

# Carroll County Property Tax Report

## Property Tax Changes Between 2016 and 2017

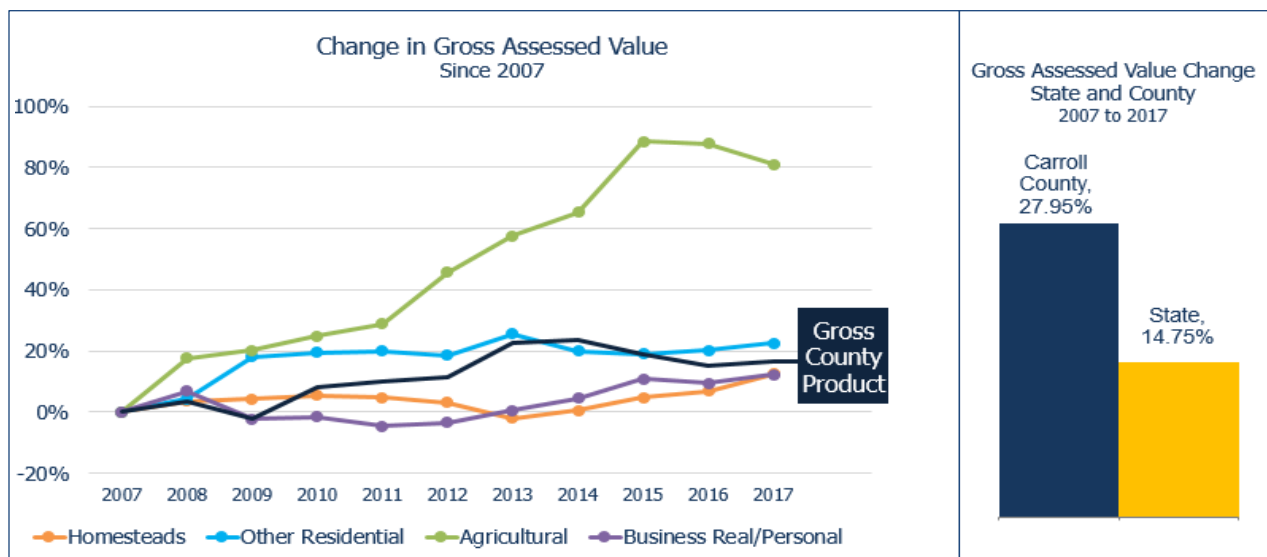
Office of Fiscal and Management Analysis  
Legislative Services Agency

October 2017

The property tax levy increased by 3.0% in Carroll County in 2017, more than the 1.0% increase in certified net assessed value. The average tax rate rose by 2.0%, and tax rates increased in 13 of 19 taxing districts.

|             | Average Change in Tax Bill, All Property | Total Levy, All Units | Certified Net Assessed Value | Tax Cap Credits % of Levy |
|-------------|--|-----------------------|------------------------------|---------------------------|
| <b>2017</b> | 3.2%                                     | \$16,204,355          | \$1,171,362,352              | 3.1%                      |
| Change      |  | 3.0%                  | 1.0%                         |                           |
| <b>2016</b> | -2.0%                                    | \$15,730,049          | \$1,159,773,214              | 3.2%                      |

From 2007 to 2017, gross assessed value in Carroll County increased by 28.0%, compared to 14.8% growth, statewide. The change in county gross AV exceeded the 16.5% growth in the gross county product for the same period. Agricultural property has increased by the largest percentage over the period.



Gross county product is the value of all the finished goods and services produced within the county. (Source: IHS Global Insight.)

### Trends in Indiana, Statewide

- Total property tax levies increased by 2.6% in Indiana in 2017, to \$7.2 billion.
- Certified net assessments rose a bit less, by 2.2%, led by homestead assessment increases.
- The statewide average tax rate increased slightly, by 0.6%. Tax rates rose in 57% of taxing districts and fell in 43%.
- Property tax bills rose by an average of 2.5%. Taxes on existing homesteads increased by 3.9%.
- In total, homestead, business real, business personal property, and commercial apartment tax bills increased, while agricultural and nonhomestead residential property taxes fell.
- The base valuation rate for farmland assessments was reduced to \$1,960 per acre for 2017 taxes from \$2,050 per acre for 2016 taxes. Consequently, agricultural taxes fell in 64 of 92 counties.
- The increased levy, coupled with an increase in circuit breaker credits, caused an increase in tax cap losses as a share of levies, from 10.5% in 2016 to 10.8% in 2017.

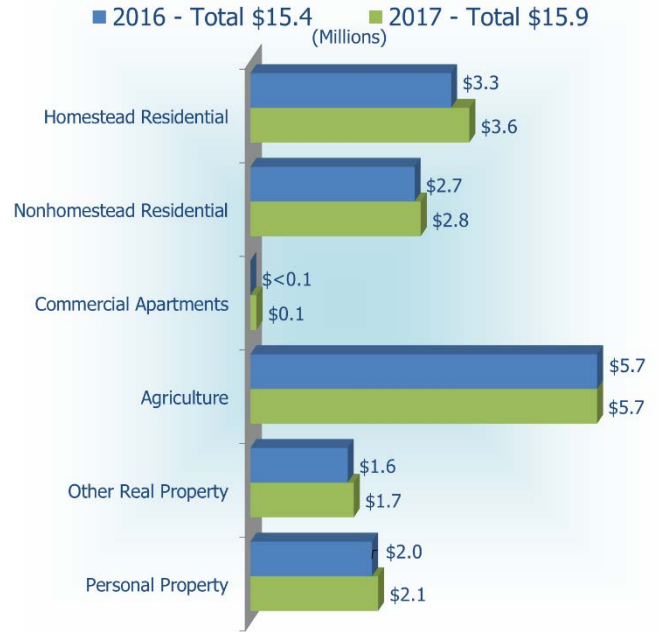
## Actual Assessed Value

Rising homestead assessments contributed the most to the overall assessment increase.

| Property Type                  | Assessed Value | Pay 2016        | Pay 2017        | Change |
|--------------------------------|----------------|-----------------|-----------------|--------|
| Homesteads                     | Gross          | \$646,995,000   | \$680,756,200   | 5.2%   |
|                                | Net            | 250,503,420     | 269,812,388     | 7.7%   |
| Other Residential              | Gross          | 227,737,100     | 231,817,500     | 1.8%   |
|                                | Net            | 226,263,290     | 229,636,462     | 1.5%   |
| Agricultural Business and Land | Gross          | 519,037,100     | 500,450,900     | -3.6%  |
|                                | Net            | 518,059,493     | 499,435,544     | -3.6%  |
| Business Real and Personal     | Gross          | 288,534,913     | 296,016,102     | 2.6%   |
|                                | Net            | 241,361,018     | 246,088,131     | 2.0%   |
| Total                          | Gross          | \$1,682,304,113 | \$1,709,040,702 | 1.6%   |
|                                | Net            | \$1,236,187,221 | \$1,244,972,525 | 0.7%   |

Actual gross and net AV in the above table are summed from tax bills. Net AV equals gross AV less deductions and exemptions. Actual net AV includes TIF allocations, while certified net AV does not. Certified net AV is set with the budget, certified by the county auditor, and used to calculate tax rates. Certified net AV may be adjusted by the auditor to account for appeals. Circuit breaker tax caps are calculated on actual gross AV.

## Total Net Tax



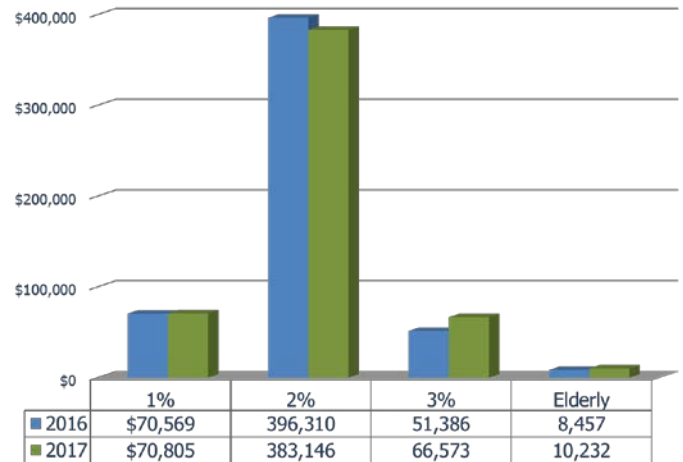
Total net taxes for all property increased by 3.2%. Taxes on homestead property increased by the largest percentage.

## Homesteads

Tax bills on existing homesteads increased by 8.3% in Carroll County in 2017 because of increased tax rates, higher homestead assessments, and a drop in local property tax credit rates.

|                                    | 2016 to 2017         |                  |
|------------------------------------|----------------------|------------------|
|                                    | Number of Homesteads | % Share of Total |
| <b>Summary Change in Tax Bill</b>  |                      |                  |
| Higher Tax Bill                    | 5,078                | 80.0%            |
| No Change                          | 202                  | 3.2%             |
| Lower Tax Bill                     | 1,064                | 16.8%            |
| <b>Total</b>                       | <b>6,344</b>         | <b>100.0%</b>    |
| <b>Detailed Change in Tax Bill</b> |                      |                  |
| 20% or More                        | 896                  | 14.1%            |
| 10% to 19%                         | 1,638                | 25.8%            |
| 1% to 9%                           | 2,544                | 40.1%            |
| -1% to 1%                          | 202                  | 3.2%             |
| -1% to -9%                         | 721                  | 11.4%            |
| -10% to -19%                       | 189                  | 3.0%             |
| -20% or More                       | 154                  | 2.4%             |
| <b>Total</b>                       | <b>6,344</b>         | <b>100.0%</b>    |
| <b>Average Change in Tax Bill</b>  |                      | <b>8.3%</b>      |

## Tax Cap Credits



|            | Total     | % of Levy |
|------------|-----------|-----------|
| 2016       | \$526,721 | 3.2%      |
| 2017       | \$530,756 | 3.1%      |
| Difference | \$4,034   |           |
| % Change   | 0.8%      |           |

Tax cap credits as a share of the levy were nearly unchanged at 3.1% in 2017.

## Carroll County Levy Comparison by Taxing Unit

| Taxing Unit                             | 2013       | 2014       | 2015       | 2016       | 2017       | % Change    |             |             |             |
|---|------------|------------|------------|------------|------------|-------------|-------------|-------------|-------------|
|   |            |            |            |            |            | 2013 - 2014 | 2014 - 2015 | 2015 - 2016 | 2016 - 2017 |
| <b>County Total</b>                     | 15,079,423 | 16,293,118 | 16,373,323 | 15,730,049 | 16,204,355 | 8.0%        | 0.5%        | -3.9%       | 3.0%        |
| Carroll County                          | 3,551,420  | 3,702,227  | 3,718,159  | 3,709,183  | 3,716,469  | 4.2%        | 0.4%        | -0.2%       | 0.2%        |
| Adams Township                          | 10,184     | 10,366     | 10,405     | 10,348     | 10,381     | 1.8%        | 0.4%        | -0.5%       | 0.3%        |
| Burlington Township                     | 104,448    | 106,627    | 107,292    | 107,079    | 107,282    | 2.1%        | 0.6%        | -0.2%       | 0.2%        |
| Carrollton Township                     | 13,322     | 13,504     | 13,537     | 13,584     | 13,525     | 1.4%        | 0.2%        | 0.3%        | -0.4%       |
| Clay Township                           | 63,071     | 64,968     | 42,398     | 41,880     | 41,385     | 3.0%        | -34.7%      | -1.2%       | -1.2%       |
| Deer Creek Township                     | 64,493     | 66,917     | 67,277     | 67,019     | 66,645     | 3.8%        | 0.5%        | -0.4%       | -0.6%       |
| Democrat Township                       | 42,778     | 43,270     | 43,673     | 43,351     | 43,386     | 1.2%        | 0.9%        | -0.7%       | 0.1%        |
| Jackson Township                        | 61,009     | 62,107     | 62,273     | 62,172     | 62,072     | 1.8%        | 0.3%        | -0.2%       | -0.2%       |
| Jefferson Township                      | 156,308    | 141,404    | 164,073    | 173,066    | 197,033    | -9.5%       | 16.0%       | 5.5%        | 13.8%       |
| Liberty Township                        | 29,512     | 30,031     | 30,129     | 30,077     | 30,058     | 1.8%        | 0.3%        | -0.2%       | -0.1%       |
| Madison Township                        | 4,603      | 5,260      | 5,293      | 5,265      | 5,247      | 14.3%       | 0.6%        | -0.5%       | -0.3%       |
| Monroe Township                         | 40,964     | 41,951     | 42,228     | 42,193     | 42,191     | 2.4%        | 0.7%        | -0.1%       | 0.0%        |
| Rock Creek Township                     | 31,946     | 32,517     | 32,616     | 32,575     | 32,554     | 1.8%        | 0.3%        | -0.1%       | -0.1%       |
| Tippecanoe Township                     | 20,688     | 21,348     | 21,451     | 21,339     | 21,407     | 3.2%        | 0.5%        | -0.5%       | 0.3%        |
| Washington Township                     | 21,343     | 22,211     | 23,097     | 22,920     | 22,517     | 4.1%        | 4.0%        | -0.8%       | -1.8%       |
| Delphi Civil City                       | 1,480,092  | 1,480,524  | 1,512,958  | 1,507,146  | 1,508,881  | 0.0%        | 2.2%        | -0.4%       | 0.1%        |
| Burlington Civil Town                   | 107,421    | 109,329    | 108,777    | 108,684    | 108,687    | 1.8%        | -0.5%       | -0.1%       | 0.0%        |
| Camden Civil Town                       | 122,260    | 124,385    | 124,649    | 122,641    | 124,464    | 1.7%        | 0.2%        | -1.6%       | 1.5%        |
| Flora Civil Town                        | 619,636    | 631,976    | 633,131    | 639,390    | 641,815    | 2.0%        | 0.2%        | 1.0%        | 0.4%        |
| Yeoman Civil Town                       | 8,075      | 8,951      | 8,867      | 8,825      | 8,825      | 10.8%       | -0.9%       | -0.5%       | 0.0%        |
| Carroll Consolidated School Corp        | 1,481,284  | 2,111,062  | 2,411,040  | 2,494,511  | 2,512,678  | 42.5%       | 14.2%       | 3.5%        | 0.7%        |
| Delphi Community School Corp            | 4,383,977  | 4,622,379  | 4,479,589  | 3,787,726  | 4,174,588  | 5.4%        | -3.1%       | -15.4%      | 10.2%       |
| Rossville Consolidated School Corp      | 474,339    | 502,312    | 532,796    | 518,820    | 535,496    | 5.9%        | 6.1%        | -2.6%       | 3.2%        |
| Twin Lakes Community School Corp        | 1,497,081  | 1,645,469  | 1,479,841  | 1,463,520  | 1,470,069  | 9.9%        | -10.1%      | -1.1%       | 0.4%        |
| Camden-Jackson Twp Public Library       | 33,109     | 33,741     | 33,778     | 33,745     | 33,763     | 1.9%        | 0.1%        | -0.1%       | 0.1%        |
| Delphi Public Library                   | 445,540    | 453,556    | 454,610    | 454,083    | 453,989    | 1.8%        | 0.2%        | -0.1%       | 0.0%        |
| Flora Public Library                    | 210,520    | 204,726    | 209,386    | 208,907    | 218,948    | -2.8%       | 2.3%        | -0.2%       | 4.8%        |
| Northwest Indiana Solid Waste Mgmt Dist | 0          | 0          | 0          | 0          | 0          |             |             |             |             |

Source: Raw data from the Local Government Database. Analysis by the Office of Fiscal and Management Analysis.

## Carroll County 2017 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

| Dist # | Taxing District         | Tax Rate | Property Tax Replacement Credit (PTRC) Rates |                    |                    |                    |                    |                 | Net Tax Rate, Homesteads |
|--------|-------------------------|----------|--|--------------------|--------------------|--------------------|--------------------|-----------------|--------------------------|
|        |                         |          | All Property                                 | 1% Capped Property | 2% Capped Property | 3% Capped Property | Non-HS Residential | Rental Property |                          |
| 08001  | Adams Twp               | 0.9815   | 4.7424%                                      | --                 | --                 | --                 | --                 | --              | 0.9350                   |
| 08002  | Burlington Township     | 1.0985   | 4.7424%                                      | --                 | --                 | --                 | --                 | --              | 1.0464                   |
| 08003  | Burlington (Burlington) | 1.8110   | 4.7424%                                      | --                 | --                 | --                 | --                 | --              | 1.7251                   |
| 08004  | Carrollton Township     | 0.9948   | 4.7424%                                      | --                 | --                 | --                 | --                 | --              | 0.9476                   |
| 08005  | Clay Township           | 1.2625   | 4.7424%                                      | --                 | --                 | --                 | --                 | --              | 1.2026                   |
| 08006  | Deer Creek Township     | 1.4309   | 4.7424%                                      | --                 | --                 | --                 | --                 | --              | 1.3630                   |
| 08007  | Delphi (Deer Creek)     | 3.4000   | 4.7424%                                      | --                 | --                 | --                 | --                 | --              | 3.2388                   |
| 08008  | Democrat Township       | 1.0415   | 4.7424%                                      | --                 | --                 | --                 | --                 | --              | 0.9921                   |
| 08009  | Jackson Township        | 1.3655   | 4.7424%                                      | --                 | --                 | --                 | --                 | --              | 1.3007                   |
| 08010  | Camden (Jackson)        | 2.9179   | 4.7424%                                      | --                 | --                 | --                 | --                 | --              | 2.7795                   |
| 08011  | Jefferson Township      | 1.0369   | 4.7424%                                      | --                 | --                 | --                 | --                 | --              | 0.9877                   |
| 08012  | Yeoman (Jefferson)      | 1.2918   | 4.7424%                                      | --                 | --                 | --                 | --                 | --              | 1.2305                   |
| 08013  | Liberty Township        | 1.3337   | 4.7424%                                      | --                 | --                 | --                 | --                 | --              | 1.2705                   |
| 08014  | Madison Township        | 1.3098   | 4.7424%                                      | --                 | --                 | --                 | --                 | --              | 1.2477                   |
| 08015  | Monroe Township         | 1.2271   | 4.7424%                                      | --                 | --                 | --                 | --                 | --              | 1.1689                   |
| 08016  | Flora (Monroe)          | 2.7717   | 4.7424%                                      | --                 | --                 | --                 | --                 | --              | 2.6403                   |
| 08017  | Rock Creek Township     | 1.4976   | 4.7424%                                      | --                 | --                 | --                 | --                 | --              | 1.4266                   |
| 08018  | Tippecanoe Township     | 1.3230   | 4.7424%                                      | --                 | --                 | --                 | --                 | --              | 1.2603                   |
| 08019  | Washington Township     | 1.0086   | 4.7424%                                      | --                 | --                 | --                 | --                 | --              | 0.9608                   |

Source: Raw data from the county auditor's abstract. Analysis by the Office of Fiscal and Management Analysis.

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 tax rate is the gross levy divided by certified net assessed value, in dollars per \$100 assessed value.

The property tax replacement credits are funded by local income taxes.

The net tax rate for homesteads is calculated by reducing the tax rate by the appropriate credit percentages.

## Carroll County 2017 Circuit Breaker Cap Credits

| Taxing Unit Name                        | Circuit Breaker Credits by Property Type |   |                                    |         |  | Total   | Levy       | Circuit Breaker as % of Levy |
|---|--|---|------------------------------------|---------|--|---------|------------|------------------------------|
|   | (1%)<br>Homesteads                       | (2%)<br>Other Residential<br>and Farmland | (3%)<br>All Other<br>Real/Personal | Elderly |  |         |            |                              |
| <i>Non-TIF Total</i>                    | 70,805                                   | 383,146                                   | 66,573                             | 10,232  |  | 530,756 | 16,204,355 | 3.3%                         |
| <i>TIF Total</i>                        | 0  | 0   | 0                                  | 0       |  | 0       | 870,927    | 0.0%                         |
| <i>County Total</i>                     | 70,805                                   | 383,146                                   | 66,573                             | 10,232  |  | 530,756 | 17,075,282 | 3.1%                         |
| Carroll County                          | 6,861                                    | 37,909                                    | 6,215                              | 1,909   |  | 52,894  | 3,716,469  | 1.4%                         |
| Adams Township                          | 0  | 0   | 0                                  | 5       |  | 5       | 10,381     | 0.0%                         |
| Burlington Township                     | 3  | 0   | 0                                  | 42      |  | 45      | 107,282    | 0.0%                         |
| Carrollton Township                     | 0  | 0   | 0                                  | 6       |  | 6       | 13,525     | 0.0%                         |
| Clay Township                           | 0  | 0   | 0                                  | 24      |  | 24      | 41,385     | 0.1%                         |
| Deer Creek Township                     | 616                                      | 2,856                                     | 705                                | 56      |  | 4,232   | 66,645     | 6.4%                         |
| Democrat Township                       | 0  | 0   | 0                                  | 0       |  | 0       | 43,386     | 0.0%                         |
| Jackson Township                        | 34                                       | 500                                       | 0                                  | 28      |  | 562     | 62,072     | 0.9%                         |
| Jefferson Township                      | 0  | 0   | 0                                  | 78      |  | 78      | 197,033    | 0.0%                         |
| Liberty Township                        | 0  | 0   | 0                                  | 2       |  | 2       | 30,058     | 0.0%                         |
| Madison Township                        | 0  | 0   | 0                                  | 1       |  | 1       | 5,247      | 0.0%                         |
| Monroe Township                         | 113                                      | 918                                       | 0                                  | 28      |  | 1,060   | 42,191     | 2.5%                         |
| Rock Creek Township                     | 0  | 0   | 0                                  | 0       |  | 0       | 32,554     | 0.0%                         |
| Tippecanoe Township                     | 0  | 0   | 0                                  | 19      |  | 19      | 21,407     | 0.1%                         |
| Washington Township                     | 0  | 0   | 0                                  | 5       |  | 5       | 22,517     | 0.0%                         |
| Delphi Civil City                       | 34,777                                   | 161,293                                   | 39,810                             | 1,063   |  | 236,944 | 1,508,881  | 15.7%                        |
| Burlington Civil Town                   | 28                                       | 0   | 0                                  | 19      |  | 47      | 108,687    | 0.0%                         |
| Camden Civil Town                       | 957                                      | 14,066                                    | 0                                  | 304     |  | 15,328  | 124,464    | 12.3%                        |
| Flora Civil Town                        | 6,096                                    | 49,418                                    | 0                                  | 1,525   |  | 57,039  | 641,815    | 8.9%                         |
| Yeoman Civil Town                       | 0  | 0   | 0                                  | 0       |  | 0       | 8,825      | 0.0%                         |
| Carroll Consolidated School Corp        | 2,575                                    | 20,681                                    | 0                                  | 1,141   |  | 24,396  | 2,512,678  | 1.0%                         |
| Delphi Community School Corp            | 16,275                                   | 81,007                                    | 17,979                             | 2,605   |  | 117,867 | 4,174,588  | 2.8%                         |
| Rossville Consolidated School Corp      | 5  | 0   | 0                                  | 310     |  | 315     | 535,496    | 0.1%                         |
| Twin Lakes Community School Corp        | 0  | 0   | 0                                  | 591     |  | 591     | 1,470,069  | 0.0%                         |
| Camden-Jackson Twp Public Library       | 27                                       | 398                                       | 0                                  | 18      |  | 442     | 33,763     | 1.3%                         |
| Delphi Public Library                   | 1,628                                    | 7,552                                     | 1,864                              | 251     |  | 11,296  | 453,989    | 2.5%                         |
| Flora Public Library                    | 808                                      | 6,549                                     | 0                                  | 202     |  | 7,558   | 218,948    | 3.5%                         |
| Northwest Indiana Solid Waste Mgmt Dist | 0  | 0   | 0                                  | 0       |  | 0       | 0          |                              |
| TIF - Deer Creek TIF-006                | 0  | 0   | 0                                  | 0       |  | 0       | 870,927    | 0.0%                         |
| TIF - Delphi TIF-007                    | 0  | 0   | 0                                  | 0       |  | 0       | 0          |                              |

Source: Raw data from county auditor's abstract. Analysis by the Office of Fiscal and Management Analysis.

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 taxing 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 taxing units that overlap cities and towns.

### Circuit Breaker Credit Types:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% 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 property is classified in the 2% tax cap category. This category includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland.

All other real/personal property is classified in the 3% tax cap category. This category includes commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment. It 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.

The total levy by unit is the certified gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.