

Property Tax Payments, 2002-2003 - Marion County -

Indiana Legislative Services Agency

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The Indiana Supreme Court found Indiana's true tax value assessment rules to be unconstitutional in December 1998. Major changes in property tax payments in each county from 2002 to 2003 were caused by several factors, including:

- The move from the old true tax value assessment rules to the new market-oriented rules during the 2002-2003 property tax reassessment.
- Tax levy increases by local taxing units, which are influenced by spending and the availability of other revenue sources.
- The tax restructuring provisions enacted by the General Assembly in 2002 to help mitigate some of the effects of the assessment changes.

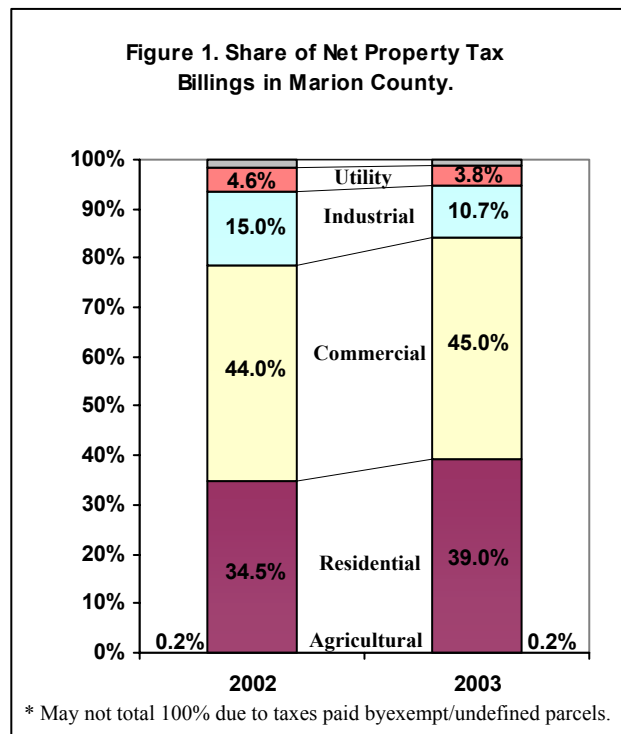
State Tax Credits Increased in Marion County from \$184 Million in 2002 to \$322 Million in 2003.

The General Assembly's restructuring provisions increased state tax credits statewide in 2003 from \$1.12

Property Class	Change In		
	Total Gross AV	Net AV	Net Tax Bill
Agricultural	73.0%	62.6%	16.7%
Residential (All)	101.7%	69.5%	19.9%
Homestead Only	103.5%	63.9%	15.1%
Commercial	43.9%	46.6%	8.6%
Industrial	3.0%	-2.9%	-24.0%
Utility	8.4%	8.4%	-12.6%
Avg. All Classes	60.5%	46.9%	6.5%

billion to \$1.87 billion, an increase of approximately \$748 million. In Marion County, state tax credits increased from \$184.3 million to \$321.8 million, an increase of \$137.5 million. This paper provides a brief summary of how these factors changed property tax liabilities in Marion County.

Tax Shifts. Marion County saw a property tax shift from industrial and utility property owners to agricultural, residential and commercial property owners. Tax bills paid by agricultural, residential, and commercial property owners increased, while tax bills paid by industrial and utility property owners decreased. (see Table 1). [Restructuring also incorporated an increase in the Utility Receipts Tax to compensate for reduced property tax payments by utilities.] The reason for these shifts was that the total of real plus personal property assessed values (AV) of agricultural, residential, and commercial property increased more than the assessed values of industrial and utility property. Gross assessed values of residential property doubled, and agricultural assessed values rose by three-quarters. Commercial assessments increase 44%. Utility and industrial



assessments increased very little. These figures include the effects of new construction, demolition and remodeling of property, as well as the effects of reassessment, tax restructuring and levy increases.

Homeowners and Renters. The residential property type includes both homestead and non-homestead residential property. Owners of residential homesteads in Marion County saw their tax bills increase by a smaller amount than the average residential property increase, while owners of agricultural homesteads saw their tax bills increase by a larger amount. A property is eligible for the homestead deduction and credit if it is occupied by its owner and is the owner’s primary residence. The increase in the homestead deduction from \$6,000 to \$35,000 is the reason that residential net assessed value rose so much less than gross assessed value.

Tax bills on non-homestead residential property, which is primarily rental property, increased much more than for homestead property. Taxes rose because rental assessments increased as much as homestead assessments, but rental property was not eligible for the homestead deduction or homestead credit.

Table 2 shows tax changes for comparable properties, those with physical features that were unchanged from 2002 to 2003. In Marion County, substantially more residential property owners (including both homeowners and rental property owners) saw tax bill increases than decreases in 2003. Separately, about half of all homestead owners saw increases, and half saw decreases.

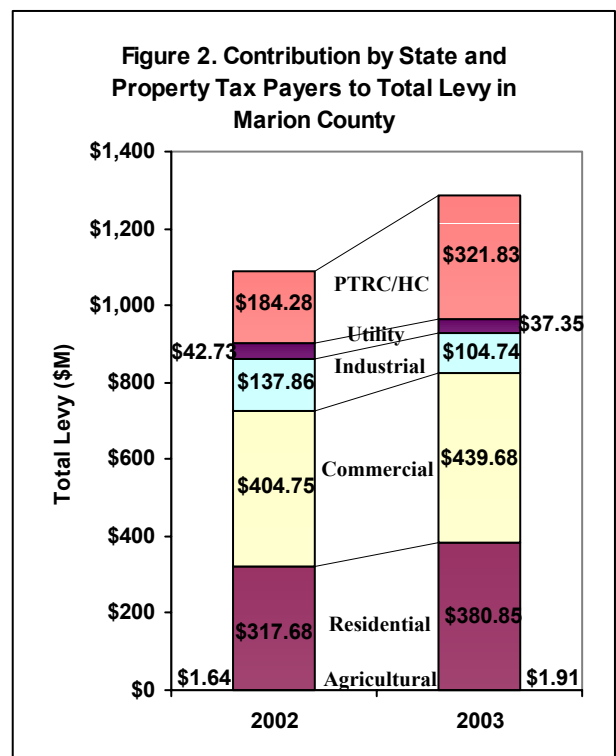
	Residential - Actual -	Homestead - Actual -	Residential - NO Levy Change -	Homestead -NO Levy Change -
Increased	62.6%	51.2%	51.6%	37.9%
Decreased	37.4%	48.8%	48.4%	62.1%
Increased 100% or More	14.1%	8.5%	10.7%	6.7%
Decreased 25% or More	9.2%	10.7%	15.8%	19.6%
Average Change (\$)	\$204	\$120	\$90	-\$1
Average Change (%)	19.2%	9.5%	8.4%	-0.1%

* Percentages represent the percentage of parcels affected.

Not all of the tax bill change was due to reassessment and tax restructuring. Some was due to increases in the tax levies of local units of government. Table 2 shows estimates of what would have happened had tax levies remained unchanged. The estimates are made by recalculating tax rates for 2003 using tax levies from 2002.

With no levy changes, about half of all residential property owners would have seen tax increases, and half would have seen tax decreases. For homesteads, less than 40% would have seen increases, while over 60% would have seen decreases. Apart from levy increases, reassessment and restructuring reduced the taxes of more homeowners than they increased.

Agriculture. Taxes on agricultural property in Marion County rose slightly. Overall, agricultural homestead taxes rose more than agricultural business taxes. The net assessed value on non-homestead agricultural real property increased by more than half. This is partly due to the 112% increase in the base rate of farm land, from \$495 to \$1,050 per acre. Agricultural net personal property assessments decreased by one-fifth. Agricultural property makes up a very small share of assessed value in Marion County.



Business. Taxes on industrial and utility property fell in Marion County because their gross assessed values increased so little. Business real property was assessed closer to the market value standard under the old assessment rules than was residential property. Consequently, the shift to market value assessment increased business assessments less. The general rise in assessed values in Marion County reduced tax rates, and this cut tax bills for owners of property with smaller assessment increases, like industry and utilities.

Tax Restructuring. The tax restructuring of 2002 made significant changes to property tax assessments, deductions, credits, and hence to overall tax payments. Restructuring reversed personal property rule changes which the Department of Local Government Finance had put in place. It replaced one tax break for homeowners, known as the shelter allowance, with a larger (in most cases) homestead deduction. Restructuring also increased property tax replacement credits (PTRC) from the existing 20% credit. PTRC on school general fund levies is now 60% for all property. A 20% PTRC is paid to real property owners on civil levies plus the remaining school general fund levies (after the 60% credit). Restructuring also raised the homestead credit to 20% of net qualifying levies, instead of allowing it to revert to 4% of gross qualifying levies in 2003. Figure 2 shows the net levies paid by each property classification along with the PTRC and state homestead credit contributions. The contribution to local levies in Marion County by PTRC and state homestead credit payments increased by approximately 75%, from \$184.3 million to \$321.8 million.

Table 3 shows estimates of how Marion County tax bills would have changed for each property type had tax restructuring not been adopted. There would have been significant tax increases for agricultural and residential property owners, and the increases for residential property would have been particularly large. The increases in the homestead deduction and PTRC in the tax restructuring reduced the size of these tax increases. Marion County residential property taxes still increased because the reassessment business-to-residential tax shift, plus the increase in the tax levy, was not fully offset by the rise in the homestead deduction and higher state PTRC payments. PTRC payments were larger, but payments were eliminated for personal property, which meant that restructuring had only small effects on commercial and industrial taxes. The percentage changes in the “With Restructuring” column of Table 3 correspond to the changes in the net levies in Figure 2.

Property Type	No Restructuring (Estimated)	With Restructuring (Actual)	Difference
Agricultural	21.5%	16.7%	-4.8%
Residential (All)	56.8%	19.9%	-36.9%
Homestead Only	64.1%	15.1%	-49.0%
Commercial	7.7%	8.6%	0.9%
Industrial	-25.5%	-24.0%	1.5%
Utility	-25.6%	-12.6%	13.0%

List of Attached Summary Tables. Four summary tables are attached to provide additional information regarding assessed values and taxes by property class.

Summary Table 1: Comparison of 2002 and 2003 Net Property Tax Billings by Property Classification. This table summarizes net tax billings for real and personal property by property class. Additional information is provided for subclasses such as homesteads, agricultural homesteads, agricultural land, and rental properties.

Summary Table 2: Comparison of 2002 and 2003 Net Assessed Value by Property Classification. This table summarizes net assessed values for the same property classes described in Summary Table 1.

Summary Table 3: Changes in Assessed Values, Deductions, Credits, and Net Levies. This table summarizes the county-wide changes in tax bill components from 2002 to 2003 for real and personal property by property class.

Summary Table 4: Residential Property Summary. This table summarizes the assessed value and net tax changes from 2002 to 2003 for residential property. The table includes a distribution of net tax changes for comparable residential properties and for the homestead component of residential property. The table also depicts the distribution of changes as if there were no levy increase in 2003.

Marion County
Changes in Assessed Values, Deductions, Credits and Net Levies
Pay 2002 - Pay 2003

	Total	Agriculture	Residential	Res-Hmstd	Commercial	Industrial	Utility
Pay 2002							
Real Gross Assessed Value	23,482,104,110	54,987,266	13,196,406,604	11,008,146,415	8,677,701,631	1,378,723,240	94,891,254
Real Deductions	1,905,848,808	1,906,457	1,644,927,818	1,644,927,818	190,263,636	68,564,753	60,275
Real Net Assessed Value	21,576,255,302	53,080,809	11,551,478,786	9,363,218,597	8,487,437,995	1,310,158,487	94,830,979
Personal Gross Assd. Value	8,961,494,912	1,635,680	36,737,130	0	4,690,408,871	3,037,963,510	1,194,749,722
Personal Deductions	699,777,350	0	31,320	0	508,968,630	190,777,400	0
Personal Net Assd. Value	8,261,717,562	1,635,680	36,705,810	0	4,181,440,241	2,847,186,110	1,194,749,722
Total Gross Assessed Value	32,443,599,022	56,622,946	13,233,143,734	11,008,146,415	13,368,110,502	4,416,686,750	1,289,640,976
Total Deductions	2,605,626,158	1,906,457	1,644,959,138	1,644,927,818	699,232,266	259,342,153	60,275
Total Net Assessed Value	29,837,972,864	54,716,489	11,588,184,596	9,363,218,597	12,668,878,236	4,157,344,597	1,289,580,701
Gross Levy	1,114,305,350	2,010,270	426,629,548	341,902,459	470,949,597	161,458,990	49,914,335
PTRC (Calculated)	155,436,032	241,020	57,668,382	45,661,721	66,203,427	23,599,738	7,189,286
State/County Homestead Cr. (Calculated)	51,414,193	128,824	51,285,369	51,285,369	0	0	0
Net Levy	907,455,126	1,640,426	317,675,797	244,955,369	404,746,170	137,859,252	42,725,050
Pay 2003							
Real Gross Assessed Value	41,605,780,900	96,672,129	26,655,845,668	22,405,129,130	13,026,864,099	1,626,254,947	115,480,024
Real Deductions	7,279,104,789	9,018,334	7,058,113,714	7,058,113,714	158,457,537	53,439,044	76,160
Real Net Assessed Value	34,326,676,111	87,653,795	19,597,731,954	15,347,015,416	12,868,406,562	1,572,815,903	115,403,864
Personal Gross Assd. Value	10,457,715,990	1,301,270	39,985,090	0	6,210,836,870	2,923,117,803	1,282,474,957
Personal Deductions	962,681,620	0	12,630	0	505,021,740	457,647,250	0
Personal Net Assd. Value	9,495,034,370	1,301,270	39,972,460	0	5,705,815,130	2,465,470,553	1,282,474,957
Total Gross Assessed Value	52,063,496,890	97,973,399	26,695,830,758	22,405,129,130	19,237,700,968	4,549,372,750	1,397,954,982
Total Deductions	8,241,786,409	9,018,334	7,058,126,344	7,058,113,714	663,479,277	511,086,294	76,160
Total Net Assessed Value	43,821,710,481	88,955,065	19,637,704,414	15,347,015,416	18,574,221,691	4,038,286,456	1,397,878,822
Gross Levy	1,319,484,002	2,611,882	579,119,026	446,386,988	562,543,376	128,457,706	43,827,124
PTRC (Calculated)	299,583,948	579,134	145,174,582	111,343,110	122,859,067	23,717,104	6,479,067
State/County Homestead Cr. (Calculated)	53,214,269	118,150	53,096,119	53,096,119	0	0	0
Net Levy	966,685,786	1,914,598	380,848,326	281,947,759	439,684,309	104,740,602	37,348,057

COMPARISONS

Net Levy Percent Change	6.5%	16.7%	19.9%	15.1%	8.6%	-24.0%	-12.6%
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Contributions to Tax Bill Changes, 2002-2003

Percent Changes	Total	Agriculture	Residential	Res-Hmstd	Commercial	Industrial	Utility
Gross Real AV	77.2%	75.8%	102.0%	103.5%	50.1%	18.0%	21.7%
Gross Personal AV	16.7%	-20.4%	8.8%	0.0%	32.4%	-3.8%	7.3%
Total Gross Assessed Value	60.5%	73.0%	101.7%	103.5%	43.9%	3.0%	8.4%
Net Assessed Value	46.9%	62.6%	69.5%	63.9%	46.6%	-2.9%	8.4%
Gross Levy	18.4%	29.9%	35.7%	30.6%	19.4%	-20.4%	-12.2%
Net Levy	6.5%	16.7%	19.9%	15.1%	8.6%	-24.0%	-12.6%

Actual State Credits, 2002 and 2003

	2002	2003	Change	Change%
PTRC (Abstract)	150,307,633	284,528,961	134,221,328	89.3%
State Homestead Cr. (Abstract)	33,972,444	37,297,649	3,325,205	9.8%
Total State Credits (Abstract)	184,280,077	321,826,610	137,546,533	74.6%

Comparison of 2002 and 2003 Net Property Tax Billings*
(Scaled to Abstract Values)
By Property Classification**
Marion County

Property Classification	2002	2003	Difference***	Change***	2002	2003	Change
	Net Tax	Net Tax			% of Total Real + Pers	% of Total Real + Pers	
<u>Real + Personal</u>							
Agricultural	1,640,426	1,914,598	274,172	16.7%	0.2%	0.2%	0.0%
Residential	317,675,797	380,848,326	63,172,529	19.9%	34.5%	39.0%	4.4%
Commercial	404,746,170	439,684,309	34,938,139	8.6%	44.0%	45.0%	1.0%
Industrial	137,859,252	104,740,602	-33,118,650	-24.0%	15.0%	10.7%	-4.3%
Utility	42,725,050	37,348,057	-5,376,993	-12.6%	4.6%	3.8%	-0.8%
Exempt	12,408,497	10,317,402	-2,091,095	-16.9%	1.3%	1.1%	-0.3%
Undefined	2,808,432	2,149,895	-658,537	-23.4%	0.3%	0.2%	-0.1%
Total	919,863,624	977,003,189	57,139,565	6.2%	100.0%	100.0%	0.0%
<u>Real Property Only</u>							
Agricultural	1,585,525	1,880,414	294,889	18.6%	0.2%	0.2%	0.0%
Residential	316,502,946	379,954,409	63,451,463	20.0%	34.4%	38.9%	4.5%
Commercial	270,361,028	287,702,653	17,341,625	6.4%	29.4%	29.4%	0.1%
Industrial	43,305,611	37,755,289	-5,550,322	-12.8%	4.7%	3.9%	-0.8%
Utility	3,163,622	2,712,192	-451,430	-14.3%	0.3%	0.3%	-0.1%
Exempt	12,408,497	10,317,402	-2,091,095	-16.9%	1.3%	1.1%	-0.3%
Undefined	2,808,432	2,149,895	-658,537	-23.4%	0.3%	0.2%	-0.1%
Total	650,135,661	722,472,254	72,336,593	11.1%	70.7%	73.9%	3.3%
Agricultural Homesteads	627,894	782,895	155,001	24.7%	0.1%	0.1%	0.0%
Residential Homesteads	244,955,369	281,947,759	36,992,390	15.1%	26.6%	28.9%	2.2%
Total Homesteads	245,583,263	282,730,654	37,147,391	15.1%	26.7%	28.9%	2.2%
Non-Homestead Residential	71,547,577	98,006,650	26,459,073	37.0%	7.8%	10.0%	2.3%
Apartments (Over 4 Units)	59,409,417	73,388,595	13,979,178	23.5%	6.5%	7.5%	1.1%
<u>Personal Property Only</u>							
Agricultural	54,901	34,185	-20,716	-37.7%	0.0%	0.0%	0.0%
Residential	1,172,851	893,917	-278,934	-23.8%	0.1%	0.1%	0.0%
Commercial	134,385,142	151,981,656	17,596,514	13.1%	14.6%	15.6%	0.9%
Industrial	94,553,641	66,985,313	-27,568,328	-29.2%	10.3%	6.9%	-3.4%
Utility	39,561,428	34,635,865	-4,925,563	-12.5%	4.3%	3.5%	-0.8%
Total	269,727,963	254,530,936	-15,197,027	-5.6%	29.3%	26.1%	-3.3%
Total Depreciables	186,013,992	173,990,080	-12,023,912	-6.5%	20.2%	17.8%	-2.4%
Total Inventory	82,541,119	79,646,938	-2,894,181	-3.5%	9.0%	8.2%	-0.8%
<u>Agricultural Only</u>							
Ag Non-Hmstd Real	957,631	1,097,518	139,887	14.6%	0.1%	0.1%	0.0%
Ag Personal	54,901	34,185	-20,716	-37.7%	0.0%	0.0%	0.0%
Total Ag Business	1,012,532	1,131,703	119,171	11.8%	0.1%	0.1%	0.0%
Ag Homesteads	627,894	782,895	155,001	24.7%	0.1%	0.1%	0.0%

* "Tax billings" for real property refers to the net taxes charged per the parcel level data received from county auditors and assessors, scaled to values reported on the county auditor's abstract.

* "Tax billings" for personal property refers to the net taxes charged on the personal property assessed value reported on the county auditor's abstract.

** Property class was determined using a combination of county auditor parcel-level real property tax data, county assessor parcel-level real property assessment data, county auditor abstracts, Form 15 personal property assessment data, business and farmer's personal property tax returns over \$150,000 AV, and state distributable utility tax returns.

*** Net tax changes from 2002 to 2003 include effects of changes in assessment methods, local levies, real property physical characteristics, property use, personal property held or acquired, deductions, and credits.

Comparison of 2002 and 2003 Net Assessed Value*
(Scaled to Abstract Values)
By Property Classification**
Marion County

Property Classification	2002	2003	Difference***	Change***	2002	2003	Change
	Net AV	Net AV			% of Total Real + Pers	% of Total Real + Pers	
<u>Real + Personal</u>							
Agricultural	54,716,489	88,955,065	34,238,576	62.6%	0.2%	0.2%	0.0%
Residential	11,588,184,596	19,637,704,414	8,049,519,818	69.5%	38.4%	44.4%	6.0%
Commercial	12,668,878,236	18,574,221,691	5,905,343,455	46.6%	41.9%	42.0%	0.0%
Industrial	4,157,344,597	4,038,286,456	-119,058,141	-2.9%	13.8%	9.1%	-4.6%
Utility	1,289,580,701	1,397,878,822	108,298,121	8.4%	4.3%	3.2%	-1.1%
Exempt	377,148,990	430,067,990	52,919,000	14.0%	1.2%	1.0%	-0.3%
Undefined	79,268,246	84,664,033	5,395,787	6.8%	0.3%	0.2%	-0.1%
Total	30,215,121,855	44,251,778,471	14,036,656,616	46.5%	100.0%	100.0%	0.0%
<u>Real Property Only</u>							
Agricultural	53,080,809	87,653,795	34,572,986	65.1%	0.2%	0.2%	0.0%
Residential	11,551,478,786	19,597,731,954	8,046,253,168	69.7%	38.2%	44.3%	6.1%
Commercial	8,487,437,995	12,868,406,562	4,380,968,567	51.6%	28.1%	29.1%	1.0%
Industrial	1,310,158,487	1,572,815,903	262,657,416	20.0%	4.3%	3.6%	-0.8%
Utility	94,830,979	115,403,864	20,572,885	21.7%	0.3%	0.3%	-0.1%
Exempt	377,148,990	430,067,990	52,919,000	14.0%	1.2%	1.0%	-0.3%
Undefined	79,268,246	84,664,033	5,395,787	6.8%	0.3%	0.2%	-0.1%
Total	21,953,404,292	34,756,744,101	12,803,339,809	58.3%	72.7%	78.5%	5.9%
Agricultural Homesteads	23,389,283	39,805,766	16,416,483	70.2%	0.1%	0.1%	0.0%
Residential Homesteads	9,363,218,597	15,347,015,416	5,983,796,819	63.9%	31.0%	34.7%	3.7%
Total Homesteads	9,386,607,880	15,386,821,182	6,000,213,302	63.9%	31.1%	34.8%	3.7%
Non-Homestead Residential	2,188,260,189	4,250,716,538	2,062,456,349	94.3%	7.2%	9.6%	2.4%
Apartments (Over 4 Units)	1,898,483,264	3,360,326,923	1,461,843,659	77.0%	6.3%	7.6%	1.3%
<u>Personal Property Only</u>							
Agricultural	1,635,680	1,301,270	-334,410	-20.4%	0.0%	0.0%	0.0%
Residential	36,705,810	39,972,460	3,266,650	8.9%	0.1%	0.1%	0.0%
Commercial	4,181,440,241	5,705,815,130	1,524,374,889	36.5%	13.8%	12.9%	-0.9%
Industrial	2,847,186,110	2,465,470,553	-381,715,557	-13.4%	9.4%	5.6%	-3.9%
Utility	1,194,749,722	1,282,474,957	87,725,235	7.3%	4.0%	2.9%	-1.1%
Total	8,261,717,563	9,495,034,370	1,233,316,807	14.9%	27.3%	21.5%	-5.9%
Total Depreciables	5,661,635,967	6,412,821,735	751,185,768	13.3%	18.7%	14.5%	-4.2%
Total Inventory	2,563,375,784	3,042,240,175	478,864,391	18.7%	8.5%	6.9%	-1.6%
<u>Agricultural Only</u>							
Ag Non-Hmstd Real	29,691,526	47,848,029	18,156,503	61.2%	0.1%	0.1%	0.0%
Ag Personal	1,635,680	1,301,270	-334,410	-20.4%	0.0%	0.0%	0.0%
Total Ag Business	31,327,206	49,149,299	17,822,093	56.9%	0.1%	0.1%	0.0%
Ag Homesteads	23,389,283	39,805,766	16,416,483	70.2%	0.1%	0.1%	0.0%

* "Net Assessed Value" for real property refers to the gross AV less deductions per the parcel level data received from county auditors and assessors, scaled to values reported on the county auditor's abstract.

* "Net Assessed Value" for personal property refers to the gross personal property assessed value reported on the county auditor's abstract less the deductions reported on the abstract.

** Property class was determined using a combination of county auditor parcel-level real property tax data, county assessor parcel-level real property assessment data, county auditor abstracts, Form 15 personal property assessment data, business and farmer's personal property tax returns over \$150,000 AV, and state distributable utility tax returns.

*** Net AV changes from 2002 to 2003 include effects of changes in assessment methods, real property physical characteristics, property use, personal property held or acquired, and deductions.

**Marion County
Residential Property Summary
2003 Reassessment**

Property Type	Change in Gross AV 2001 to 2003	Change in Net AV 2001 to 2003	Change in Net Tax 2002 to 2003	Change in Net Tax With NO Cert. Levy Chg. 2002 to 2003
All Real Residential Properties	106%	74%	23%	12%
Comparable Residential Real Prop.	101%	69%	19%	8%
Comparable Homesteads	97%	58%	10%	0%

Distribution of Net Tax Changes on Comparable Residential Property

% Change	2002 to 2003 Actual Bills All Residential Property		2002 to 2003 Actual Bills Homesteads Only		2002 to 2003 Recomputed Bills With NO Certified Levy Change All Residential Property		2002 to 2003 Recomputed Bills With NO Certified Levy Change Homesteads	
Over 300%	10,362	3.6%	5,389	2.7%	9,337	3.2%	4,985	2.5%
200% to 300%	5,032	1.7%	2,023	1.0%	3,441	1.2%	1,416	0.7%
100% to 200%	25,688	8.8%	9,550	4.8%	18,355	6.3%	7,082	3.5%
50% to 100%	39,281	13.5%	15,163	7.6%	31,697	10.9%	11,571	5.8%
25% to 50%	36,545	12.6%	19,562	9.8%	31,858	11.0%	13,829	6.9%
10% to 25%	33,327	11.5%	24,435	12.2%	27,911	9.6%	16,730	8.4%
5% to 10%	13,914	4.8%	11,351	5.7%	12,173	4.2%	8,552	4.3%
0 to 5%	17,761	6.1%	14,991	7.5%	15,108	5.2%	11,694	5.8%
0 to -5%	18,018	6.2%	16,460	8.2%	16,048	5.5%	12,819	6.4%
-5% to -10%	18,694	6.4%	17,434	8.7%	17,634	6.1%	15,598	7.8%
-10% to -25%	44,921	15.5%	42,477	21.2%	60,982	21.0%	56,705	28.3%
-25% to -50%	22,426	7.7%	19,192	9.6%	39,784	13.7%	35,737	17.9%
Below -50%	4,489	1.5%	2,180	1.1%	6,130	2.1%	3,489	1.7%
	290,458	100.0%	200,207	100.0%	290,458	100.0%	200,207	100.0%
Parcels With Increases	181,910	62.6%	102,464	51.2%	149,880	51.6%	75,859	37.9%
Parcels With Reductions	108,548	37.4%	97,743	48.8%	140,578	48.4%	124,348	62.1%
Average \$ Change		\$204		\$120		\$90		-\$1
Average % Change		19.2%		9.5%		8.4%		-0.1%

"Comparable Properties" = Properties with a record in both years that have improvements in both years OR no improvements in both years.

Data Source: 2001 and 2003 County Parcel Tax Data - County Auditor and County Assessor

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