

Jay County, Indiana
2007 Pay 2008 Budget Order

An analysis of the data with the 2007 Pay 2008 Budget Order for Jay County shows that the budgets, levies and tax rates to be approved are in compliance with Indiana statutes.

Jay County has four cross-county units. Jay is the major county for Jay County School Corp., Dunkirk Civil Town and Dunkirk Public Library, each of which cross into Blackford County. Jay is the minor county for the Mideast IN Solid Waste District, which originates in Wells County and crosses into Jay and Blackford Counties.

Jay County has no conservancy districts.

Changes in Local Tax Levies

Tax levy increases are made up of routine increases in controlled levies, increases in tax rate controlled levies and debt service levies. Controlled levies increase based on an annual growth factor or excess levy appeals. Tax rate controlled levies increase based on increases in assessed value applied to a specific tax rate (tax rates are adjusted downward to eliminate the effect of reassessment or trending).

The total net increase in tax levy for Pay 2008 on a county-wide basis was \$512,170 or 2.27%. Following are the levy changes that were greater than \$1 million or a 10% change over the previous year levy. The largest total dollar increase in levy was due to the Jay County Community School Corporation (\$662,076).

Jay County

<u>Fund</u>	<u>Pay 2007 Certified Levy</u>	<u>Pay 2008 Certified Levy</u>	<u>\$ Change</u>	<u>% Change</u>
General	\$3,144,947	\$2,938,087	-\$206,860	-6.58%
Cumulative Bridge	453,380	495,601	42,221	9.31%
Children's Psychiatric Res Treatment	37,782	-0-	-37,782	-100.00%

Jay County Welfare

<u>Fund</u>	<u>Pay 2007 Certified Levy</u>	<u>Pay 2008 Certified Levy</u>	<u>\$ Change</u>	<u>% Change</u>
Welfare - Family and Children	\$580,327	\$636,847	\$56,520	9.74%

Total County levy decreased by \$66,945 or 1.22%. Existing cash balances used in Children's Psych Treatment for 2008.

Jackson Township

<u>Fund</u>	<u>Pay 2007 Certified Levy</u>	<u>Pay 2008 Certified Levy</u>	<u>\$ Change</u>	<u>% Change</u>
General	\$7,506	\$8,256	\$750	9.99%
Township Assistance	5,895	4,969	-926	-15.71%
Fire	8,086	4,539	-3,547	-43.87%

Total Township levy decreased \$3,723 or 17.33%.

Jay County School Corporation

<u>Fund</u>	<u>Pay 2007 Certified Levy</u>	<u>Pay 2008 Certified Levy</u>	<u>\$ Change</u>	<u>% Change</u>
General	\$5,167,778	\$5,726,667	\$558,889	10.81%
Debt Service	2,370,422	1,989,011	-381,411	-16.09%
Capital Projects	2,476,211	3,084,289	608,078	24.56%
Bus Replacement	157,172	3,304	-153,868	-97.90%

Total School levy increase of \$662,076 or 5.39%. School CPF levied up to near the max rate for 2008.

No units in the County exceeded the working maximum levy. All units in the County levied up to or near their working maximum levy.

No units in the County exceeded the normal statutory growth rate for controlled fund levies.

Changes in Real Property Gross Assessed Values

Real Property Gross Assessed Values increases by property class are as follows.

Class % Increase

Information not available.

Changes in the proportion of Gross Assessed Value by Class can create a burden shift from one class to another. The proportion (mix) of values of real property by class (this can represent the relative tax burden by class, except that it does not include the impact of deductions or credits).

Class 2007 Ratio 2008 Ratio

Information not available.

Change in Net Tax Rates

Changes in net tax rate by district were as follows.

<u>District</u>	<u>Change in NAV</u>	<u>Change in Levy</u>	<u>Change in Gross Tax Rate</u>	<u>Change in Business Personal Property Net Tax Rate</u>	<u>Change in Estate and Other Personal Property Net Tax Rate</u>	<u>Change in Homestead Net Tax Rate</u>
PENN TOWNSHIP	10.77%	4.74%	-5.44%	-4.84%	-3.33%	-15.02%
PENNVILLE TOWN	-10.13%	-11.22%	-1.21%	-0.18%	1.44%	-14.37%
DUNKIRK CITY	0.94%	-2.24%	-3.15%	-2.99%	-0.81%	-17.29%

BEARCREEK TOWNSHIP	2.94%	-2.70%	-5.48%	-4.88%	-3.40%	-14.94%
BRYANT TOWN	-11.07%	-13.61%	-2.86%	-1.95%	-0.44%	-14.53%
GREENE TOWNSHIP	42.34%	33.79%	-6.00%	-5.50%	-3.98%	-15.20%
JACKSON TOWNSHIP	21.46%	13.84%	-6.28%	-5.83%	-4.29%	-15.56%
JEFFERSON TOWNSHIP	9.55%	3.40%	-5.62%	-5.04%	-3.57%	-14.93%
KNOX TOWNSHIP	22.83%	15.70%	-5.80%	-5.26%	-3.76%	-15.07%
MADISON TOWNSHIP	10.34%	4.14%	-5.62%	-5.05%	-3.60%	-14.81%
SALAMONIA TOWN	13.98%	7.12%	-6.01%	-5.54%	-3.91%	-16.02%
NOBLE TOWNSHIP	24.59%	17.27%	-5.88%	-5.35%	-3.85%	-15.14%
PIKE TOWNSHIP	10.12%	3.91%	-5.63%	-5.06%	-3.58%	-15.01%
RICHLAND TOWNSHIP	1.31%	-4.20%	-5.45%	-4.85%	-3.37%	-14.94%
REDKEY TOWN	-6.07%	-6.68%	-0.65%	0.35%	2.01%	-14.12%
WABASH TOWNSHIP	4.05%	-1.73%	-5.56%	-4.98%	-3.50%	-14.95%
WAYNE TOWNSHIP	6.09%	0.12%	-5.63%	-5.06%	-3.57%	-15.10%
PORTLAND CITY	4.17%	-1.15%	-5.11%	-4.69%	-2.80%	-17.77%
Average	9.31%	2.71%	-4.66%	-4.04%	-2.45%	-15.34%

Downward pressure on tax rates came from increases in Assessed Value due to trending and the increased Homestead Credit rate.

Upward pressure on tax rates came from increases in tax levies.

The estimated reduction in net homestead tax bills for Jay County is 44.99%. This analysis does not include the effect of the PTRC at uniform rate to all qualified residential taxpayers.

Assessment Status

The DLGF has prepared an analysis of assessed valuation change by property class based on a review of parcel data. The results of this analysis are summarized in the table below:

Property Class	Percent of Parcels with Identified Assessed Valuation Change					
	Decrease	No Change	0 – 10% Increase	10 – 30% Increase	30 – 100% Increase	More Than Doubled
Commercial	54.3%	8.3%	26.0%	9.7%	1.4%	0.3%
Industrial	58.4%	16.3%	7.6%	7.6%	0.0%	0.0%
Residential	43.6%	6.7%	36.3%	12.0%	1.4%	0.0%
Overall	37.9%	26.2%	25.1%	9.9%	0.9%	0.0%

TIF Neutralization Worksheets

The County has several Tax Increment Areas. A Tax Increment Financing (TIF) Neutralization Worksheet must be completed for each TIF District in order to calculate tax increment generated by real property growth rather than increases in assessed valuation due to reassessment or trending. The TIF Neutralization Worksheets were reviewed for both numerical accuracy and for logical analysis and completeness.