

2009 CARROLL COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

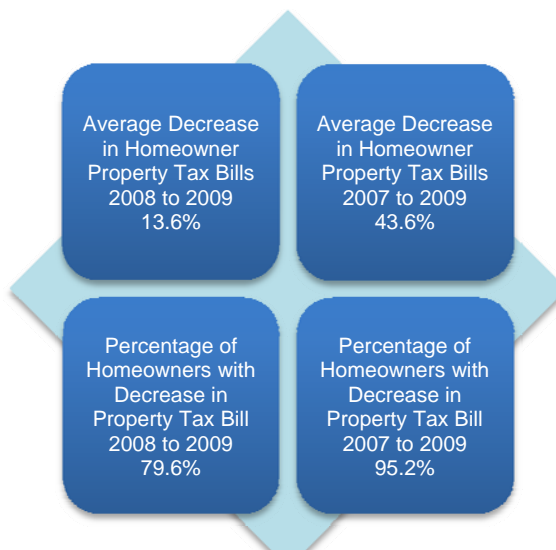


Legislative Services Agency

November 2009 (Updated)

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 Carroll 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	471	8.0%	134	2.3%
10% to 19%	223	3.8%	40	0.7%
1% to 9%	415	7.0%	55	0.9%
0%	93	1.6%	56	0.9%
-1% to -9%	706	12.0%	105	1.8%
-10% to -19%	900	15.3%	111	1.9%
-20% to -29%	1,051	17.8%	374	6.3%
-30% to -39%	927	15.7%	961	16.3%
-40% to -49%	539	9.1%	1,275	21.6%
-50% to -59%	176	3.0%	1,444	24.5%
-60% to -69%	89	1.5%	788	13.4%
-70% to -79%	84	1.4%	225	3.8%
-80% to -89%	50	0.8%	117	2.0%
-90% to -99%	30	0.5%	66	1.1%
-100%	145	2.5%	148	2.5%
Total	5,899	100.0%	5,899	100.0%
Higher Tax Bill	1,109	18.8%	229	3.9%
No Change	93	1.6%	56	0.9%
Lower Tax Bill	4,697	79.6%	5,614	95.2%
Average Change in Tax Bill	-13.6%		-43.6%	

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 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Carroll County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-9.0%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-39.4%	-30.6%
State PTRC Percentage, 2008	24.0%	20.1%
Total State Homestead Credit, 2008	48.2%	39.5%
Total State Homestead Credit, 2009	9.7%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	Yes	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Average homeowner tax bills in Carroll County decreased by 13.6%. Carroll County local taxing units reduced their levies in 2009, which added to the tax rate decrease caused by the elimination of the school general fund and county welfare levies. Carroll County also adopted local option income taxes for property tax relief, effective in 2009. Few Carroll County homeowners were eligible for the circuit breaker tax cap credits.

Homeowner taxes were substantially lower in 2009 compared to 2007 in Carroll County, as they were in most Indiana counties.

2009 Property Tax Changes:

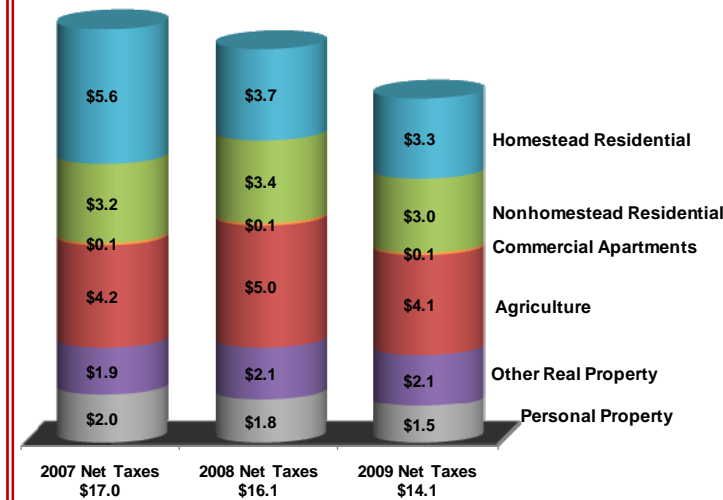
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

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 Carroll County (In Millions)



In Carroll County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw an 11.8% decline in average property tax bills. Average tax bills on commercial apartments stayed about the same. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw an 18% average tax decrease. Other commercial, industrial, and utility real property average tax bills also stayed the same. Personal property, which is largely business equipment, saw a 16.7% 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 Carroll County \$178,722

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



Carroll 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	\$22,986,912	\$24,319,077	\$14,662,220	5.8%	-39.7%	-13.1%
State Unit	23,364	25,321	0	8.4%	-100.0%	
Carroll County	4,156,859	4,140,701	3,812,834	-0.4%	-7.9%	-1.4%
Adams Township	10,123	10,728	10,767	6.0%	0.4%	0.4%
Burlington Township	108,288	114,619	110,932	5.8%	-3.2%	-3.2%
Carrollton Township	13,300	14,064	14,084	5.7%	0.1%	0.1%
Clay Township	44,945	45,799	43,615	1.9%	-4.8%	-4.8%
Deer Creek Township	156,675	160,530	157,339	2.5%	-2.0%	-2.0%
Democrat Township	43,782	45,156	44,186	3.1%	-2.1%	-2.1%
Jackson Township	62,601	65,540	64,860	4.7%	-1.0%	-1.0%
Jefferson Township	54,773	59,383	59,426	8.4%	0.1%	0.1%
Liberty Township	30,378	31,427	31,398	3.5%	-0.1%	-0.1%
Madison Township	20,675	21,014	20,336	1.6%	-3.2%	-3.2%
Monroe Township	44,262	45,005	43,327	1.7%	-3.7%	-3.7%
Rock Creek Township	32,921	34,066	33,984	3.5%	-0.2%	-0.2%
Tippecanoe Township	43,197	45,511	42,602	5.4%	-6.4%	-6.4%
Washington Township	8,714	21,242	20,858	143.8%	-1.8%	-1.8%
Delphi Civil City	1,414,940	1,472,640	1,437,555	4.1%	-2.4%	-1.4%
Burlington Civil Town	111,410	116,877	114,088	4.9%	-2.4%	-2.4%
Camden Civil Town	124,723	127,809	125,642	2.5%	-1.7%	-1.7%
Flora Civil Town	680,137	698,651	605,224	2.7%	-13.4%	-13.4%
Yeoman Civil Town	9,077	9,435	8,308	3.9%	-11.9%	-11.9%
Carroll Consolidated School Corporation	4,062,783	4,414,488	1,690,811	8.7%	-61.7%	-17.0%
Delphi Community School Corporation	7,688,086	8,052,250	3,360,861	4.7%	-58.3%	-34.2%
Rossville Consolidated School Corporation	743,019	848,945	476,157	14.3%	-43.9%	-3.7%
Twin Lakes Community School Corporation	2,610,850	2,966,694	1,616,962	13.6%	-45.5%	7.5%
Camden Public Library	27,917	36,041	35,232	29.1%	-2.2%	-2.2%
Delphi Public Library	449,322	480,585	470,577	7.0%	-2.1%	-2.1%
Flora Public Library	209,791	214,556	210,255	2.3%	-2.0%	-2.0%
Northwest Indiana Solid Waste Mgt. District	0	0	0	0.0%	0.0%	0.0%

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.

Carroll 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
Adams Township	28.0	25.2	-10.2%	524,594	312,647	-40.4%	1.8728	1.2428	27.36%	48.57%	9.68%	0.00%	4.72%
Burlington Township	68.0	56.3	-17.3%	1,243,088	641,111	-48.4%	1.8280	1.1395	27.99%	48.79%	9.68%	0.00%	4.72%
Burlington (Burlington)	20.7	15.9	-22.9%	482,889	285,123	-41.0%	2.3367	1.7889	25.70%	52.50%	9.68%	0.00%	4.72%
Carrollton Township	42.9	40.5	-5.7%	737,791	407,200	-44.8%	1.7181	1.0060	28.89%	48.30%	9.68%	0.00%	4.72%
Clay Township	56.3	50.0	-11.3%	1,117,288	719,307	-35.6%	1.9834	1.4398	24.67%	45.61%	9.68%	0.00%	4.72%
Deer Creek Township	107.9	95.6	-11.4%	2,681,631	1,473,742	-45.0%	2.4850	1.5420	21.48%	44.70%	9.68%	0.00%	4.72%
Delphi (Deer Creek)	82.9	69.9	-15.8%	3,453,574	2,450,204	-29.1%	4.1643	3.5073	20.05%	53.26%	9.68%	0.00%	4.72%
Democrat Township	52.8	47.8	-9.6%	935,559	508,120	-45.7%	1.7708	1.0637	28.42%	48.45%	9.68%	0.00%	4.72%
Jackson Township	52.4	49.7	-5.1%	1,267,316	732,393	-42.2%	2.4199	1.4740	21.72%	44.49%	9.68%	0.00%	4.72%
Camden (Jackson)	11.2	7.8	-30.0%	395,008	238,901	-39.5%	3.5260	3.0477	20.29%	50.62%	9.68%	0.00%	4.72%
Jefferson Township	192.1	207.3	7.9%	3,583,280	2,547,422	-28.9%	1.8653	1.2286	27.33%	48.29%	9.68%	0.00%	4.72%
Yeoman (Jefferson)	3.0	2.6	-12.6%	64,625	39,853	-38.3%	2.1569	1.5220	26.05%	50.84%	9.68%	0.00%	4.72%
Liberty Township	25.6	23.0	-10.3%	607,828	328,512	-46.0%	2.3766	1.4313	21.87%	44.32%	9.68%	0.00%	4.72%
Madison Township	37.2	36.2	-2.8%	859,961	488,773	-43.2%	2.3098	1.3507	21.86%	43.35%	9.68%	0.00%	4.72%
Monroe Township	54.8	46.8	-14.5%	1,056,765	589,020	-44.3%	1.9285	1.2574	26.42%	46.78%	9.68%	0.00%	4.72%
Flora (Monroe)	57.1	45.6	-20.2%	1,782,520	1,162,196	-34.8%	3.1209	2.5500	22.80%	53.34%	9.68%	0.00%	4.72%
Rock Creek Township	18.5	16.3	-12.0%	471,287	263,165	-44.2%	2.5481	1.6161	21.58%	45.73%	9.68%	0.00%	4.72%
Tippecanoe Township	94.0	77.2	-17.9%	2,162,511	1,041,653	-51.8%	2.3007	1.3497	21.87%	43.25%	9.68%	0.00%	4.72%
Washington Township	45.3	42.9	-5.3%	784,850	437,697	-44.2%	1.7322	1.0198	28.49%	47.55%	9.68%	0.00%	4.72%
County Totals/Averages	1,050.8	956.4	-9.0%	24,212,365	14,667,039	-39.4%	2.3050	1.5333	24.01%	48.23%	9.68%	0.00%	4.72%

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 - 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.

Carroll 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	
Carroll County	3,812,834	121	20,351	0	233	20,705
Adams Township	10,767	0	0	0	0	0
Burlington Township	110,932	3	0	0	0	3
Carrollton Township	14,084	0	0	0	0	0
Clay Township	43,615	0	0	0	0	0
Deer Creek Township	157,339	11	1,909	0	3	1,923
Democrat Township	44,186	0	0	0	0	0
Jackson Township	64,860	0	352	0	2	354
Jefferson Township	59,426	0	0	0	12	12
Liberty Township	31,398	0	0	0	0	0
Madison Township	20,336	0	0	0	0	0
Monroe Township	43,327	0	0	0	3	3
Rock Creek Township	33,984	0	0	0	0	0
Tippecanoe Township	42,602	0	0	0	0	0
Washington Township	20,858	0	0	0	0	0
Delphi Civil City	1,437,555	572	95,711	0	126	96,409
Burlington Civil Town	114,088	18	0	0	0	18
Camden Civil Town	125,642	0	7,222	0	36	7,258
Flora Civil Town	605,224	0	0	0	118	118
Yeoman Civil Town	8,308	0	0	0	0	0
Carroll Consolidated School Corporation	1,690,811	15	0	0	51	66
Delphi Community School Corporation	3,360,861	249	45,615	0	75	45,939
Rossville Consolidated School Corporation	476,157	0	0	0	0	0
Twin Lakes Community School Corporation	1,616,962	0	0	0	284	284
Camden Public Library	35,232	0	274	0	1	276
Delphi Public Library	470,577	31	5,249	0	54	5,334
Flora Public Library	210,255	0	0	0	20	20
Delphi Public Library	0	0	0	0	0	0
Carroll Redevelopment Commission	0	0	0	0	0	0
Northwest Indiana Solid Waste Management	0	0	0	0	0	0
Total - All Taxing Units	14,662,220	1,020	176,684	0	1,018	178,722

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.