

Wabash County Auditor
Marcie Shepherd

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**COUNTY AUDITOR'S CERTIFICATION
OF PERCENTAGES INCLUDED IN REFERENDUM QUESTION**

To Department of Local Government and Finance:

I, Marcie Shepherd, do hereby certify that I am the duly elected, qualified and acting Auditor of Wabash County, Indiana.

Upon request of the Metropolitan School District of Wabash County (the "School Corporation") I have completed the necessary calculations in accordance with Indiana Code (IC) 20-46-1-10. The calculations were completed using the 2021 pay 2022 tax rates and assessed values.

I have referred to the Memorandum by the DLGF dated July 27, 2021 regarding the Legislative Changes to Property Tax Referenda and Property Tax Referendum Calculations.

I have used the maximum tax rate provided by the School Corporation of .83 in calculating the percentages herein.

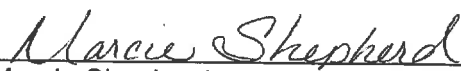
I have determined that the following percentages should be included in the form of the question provided by the School Corporation:

- A. *Original estimated average percentage of property tax increase on a residence of **124.5%** and*
- B. *Original estimated average percentage of property tax increase on a business of **99.3%**.*

As requested by the DLGF, I included herein the data and worksheets used in completing the calculations.

Dated: July 7, 2022

WABASH COUNTY AUDITOR



Marcie Shepherd

School Capital Referendum

Ballot Question Calculations

School Name	MSD Wabash County
Proposed Referendum Rate	0.8300

Average Assessed Value Calculations

Cap 1 2021 Pay 2022			
Type	Tax District	Count	Gross AV
Real	003	859	123,959,100
Real	004	118	5,316,500
Real	005	466	62,750,900
Real	006	263	20,766,500
Real	007	1,122	165,797,600
Real	008	454	71,299,800
Real	010	399	56,142,400
Real	011	148	12,640,400
Real	013	447	57,340,300
	Total	4,276	576,013,500
MH	003	18	197,800
MH	004	4	21,000
MH	005	24	242,300
MH	007	43	654,400
MH	010	8	68,700
MH	011	3	17,000
MH	013	6	48,500
	Total	106	1,249,700
Grand Total		4,382	577,263,200
Average Real			134,708
Average Real/MH			131,735

Cap 3 2021 Pay 2022

Type	Tax District	Count	Gross AV
Real	003	1,232	34,628,800
Real	004	233	1,892,800
Real	005	642	14,556,600
Real	006	269	3,910,000
Real	007	1,620	41,893,800
Real	008	482	106,986,400
Real	010	577	16,619,200
Real	011	179	2,252,300
Real	013	694	10,870,500
Real	Total	5,928	233,610,400

BPP	003	107	16,425,800
BPP	004	16	848,020
BPP	005	69	11,202,000
BPP	006	32	1,353,470
BPP	007	146	50,467,500
BPP	008	151	64,067,640
BPP	010	70	8,827,030
BPP	011	8	270,710
BPP	013	58	6,403,830
BPP	Total	657	159,866,000

MH	003	7	4,200
MH	004	1	200
MH	005	34	12,000
MH	007	31	11,900
MH	008	1	200
MH	010	5	3,100
MH	011	1	300
MH	013	26	9,300
MH	Total	106	41,200

Grand Total	6,691	393,517,600
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Average Real 243,327

Average Real/BPP 59,753

Average 58,813

Tax Liability Impact for Homestead Parcels

STEP 1: Determine the average assessed value of a homestead located within the political subdivision		
	Total Homestead Gross Assessed Value	577,263,200
	Number of Homesteads	4,382
	Average Homestead Gross Assessed Value	<u>131,735</u>
STEP 2:	For purposes of determining the net assessed value of the average homestead located within the political subdivision, subtract:	
(A)	an amount for the homestead standard deduction under 1C 6-1.1-12-37 as if the homestead described in STEP ONE was eligible for the deduction:	<u>(45,000)</u>
(B)	an amount for the supplemental homestead deduction under 1C 6-1.1-12- 37.5 as if the homestead described in STEP ONE was eligible for the deduction; from the result of STEP ONE:	<u>(30,357)</u>
	In this step, apply the homestead deduction and supplemental deduction to the average assessed value of the homestead found in STEP ONE using the calculation found in 1C 6-1.1 -12-37(c) and 37.5(b), respectively:	<u>56,378</u>
STEP 3:	Divide the result of STEP TWO by one hundred (100)	<u>563.78</u>
STEP 4:	Determine the overall average tax rate per one hundred dollars (\$100) of assessed valuation for the current year imposed on property located within the political subdivision.	
	(1) find all the taxing districts that comprise the boundaries of the local unit	
	(2) find the tax rate for each taxing district	
	Lagro Township (003)	1.4728
	Lagro Town (004)	2.9686
	Liberty Township (005)	1.3279
	Lafontaine Town (006)	2.5756
	Noble Township (007)	1.3349
	Wabash City-Wabash County Scho (008)	3.3788
	Paw Paw Township (010)	1.3718
	Roann Town (011)	2.6849
	Waltz Township (013)	1.2783
	(3) find the sum of the tax rates	<u>18.3936</u>
	(4) divide the sum by the number of taxing districts	<u>2.0437</u>
STEP 5:	For purposes of determining the net property tax liability of the average homestead located within the political subdivision	
(A)	multiply the result of STEP 3 by the result of STEP 4	<u>1,152.22</u>
(B)	as appropriate, apply any currently applicable county property tax credit rates and the credit for excessive property taxes under Ind.Code § 6-1.1- 20.6-7.5(a)(1)	
	Property Tax Replacement Credit Rate	20.2610
	Property Tax Replacement Credit Amount	(233.45)
	Circuit Breaker Cap Credit 1	-
		<u>918.77</u>
STEP 6:	Determine the amount of the political subdivision's part of the result determined in STEP FIVE.	
(i)	Find the total certified tax rate for the unit's funds as reflected in the most recent budget order for the unit.	<u>0.8360</u>
(ii)	Divide the certified tax rate by the STEP FOUR amount & multiply the result by the STEP FIVE amount.	<u>375.83</u>
STEP 7:	Determine the estimated tax rate that will be imposed if the public question is approved by the voters.	0.8300
STEP 8:	Multiply the result of STEP 7 by the result of STEP 3	<u>467.94</u>
STEP 9:	Divide the result of STEP EIGHT by the result of STEP SIX, expressed as a percentage.	124.5%

Tax Liability Impact for Business Parcels

STEP 1: Determine the average assessed value of a property located within the political subdivision		
	Total Business Gross Assessed Value	393,517,600
	Number of Properties	6,691
	Average Gross Assessed Value	<u>58,813</u>
STEP 2:	Divide the result of STEP TWO by one hundred (100)	<u>588.13</u>
STEP 3:	Determine the overall average tax rate per one hundred dollars (\$100) of assessed valuation for the current year imposed on property located within the political subdivision.	
	(1) find all the taxing districts that comprise the boundaries of the local unit	
	(2) find the tax rate for each taxing district	
	Lagro Township (003)	1.4728
	Lagro Town (004)	2.9686
	Liberty Township (005)	1.3279
	Lafontaine Town (006)	2.5756
	Noble Township (007)	1.3349
	Wabash City-Wabash County Scho (008)	3.3788
	Paw Paw Township (010)	1.3718
	Roann Town (011)	2.6849
	Waltz Township (013)	1.2783
	(3) find the sum of the tax rates	<u>18.3936</u>
	(4) divide the sum by the number of taxing districts	<u>2.0437</u>
STEP 4:	For purposes of determining the net property tax liability of the average homestead located within the political subdivision	
	(A) multiply the result of STEP 3 by the result of STEP 4	<u>1,201.98</u>
	(B) as appropriate, apply any currently applicable county property tax credit rates and the credit for excessive property taxes under Ind.Code § 6-1.1- 20.6-7.5(a)(1)	
	Property Tax Replacement Credit Rate	3.9346
	Property Tax Replacement Credit Amount	(47.29)
	Circuit Breaker Cap Credit 3	-
		<u>1,201.98</u>
STEP 5:	Determine the amount of the political subdivision's part of the result determined in STEP FIVE.	
	(i) Find the total certified tax rate for the unit's funds as reflected in the most recent budget order for the unit.	<u>0.8360</u>
	(ii) Divide the certified tax rate by the STEP FOUR amount & multiply the result by the STEP FIVE amount.	491.68
STEP 6:	Determine the estimated tax rate that will be imposed if the public question is approved by the voters.	0.8300
STEP 7:	Multiply the result of STEP 7 by the result of STEP 3	<u>488.15</u>
STEP 8:	Divide the result of STEP EIGHT by the result of STEP SIX, expressed as a percentage.	99.3%

**STATE OF INDIANA
DEPARTMENT OF LOCAL GOVERNMENT FINANCE**

**2022 TAX RATES
(Per Taxing District)**

**Year : 2022
County: 85 Wabash**

		<i>FOR COMPARISON ONLY</i>	
<u>Taxing District</u>		<u>2022 District Rate</u>	<u>2021 District Rate</u>
001	CHESTER TWP	1.4355	1.4874
002	N MANCHESTER	2.9604	3.1251
003	LAGRO TWP	1.4728	1.5238
004	LAGRO CORP	2.9686	2.9503
005	LIBERTY TWP	1.3279	1.3730
006	LAFONTAINE CORP	2.5756	2.6241
007	NOBLE TOWNSHIP	1.3349	1.3858
008	WABASH-NOBLE	3.3788	3.6072
009	WABASH CORP	4.0798	4.3787
010	PAW-PAW	1.3718	1.4150
011	ROANN CORP	2.6849	2.7305
012	PLEASANT TWP	1.3988	1.5795
013	WALTZ TWP	1.2783	1.3213

NOTE: If applicable, conservancy district special assessment rates are not included in the above taxing district rates