

Vanderburgh County Property Tax Report

Property tax changes in Vanderburgh County between 2013 and 2014

Office of Fiscal and Management Analysis

Legislative Services Agency
September 2014



Trends – Indiana, Statewide

While county property taxes were most affected by local levies, assessments, rates and credits, three statewide trends affected tax bills in a large number of counties.

- First, local property tax credit rates fell in 70% of the taxing districts that had them. These credits were funded with local income taxes. Part of the special distribution of local income tax funds in April 2012 was applied to property tax credits in 2013. Without this distribution in 2014, credit rates generally decreased.
- Second, the base rate for farmland assessments continued its rapid climb, rising 8% to \$1,760 per acre for 2014 taxes. Agricultural tax bills increased in most counties.
- Third, the deadline for the homestead verification forms caused changes in the classifications of many properties in the homestead and other residential categories. In some counties this reclassification caused large changes in the aggregate assessed values of homestead and other residential property.

Total property tax levies increased by 1.9% in Indiana in 2014, to \$6.7 billion. Certified net assessments rose a bit less, by 1.6%, led by other residential and agricultural assessment increases. The statewide average tax rate increased slightly, by 0.3%. Tax rates increased in 52% of taxing districts and fell in 48%.

Property tax bills rose by an average of 1.0%. Taxes on existing homesteads fell slightly, by 0.9%. Agricultural, other residential, and personal property tax bills increased, while business real property taxes fell. The small increase in tax bills caused a small increase in tax cap credits as a share of levies, from 10.8% in 2013 to 10.9% in 2014.

Vanderburgh County – Property Tax Changes between 2013 and 2014

Certified net assessed value increased 4.1% in Vanderburgh County in 2014, more than the 2.3% increase in property tax levies. The average tax rate fell by 1.7%, and tax rates decreased in all but 2 of 19 taxing districts.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2014	1.1%	\$189,505,914	\$6,531,783,603	9.9%
Change		2.3%	4.1%	
2013	3.7%	\$185,299,812	\$6,277,092,217	11.8%

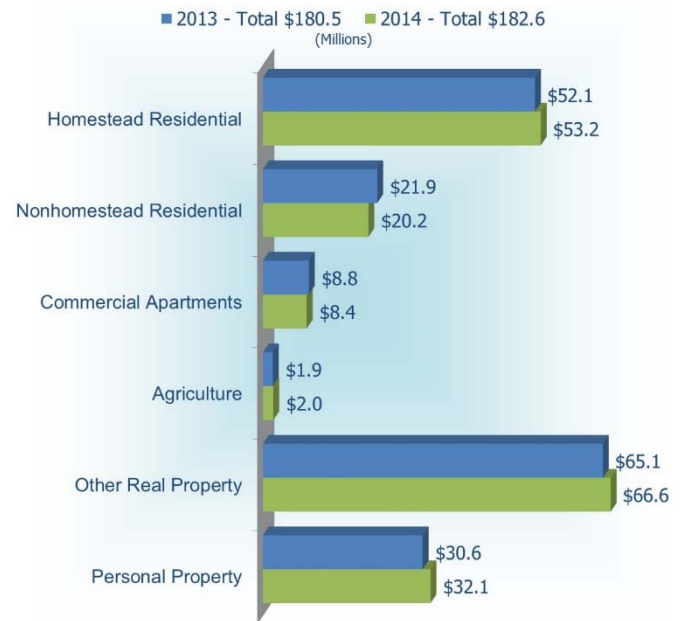
Actual Assessed Value

Rising business real and personal property assessments and rising homestead assessments contributed the most to the overall assessment increase.

Property Type	Assessed Value	Pay		Change
		2013	2014	
Homesteads	Gross	\$5,663,915,160	\$5,817,090,830	2.7%
	Net	2,361,202,279	2,429,751,260	2.9%
Other Residential	Gross	1,424,308,290	1,336,035,160	-6.2%
	Net	1,405,897,273	1,319,667,934	-6.1%
Agricultural Business and Land	Gross	92,057,300	98,259,200	6.7%
	Net	91,848,907	98,141,494	6.9%
Business Real and Personal	Gross	4,299,625,872	4,380,348,602	1.9%
	Net	3,264,619,939	3,353,574,885	2.7%
Total	Gross	\$11,479,906,622	\$11,631,733,792	1.3%
	Net	\$7,123,568,398	\$7,201,135,573	1.1%

Actual gross and net AV in the above table is 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



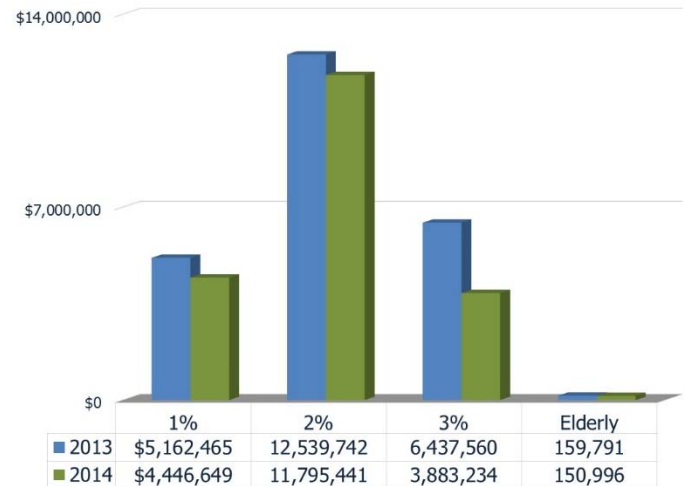
Total net taxes for all property increased by 1.1%, with taxes on business real property and personal property increasing the most. Processing of homestead verification forms may have caused a reclassification of some nonhomestead residential properties as homesteads, contributing to the 2.1% increase in total homestead tax payments and the 7.8% decrease in nonhomestead residential tax payments.

Homesteads

Tax bills on existing homesteads decreased by 0.3% in Vanderburgh County in 2014, mainly because of decreased tax rates.

	2013 to 2014	
	Number of Homesteads	% Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	16,730	37.0%
No Change	1,546	3.4%
Lower Tax Bill	26,979	59.6%
Detailed Change in Tax Bill		
20% or More	1,426	3.2%
10% to 19%	1,690	3.7%
1% to 9%	13,614	30.1%
-1% to 1%	1,546	3.4%
-1% to -9%	23,377	51.7%
-10% to -19%	2,062	4.6%
-20% or More	1,540	3.4%
Total	45,255	100.0%
Average Change in Tax Bill	-0.3%	

Tax Cap Credits



	Total	% of Levy
2013	\$24,299,557	11.8%
2014	\$20,276,320	9.9%
Difference	-\$4,023,237	
% Change		-16.6%

Tax cap credits as a share of the levy decreased from 11.8% to 9.9% in 2014. Lower tax rates and higher local tax credits meant that taxpayers qualified for fewer tax cap credits.

Vanderburgh County Levy Comparison by Taxing Unit

Taxing Unit	2010	2011	2012	2013	2014	% Change			
						2010 - 2011	2011 - 2012	2012 - 2013	2013 - 2014
County Total	156,754,973	163,188,460	170,745,704	185,299,812	189,505,914	4.1%	4.6%	8.5%	2.3%
Vanderburgh County	42,705,187	43,948,459	44,758,981	46,020,061	46,377,409	2.9%	1.8%	2.8%	0.8%
Armstrong Township	65,774	67,845	70,067	72,009	73,924	3.1%	3.3%	2.8%	2.7%
Center Township	819,895	837,580	847,625	1,009,350	1,028,666	2.2%	1.2%	19.1%	1.9%
German Township	167,365	172,952	260,044	254,529	315,039	3.3%	50.4%	-2.1%	23.8%
Perry Township	399,338	409,149	414,388	428,030	437,004	2.5%	1.3%	3.3%	2.1%
Knight Township	451,055	486,208	421,312	491,347	503,367	7.8%	-13.3%	16.6%	2.4%
Pigeon Township	828,956	657,319	1,048,021	1,095,778	1,124,288	-20.7%	59.4%	4.6%	2.6%
Scott Township	752,424	713,679	770,031	858,759	1,270,476	-5.1%	7.9%	11.5%	47.9%
Union Township	58,934	55,428	61,055	59,908	62,403	-5.9%	10.2%	-1.9%	4.2%
Evansville Civil City	57,565,622	58,262,313	61,547,960	62,969,545	63,672,729	1.2%	5.6%	2.3%	1.1%
Darmstadt Civil Town	134,886	137,809	138,504	142,682	145,617	2.2%	0.5%	3.0%	2.1%
Evansville-Vanderburgh School Corp	38,419,976	41,882,409	44,508,108	55,652,699	57,852,008	9.0%	6.3%	25.0%	4.0%
Evansville-Vanderburgh County Public Lib	11,817,212	12,053,287	12,371,608	12,767,606	13,135,417	2.0%	2.6%	3.2%	2.9%
Vanderburgh County Solid Waste Mgmt Dist	0	0	0	0	0				
Evansville Levee Authority	1,677,146	1,672,532	1,720,153	1,675,984	1,678,668	-0.3%	2.8%	-2.6%	0.2%
Evansville-Vanderburgh Airport Authority	891,203	1,831,491	1,807,847	1,801,525	1,828,899	105.5%	-1.3%	-0.3%	1.5%

Vanderburgh County 2014 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	LOIT PTRC	Credit Rates					Net Tax Rate, Homesteads
				COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	
82017	Armstrong Township	2.0448	--	6.6561%	--	--	--	--	1.9087
82018	Darmstadt Town-Armstrong Twp	2.1887	--	6.6561%	--	--	--	--	2.0430
82019	Center Township	2.0570	--	6.6561%	--	--	--	--	1.9201
82020	Evansville City-Center Township	3.3047	--	6.6561%	--	--	--	--	3.0847
82021	Darmstadt Town Center Township	2.2158	--	6.6561%	--	--	--	--	2.0683
82022	German Township	2.0735	--	6.6561%	--	--	--	--	1.9355
82023	Darmstadt Town-German Township	2.2072	--	6.6561%	--	--	--	--	2.0603
82024	Perry Township	2.0459	--	6.6561%	--	--	--	--	1.9097
82025	Evansville City-Perry Township	3.3052	--	6.6561%	--	--	--	--	3.0852
82026	Knight Township	2.1365	--	6.6561%	--	--	--	--	1.9943
82027	Evansville City-Knight Township	3.2938	--	6.6561%	--	--	--	--	3.0746
82028	Pigeon Township	2.3372	--	6.6561%	--	--	--	--	2.1816
82029	Evansville City-Pigeon Township	3.3842	--	6.6561%	--	--	--	--	3.1589
82030	Scott Township	2.2116	--	6.6561%	--	--	--	--	2.0644
82031	Darmstadt Town-Scott Township	2.1954	--	6.6561%	--	--	--	--	2.0493
82032	Union Township - Real	2.1718	15.1205%	6.6561%	--	--	--	--	1.6989
82033	Union Township - Personal	2.1718	--	6.6561%	--	--	--	--	2.0272
82037	Evansville City-Knight Twp Burk Org (TIF Memo Only)	1.3122	--	6.6561%	--	--	--	--	1.2249
82038	Evansville City Knight Twp Burk Exp (TIF Memo Only)	1.3122	--	6.6561%	--	--	--	--	1.2249

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 LOIT, COIT, and CEDIT credits are funded by local option income taxes.

The Net Tax Rate for Homesteads is calculated by reducing the tax rate by the various credit percentages.

Vanderburgh County 2014 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Total	Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly				
<i>Non-TIF Total</i>	4,391,149	10,969,741	3,199,692	150,476		18,711,057	189,505,914	9.9%
<i>TIF Total</i>	55,500	825,700	683,542	520		1,565,263	17,731,672	8.8%
<i>County Total</i>	4,446,649	11,795,441	3,883,234	150,996		20,276,320	207,237,586	9.8%
Vanderburgh County	1,028,223	2,463,846	714,566	37,640		4,244,276	46,377,409	9.2%
Armstrong Township	85	0	0	46		131	73,924	0.2%
Center Township	9,440	10,118	3,997	857		24,413	1,028,666	2.4%
German Township	1,974	1	0	294		2,270	315,039	0.7%
Perry Township	2,375	9,221	1,086	463		13,145	437,004	3.0%
Knight Township	15,419	30,082	6,707	576		52,784	503,367	10.5%
Pigeon Township	5,975	95,776	43,446	227		145,424	1,124,288	12.9%
Scott Township	16,643	3,426	0	680		20,750	1,270,476	1.6%
Union Township	0	0	0	0		0	62,403	0.0%
Evansville Civil City	1,885,518	4,945,681	1,440,528	49,180		8,320,907	63,672,729	13.1%
Darmstadt Civil Town	2,567	323	0	47		2,937	145,617	2.0%
Evansville-Vanderburgh School Corp	1,053,383	2,525,331	732,416	46,957		4,358,086	57,852,008	7.5%
Evansville-Vanderburgh County Public Lib	291,664	699,221	202,793	10,662		1,204,339	13,135,417	9.2%
Vanderburgh County Solid Waste Mgmt Dist	0	0	0	0		0	0	
Evansville Levee Authority	37,274	89,358	25,916	1,363		153,911	1,678,668	9.2%
Evansville-Vanderburgh Airport Authority	40,610	97,355	28,236	1,484		167,685	1,828,899	9.2%
TIF - Center Township	0	0	0	0		0	12,307	0.0%
TIF - Evansville City-Center Township	0	0	0	0		0	0	
TIF - German Township	0	0	0	0		0	0	
TIF - Perry Township	0	0	0	0		0	141,515	0.0%
TIF - Knight Township	0	0	0	0		0	10,214	0.0%
TIF - Evansville City-Knight Township	5,431	697,421	351,173	121		1,054,146	7,000,182	15.1%
TIF - Evansville City-Pigeon Township	50,069	128,273	332,369	399		511,111	9,447,026	5.4%
TIF - Scott Township	0	6	0	0		6	1,120,426	0.0%

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.

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 includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% 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.

The Total Levy by Unit is 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.