

2009 WHITE COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

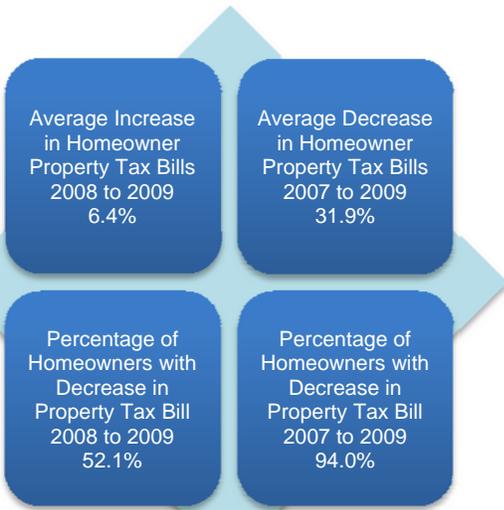


Legislative Services Agency

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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 White 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	1,257	18.4%	180	2.6%
10% to 19%	751	11.0%	65	1.0%
1% to 9%	1,241	18.1%	143	2.1%
0%	31	0.5%	23	0.3%
-1% to -9%	1,524	22.3%	286	4.2%
-10% to -19%	736	10.8%	614	9.0%
-20% to -29%	521	7.6%	1,171	17.1%
-30% to -39%	296	4.3%	1,671	24.4%
-40% to -49%	134	2.0%	1,305	19.1%
-50% to -59%	82	1.2%	673	9.8%
-60% to -69%	56	0.8%	301	4.4%
-70% to -79%	48	0.7%	145	2.1%
-80% to -89%	43	0.6%	90	1.3%
-90% to -99%	21	0.3%	66	1.0%
-100%	100	1.5%	108	1.6%
Total	6,841	100.0%	6,841	100.0%
Higher Tax Bill	3,249	47.5%	388	5.7%
No Change	31	0.5%	23	0.3%
Lower Tax Bill	3,561	52.1%	6,430	94.0%
Average Change in Tax Bill	6.4%		-31.9%	

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 30.6% 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 91 counties reporting.)

Factors Affecting Homeowner Tax Bills	White County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-6.9%	-14.4%
Gross Tax Levy, 2008 to 2009 (% change)	-36.3%	-30.7%
State PTRC Percentage, 2008	25.9%	20.1%
Total State Homestead Credit, 2008	45.5%	39.5%
Total State Homestead Credit, 2009	7.3%	7.1%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 91 counties available November, 2010

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Homeowner tax bills in White County increased by 6.4%. White County taxpayers saw a higher than average state homestead credit rate in 2008, which dropped to a rate near the state average in 2009. White's property tax replacement credit rate (PTRC) was higher than the state average in 2008 as well. The loss of this added tax relief increased homestead tax bills by an amount higher than the state average. White did not adopt a local option income tax for property tax relief, and few White County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes

were substantially lower in 2009 compared to 2007 in White County, as they were in almost all 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.

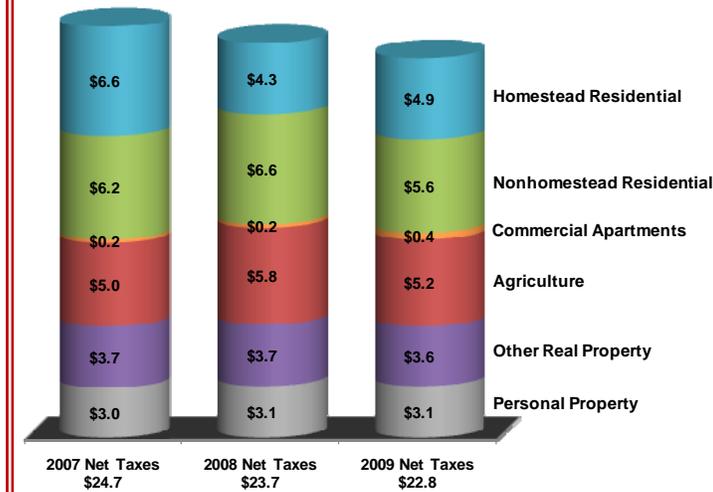
State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced –

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 White County (In Millions)



In White County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 15% decline in average property tax bills. Average tax bills on commercial apartments increased 45%. Apartments also saw an average 41% assessed value increase. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 10% average tax decrease. Other commercial, industrial, and utility real property average tax bills decreased 2%. Personal property, which is largely business equipment, saw a 2% increase 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 White County \$701

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



White 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	\$34,379,262	\$34,661,502	\$23,299,158	0.8%	-32.8%	3.0%
State Unit	38,596	39,919	0	3.4%	-100.0%	
White County	6,442,378	6,347,120	6,484,775	-1.5%	2.2%	8.0%
Big Creek Township	25,895	26,622	27,760	2.8%	4.3%	4.3%
Cass Township	16,071	16,555	17,328	3.0%	4.7%	4.7%
Honey Creek Township	54,127	55,311	57,695	2.2%	4.3%	4.3%
Jackson Township	19,428	19,921	20,590	2.5%	3.4%	3.4%
Liberty Township	0	0	0	0.0%	0.0%	0.0%
Lincoln Township	24,555	24,668	25,602	0.5%	3.8%	3.8%
Monon Township	126,823	129,344	133,825	2.0%	3.5%	3.5%
Prairie Township	40,148	42,120	43,989	4.9%	4.4%	4.4%
Princeton Township	40,329	41,596	43,146	3.1%	3.7%	3.7%
Round Grove Township	26,967	26,847	27,114	-0.4%	1.0%	1.0%
Union Township	223,355	231,076	239,342	3.5%	3.6%	3.6%
West Point Township	14,482	14,984	14,075	3.5%	-6.1%	-6.1%
Monticello Civil City	2,372,841	2,398,069	2,430,345	1.1%	1.3%	6.1%
Brookston Civil Town	183,117	185,709	198,360	1.4%	6.8%	6.8%
Burnettsville Civil Town	13,155	13,461	14,267	2.3%	6.0%	6.0%
Chalmers Civil Town	59,193	66,252	68,329	11.9%	3.1%	3.1%
Monon Civil Town	286,777	290,166	307,719	1.2%	6.0%	6.0%
Reynolds Civil Town	61,270	61,946	66,088	1.1%	6.7%	6.7%
Wolcott Civil Town	234,259	240,587	253,194	2.7%	5.2%	5.2%
Pioneer Regional School Corporation	325,891	327,155	232,650	0.4%	-28.9%	21.0%
North White School Corporation	6,214,712	6,159,396	3,006,831	-0.9%	-51.2%	-7.7%
Frontier School Corporation	3,661,138	3,699,251	1,941,348	1.0%	-47.5%	0.3%
Tri County School Corporation	3,241,682	3,228,912	1,638,701	-0.4%	-49.2%	9.1%
Twin Lakes Community School Corporation	9,884,773	10,210,307	5,219,956	3.3%	-48.9%	0.9%
Brookston Public Library	144,985	148,993	156,264	2.8%	4.9%	4.9%
Monon Public Library	208,929	213,307	221,692	2.1%	3.9%	3.9%
Monticello Public Library	292,504	304,087	305,640	4.0%	0.5%	0.5%
Wolcott Public Library	60,790	57,918	61,160	-4.7%	5.6%	5.6%
Northwest Indiana Solid Waste Mgt. District	0	0	0	0.0%	0.0%	0.0%
Monticello Redevelopment Commission	40,092	39,903	41,373	-0.5%	3.7%	3.7%

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.

White 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
	Big Creek Town ship	45.5	46.6	-100.0%	852,883	596,797	-100.0%	1.8743	1.2815	26.05%	41.69%	7.26%	5.52%
Chalmers Town	13.2	9.3	-100.0%	306,630	178,166	-100.0%	2.3302	1.9068	24.66%	46.92%	7.26%	0.85%	1.37%
Cass Town ship-Pioneer Regional	23.1	21.7	-100.0%	490,069	329,203	-100.0%	2.1223	1.5189	25.46%	44.70%	7.26%	1.68%	2.80%
Cass Town ship-Tw in Lakes School	15.6	15.0	-100.0%	275,985	170,260	-100.0%	1.7672	1.1382	27.50%	44.50%	7.26%	6.13%	11.61%
Honey Creek Town ship-North White School	60.4	60.1	-100.0%	1,129,677	719,428	-100.0%	1.8711	1.1963	25.98%	42.96%	7.26%	11.21%	20.63%
Honey Creek Town ship-Tw in Lake	1.6	1.6	-100.0%	28,958	18,685	-100.0%	1.7994	1.1787	27.09%	44.21%	7.26%	1.91%	3.52%
Reynolds Town	13.0	10.1	-100.0%	298,616	180,453	-100.0%	2.2922	1.7829	24.66%	47.51%	7.26%	5.16%	9.57%
Jackson Town ship	17.9	17.2	-100.0%	333,451	213,490	-100.0%	1.8670	1.2395	26.77%	45.05%	7.26%	5.09%	9.01%
Burnettsville Town	9.1	7.0	-100.0%	177,613	97,047	-100.0%	1.9579	1.3795	26.43%	46.21%	7.26%	4.66%	8.49%
Liberty Town ship-North White School	149.0	142.4	-100.0%	2,664,223	1,578,887	-100.0%	1.7876	1.1086	26.57%	42.46%	7.26%	0.40%	0.68%
Liberty Town ship-Tw in Lakes School	73.7	72.2	-100.0%	1,263,945	788,148	-100.0%	1.7159	1.0910	27.75%	43.76%	7.26%	0.04%	0.06%
Lincoln Town ship	29.8	27.8	-100.0%	537,021	328,545	-100.0%	1.8012	1.1822	27.12%	44.35%	7.26%	4.84%	10.02%
Monon Town ship	187.0	179.6	-100.0%	3,650,759	2,311,021	-100.0%	1.9525	1.2865	25.18%	42.63%	7.26%	6.11%	9.57%
Monon Town	30.0	24.7	-100.0%	862,512	606,998	-100.0%	2.8717	2.4550	22.99%	50.14%	7.26%	2.39%	3.35%
Prairie Town ship	132.3	123.5	-100.0%	2,553,038	1,671,313	-100.0%	1.9296	1.3537	25.56%	41.69%	7.26%	2.28%	3.39%
Brookston Town	50.3	37.1	-100.0%	1,144,392	687,372	-100.0%	2.2745	1.8534	24.45%	45.44%	7.26%	1.17%	1.84%
Princeton Town ship	78.7	78.6	-100.0%	1,797,322	1,027,200	-100.0%	2.2827	1.3063	27.94%	42.98%	7.26%	5.95%	11.14%
Wolcott Town	29.1	24.3	-100.0%	895,743	560,294	-100.0%	3.0751	2.3056	25.01%	47.84%	7.26%	5.74%	8.41%
Round Grove Town ship	50.4	49.2	-100.0%	1,126,091	616,748	-100.0%	2.2335	1.2544	27.94%	41.85%	7.26%	18.04%	37.21%
Union Town ship	394.0	370.3	-100.0%	7,149,897	4,420,046	-100.0%	1.8147	1.1937	26.87%	44.00%	7.26%	0.75%	1.16%
Monticello City	265.6	229.2	-100.0%	7,185,582	5,067,324	-100.0%	2.7058	2.2104	23.87%	50.82%	7.26%	5.70%	8.27%
West Point Town ship-Frontier School	16.4	17.4	-100.0%	302,691	216,535	-100.0%	1.8456	1.2448	26.34%	41.77%	7.26%	1.97%	3.43%
West Point Town ship-Tri County	50.3	50.6	-100.0%	1,106,745	618,070	-100.0%	2.1993	1.2205	28.43%	42.39%	7.26%	57.61%	92.74%
County Totals/Averages	1,736.0	1,615.7	-6.9%	36,133,843	23,002,031	-36.3%	2.0839	1.4253	25.86%	45.53%	7.26%	3.82%	5.78%

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.

White 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	
White County	6,484,775	126	0	0	0	126
Big Creek Town nship	27,760	0	0	0	0	0
Cass Town nship	17,328	0	0	0	0	0
Honey Creek Town nship	57,695	0	0	0	0	0
Jackson Town nship	20,590	0	0	0	0	0
Liberty Town nship	0	0	0	0	0	0
Lincoln Town nship	25,602	0	0	0	0	0
Monon Town nship	133,825	4	0	0	0	4
Prairie Town nship	43,989	1	0	0	0	1
Princeton Town nship	43,146	0	0	0	0	0
Round Grove Town nship	27,114	0	0	0	0	0
Union Town nship	239,342	0	0	0	0	0
West Point Town nship	14,075	0	0	0	0	0
Monticello Civil City	2,430,345	0	0	0	0	0
Brookston Civil Town n	198,360	67	0	0	0	67
Burnettsville Civil Town n	14,267	0	0	0	0	0
Chalmers Civil Town n	68,329	0	0	0	0	0
Monon Civil Town n	307,719	230	0	0	0	230
Reynolds Civil Town n	66,088	0	0	0	0	0
Wolcott Civil Town n	253,194	0	0	0	0	0
Pioneer Regional School Corporation	232,650	0	0	0	0	0
North White School Corporation	3,006,831	135	0	0	0	135
Frontier School Corporation	1,941,348	106	0	0	0	106
Tri County School Corporation	1,638,701	0	0	0	0	0
Tw in Lakes Community School Corporation	5,219,956	0	0	0	0	0
Brookston Public Library	156,264	12	0	0	0	12
Monon Public Library	221,692	20	0	0	0	20
Monticello Public Library	305,640	0	0	0	0	0
Wolcott Public Library	61,160	0	0	0	0	0
Northw est Indiana Solid Waste Management	0	0	0	0	0	0
Monticello Redevelopment Commission	41,373	0	0	0	0	0
Total - All Taxing Units	23,299,158	701	0	0	0	701

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.