

**Wabash County, Indiana
2007 Pay 2008 Budget Order**

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

Wabash County has no cross-county units.

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 approximately \$163,041, or 0.47%. Following are the levy changes that were greater than \$1 million or a 10% change over the previous year levy. The largest total dollar increases in levy were due to the Manchester Community School Corp (\$370,578) and the MSD Wabash County School Corp (\$91,155). The largest total dollar decrease in levy was due to the Wabash City School Corp (\$196,140).

Pleasant Township

<u>Fund</u>	<u>Pay 2007 Certified Levy</u>	<u>Pay 2008 Certified Levy</u>	<u>\$ Change</u>	<u>% Change</u>
General	\$10,286	\$8,008	-\$2,278	-22.15%
Fire Equipment Debt	15,169	-0-	-15,169	-100.00%

Total Township levy decrease of \$15,858 or 12.32%.

North Manchester Civil Town

<u>Fund</u>	<u>Pay 2007 Certified Levy</u>	<u>Pay 2008 Certified Levy</u>	<u>\$ Change</u>	<u>% Change</u>
General	\$965,513	\$827,484	-\$138,029	-14.30%
Debt Service	128,776	33,015	-95,761	-74.36%
Motor Vehicle Highway	71,864	198,092	126,228	175.65%
Park and Recreation	254,347	315,596	61,249	24.08%

Total Town levy decreased by \$78,762 or 5.20%.

MSD Wabash County School Corp

<u>Fund</u>	<u>Pay 2007 Certified Levy</u>	<u>Pay 2008 Certified Levy</u>	<u>\$ Change</u>	<u>% Change</u>
Debt Service	\$1,211,556	\$792,398	-\$419,158	-34.60%
School Pension Debt	93,944	272,536	178,592	190.10%
Bus Replacement	57,014	251,414	194,400	340.97%

Total School levy increased by \$91,155 or 1.07%.

Wabash City School Corp

<u>Fund</u>	<u>Pay 2007 Certified Levy</u>	<u>Pay 2008 Certified Levy</u>	<u>\$ Change</u>	<u>% Change</u>
General	\$2,367,887	2,225,548	-\$142,339	-6.01%
Capital Projects	993,487	900,798	-92,689	-9.33%

Total Township levy decrease of \$196,140 or 4.49%.

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. Utilities gross assessed value data was not available for Pay 2007. Therefore, this property class has been excluded from this analysis.

<u>Class</u>	<u>% Increase</u>
Agriculture	11.61%
Industrial	-4.41%
Commercial	-2.79%
Residential	2.31%
Exempt	3.56%
Utility	1.13%

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).

<u>Class</u>	<u>2007 Ratio</u>	<u>2008 Ratio</u>
Agriculture	20.36%	21.95%
Industrial	3.97%	3.66%
Commercial	9.34%	8.76%
Residential	56.87%	56.18%
Exempt	9.19%	9.19%
Utility	0.27%	0.26%

As can be seen from the analysis, a shift from residential, industrial and commercial property to agricultural property occurred. This shift was approximately 1.60%.

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 Real Estate and Other Personal Property Net Tax Rate</u>	<u>Change in Homestead Net Tax Rate</u>
CHESTER TOWNSHIP NORTH	7.73%	9.00%	1.17%	5.07%	7.03%	-5.21%
MANCHESTER LAGRO TOWNSHIP	-1.64%	-1.36%	0.29%	2.72%	4.44%	-11.62%
LAGRO TOWNSHIP	9.85%	5.96%	-3.54%	-1.38%	-0.33%	-14.96%
LAGRO TOWN LIBERTY TOWNSHIP	2.92%	2.80%	-0.12%	1.81%	3.65%	-15.91%
LAFONTAINE TOWN	6.92%	3.17%	-3.51%	-1.32%	-0.29%	-14.84%
NOBLE TOWNSHIP	-0.83%	-4.01%	-3.21%	-1.73%	-0.08%	-17.93%
WABASH CITY- WABASH COUNTY SCHOOL	7.11%	3.33%	-3.53%	-1.34%	-0.29%	-14.93%
WABASH CITY- WABASH CITY SCHOOL	-5.15%	-4.75%	0.43%	2.02%	3.93%	-16.26%
PAW PAW TOWNSHIP	-4.71%	-2.89%	1.91%	3.88%	6.08%	-13.80%
ROANN TOWN	11.18%	6.87%	-3.88%	-1.84%	-0.73%	-15.48%
PLEASANT TOWNSHIP	-6.21%	-4.21%	2.14%	4.49%	6.12%	-13.78%
WALTZ TOWNSHIP	4.16%	5.26%	1.06%	5.06%	6.76%	-5.03%
Average	7.73%	3.94%	-3.52%	-1.25%	-0.24%	-14.82%
	3.01%	0.47%	-1.10%	1.25%	2.77%	-13.43%

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.

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:

Percent of Parcels with Identified Assessed Valuation Change

Property Class	<u>Decrease</u>	<u>No Change</u>	<u>0 - 10% Increase</u>	<u>10 - 30% Increase</u>	<u>30 - 100% Increase</u>	<u>More Than Doubled</u>
Commercial	59.8%	8.3%	6.5%	8.3%	9.6%	7.4%
Industrial	47.7%	8.7%	8.2%	9.2%	13.8%	12.3%
Residential	42.2%	7.5%	2.8%	4.5%	9.6%	33.4%
Agricultural	62.9%	0.0%	8.0%	12.2%	11.5%	5.4%
Exempt	76.3%	0.0%	4.9%	5.9%	8.1%	4.8%
Utility	0.0%	63.6%	0.0%	2.3%	5.7%	28.4%
Overall	48.4%	6.0%	4.1%	6.2%	9.9%	25.3%