0.00%	0.00%
Jefferson Town ship	68.5	59.9	-12.6%	1,637,622	1,147,842	-29.9%	2.3897	1.9171	22.43%	48.84%	7.79%	0.00%	0.00%
Hagerstown Town	59.0	49.4	-16.3%	2,041,961	1,596,226	-21.8%	3.4617	3.2312	20.32%	53.07%	7.79%	0.00%	0.00%
New Garden Town ship	51.2	45.5	-11.2%	1,188,931	866,672	-27.1%	2.3230	1.9065	23.76%	49.21%	7.79%	0.00%	0.00%
Fountain City Town	15.3	11.5	-24.9%	457,304	326,573	-28.6%	2.9975	2.8504	22.47%	53.74%	7.79%	0.00%	0.00%
Perry Town ship	28.0	24.6	-11.9%	657,903	456,261	-30.6%	2.3503	1.8510	22.32%	47.99%	7.79%	0.00%	0.00%
Economy Town	2.5	1.9	-25.9%	75,617	51,423	-32.0%	2.9784	2.7349	21.65%	53.08%	7.79%	0.00%	0.00%
Washington Town ship	55.4	48.8	-12.0%	1,329,362	918,969	-30.9%	2.3976	1.8841	23.03%	47.89%	7.79%	0.00%	0.00%
Milton Town	7.5	5.7	-24.6%	236,641	164,709	-30.4%	3.1453	2.9046	21.51%	52.05%	7.79%	0.00%	0.00%
Wayne Town ship	134.7	111.4	-17.4%	3,151,657	1,898,202	-39.8%	2.3391	1.7047	25.56%	52.47%	7.79%	0.00%	0.00%
Wayne Town ship - Sanitary	64.1	53.6	-16.4%	1,700,169	1,110,648	-34.7%	2.6537	2.0737	24.63%	54.39%	7.79%	0.00%	0.00%
Richmond City -Wayne Tw p	1469.0	1268.3	-13.7%	51,674,039	36,503,758	-29.4%	3.5177	2.8781	22.48%	56.54%	7.79%	0.00%	0.00%
Spring Grove Town	19.6	15.0	-23.3%	550,346	345,918	-37.1%	2.8064	2.3008	24.00%	54.46%	7.79%	0.00%	0.00%
Webster Town ship	45.1	36.7	-18.7%	1,065,178	725,349	-31.9%	2.3637	1.9789	23.69%	49.62%	7.79%	0.00%	0.00%
Richmond Boston Tw p Airport	0.0	0.0	-11.8%	333	240	-28.1%	3.4334	2.7997	0.00%	27.68%	7.79%	0.00%	0.00%
Richmond City-Webster Tw p	0.0	0.0	3.0%	574	531	-7.5%	3.6552	3.2837	21.04%	55.02%	7.79%	0.00%	0.00%
County Totals/Averages	2,745.9	2,342.5	-14.7%	85,932,621	59,884,759	-30.3%	3.1229	2.5555	22.33%	52.85%	7.79%	0.00%	0.00%

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.

Wayne 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		
Wayne County	15,877,344	2,654	335,374	1,951	8,538	348,517	
Abington Town ship	50,691	0	0	0	11	11	
Boston Town ship	81,528	0	0	0	0	0	
Center Town ship	86,774	2	883	42	48	973	
Clay Town ship	51,117	0	124	0	14	138	
Dalton Town ship	8,229	0	0	0	0	0	
Franklin Town ship	39,554	0	0	0	30	30	
Greene Town ship	62,920	0	0	0	12	12	
Harrison Town ship	20,980	0	0	0	0	0	
Jackson Town ship	103,463	7	1,738	0	13	1,757	
Jefferson Town ship	82,214	27	1,224	0	72	1,322	
New Garden Town ship	59,691	0	242	0	52	294	
Perry Town ship	46,113	0	35	0	0	35	
Washington Town ship	29,276	0	88	0	3	90	
Wayne Town ship	993,777	110	13,347	0	492	13,949	
Webster Town ship	70,086	0	0	0	192	192	
Richmond Civil City	13,779,842	3,379	412,198	3,104	7,296	425,977	
Boston Civil Town	2,100	0	0	0	0	0	
Cambridge City Civil Town	558,507	115	30,805	0	161	31,081	
Centerville Civil Town	504,848	114	40,610	0	268	40,992	
Dublin Civil Town	46,855	0	0	0	0	0	
East Germantown Civil Town	10,955	0	0	0	0	0	
Economy Civil Town	19,162	0	690	0	0	690	
Fountain City Civil Town	114,503	0	5,415	0	251	5,665	
Greens Fork Civil Town	62,130	0	5,969	0	0	5,969	
Hagerstown Civil Town	661,247	762	34,570	0	1,557	36,889	
Milton Civil Town	58,862	0	4,596	0	1	4,597	
Mount Auburn Civil Town	6,076	0	0	0	0	0	
Spring Grove Civil Town	78,372	0	0	0	26	26	
Whitewater Civil Town	0	0	0	0	0	0	
Nettle Creek School Corporation	1,991,289	530	28,532	0	1,323	30,384	
Western Wayne School Corporation	1,825,794	97	30,382	0	222	30,700	
Centerville-Abington Community School Corporation	3,463,382	154	65,700	3,738	1,673	71,265	
Northeastern Wayne School Corporation	1,992,816	0	5,671	0	2,177	7,847	
Richmond Community School Corporation	8,624,174	1,810	218,651	0	4,381	224,842	
Cambridge City Public Library	127,950	7	2,265	0	17	2,289	
Centerville Public Library	355,839	18	7,762	442	187	8,409	
Dublin Public Library	16,899	0	0	0	0	0	
Hagerstown Public Library	185,670	97	4,389	0	226	4,712	
Richmond-Morrisson-Reeves Public Library	1,186,225	257	31,047	0	622	31,926	
Wayne County Contractual Library	76,445	0	208	0	45	254	
Richmond Sanitary	5,067,057	1,129	139,529	1,038	2,855	144,551	
W. U. R. Solid Waste Management District	0	0	0	0	0	0	
Richmond Redevelopment Commission	0	0	0	0	0	0	
Total - All Taxing Units	58,480,756	11,269	1,422,040	10,314	32,762	1,476,385	

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.