



Richland-Bean Blossom Community School Corporation

# EDGEWOOD SCHOOLS

Caring. Daring. Preparing.

## **General Property Tax Information**

For many property owners, their property taxes and how they are determined can be confusing and frustrating. RBBCSC would like to help explain some of the basics to help lessen the confusion and frustration. The best place to start is with the assessed value of your property. Every year the Monroe County Assessor re-appraises your property to determine the taxable value (assessed value) for the following tax year. The assessed value is generally based on the size of your property and the size and condition of the improvements, such as your home, barn, and outbuildings. Also, the assessed value is based on if your property is residential, commercial, industrial, agricultural, etc. The Monroe County Assessor's office can go over your assessment with you and explain to you how your piece of property was assessed.

Next comes the tax rate. Your property taxes provide revenue for several taxing units. For the RBBCSC district, the taxing units include Monroe County Government, Township Government (Richland or Bean Blossom), RBBCSC, Monroe County Public Library, municipal (Town of Ellettsville, Town of Stinesville, or City of Bloomington), and there are some other special taxes that are small. For the RBBCSC district, there are six different tax rates depending on where your property is located. For taxes to be paid in 2022, the combined tax rates for all taxing units in the RBBCSC district range from \$1.6909 for Bean Blossom Township (not in town) to \$2.5250 for those properties that are in the City of Bloomington. RBBCSC's portion of the total tax rate in 2022 was \$1.0782. The tax rate is the amount of taxes applied on each 100 dollars of net assessed value.

While the Assessor's office is responsible for determining the assessed value on your property each year, the value that you pay taxes on is often much lower than that assessed value. For homesteads, there are tax deductions that can be used to significantly lower your tax bill. You will want to make sure that you are receiving all of the tax deductions you are entitled to. Some of the more common deductions are for homestead (owner lives on the property), having a mortgage, being 65 years of age or over, being a veteran, or being disabled. For example, a home that is assessed at a value of \$200,000 that qualifies for the homestead, supplemental and mortgage deductions, will pay taxes on a net assessed value of \$97,750, which is less than half of the assessed value of the home.

Below are some links to helpful sites with more information on available deductions.

Monroe County Assessor's Office:

- <https://www.co.monroe.in.us/department/?structureid=21>

Monroe County Auditor's Office:

- <https://www.co.monroe.in.us/department/index.php?structureid=73>
- <https://www.co.monroe.in.us/topic/index.php?topicid=47&structureid=73>

Indiana Department of Local Government Finance:

- <https://www.in.gov/dlgf/2339.htm>
- <https://www.in.gov/dlgf/deductions-property-tax/>



Richland-Bean Blossom Community School Corporation

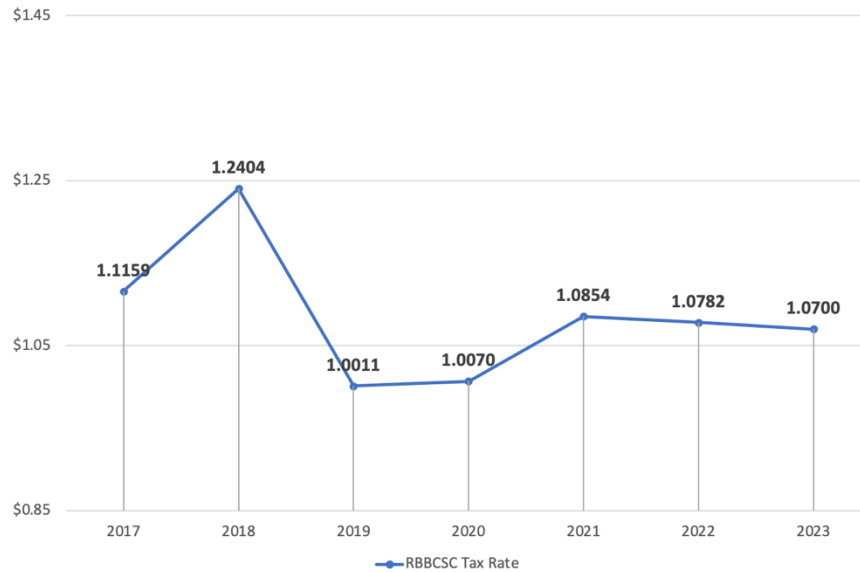
# EDGEWOOD SCHOOLS

Caring. Daring. Preparing.

## Brief History of RBBCSC Total Tax Rates



### RBBCSC - Edgewood Schools Tax Rate History



The portion of your property tax rate that is paid to RBBCSC is used to fund the operational expenses of the School Corporation along with improvements to our facilities. RBBCSC's tax rate is set each year based on the amount of funds needed for these purposes, and has fluctuated quite a bit since 2017. In 2017, the RBBCSC tax rate was \$1.1159. Then, in 2018, there was a budgeting error by a previous administration and excess taxes were collected, which increased the rate to \$1.2404. RBBCSC legally could not immediately refund the extra money that was collected, so instead we collected much less in 2019 than needed and did not return to our prior \$1.11 rate choosing instead a rate of \$1.0011 to help offset the previous year's error. A change in school budget formula caused our tax rate in 2020 to remain lower again than our previous \$1.11 rate.

These changes in the RBBCSC tax rate have led to some confusion. So, in 2021 the RBBCSC School Board determined that a consistent, stable tax rate, at least for RBBCSC, would be beneficial to our property tax payers. The School Board set a goal to keep the RBBCSC portion of the tax rate at or below \$1.09 instead of returning to the 2017 rate of \$1.1159. For 2021, we hit that goal and the RBBCSC tax rate was \$1.0854. Due to enhanced budgeting practices and strong assessed value growth, RBBCSC has chosen to lower the tax rate each of the last two years, with the most current year landing at \$1.0700. Again, the RBBCSC School Board intends to keep the tax rate from increasing going forward, and if possible, we will look for opportunities to continue to decrease our rate as we address our community's school's needs and the changes in assessed value.



Richland-Bean Blossom Community School Corporation

**EDGEWOOD SCHOOLS**

Caring. Daring. Preparing.

### Helpful Facts

- If the assessed value of your property goes up, so will the amount of your tax bill, even if the tax rate stays the same.
- When you add up the assessed values of all properties in Monroe County, that total has been increasing every year. Some of that growth is due to new properties being built, while some of that is due to existing properties being worth more than in previous years.
- Only a portion of your property taxes goes to support RBBCSC. Other entities like the Richland and Bean Blossom Townships, Town of Ellettsville, Town of Stinesville, City of Bloomington, the Monroe County Public Library and others also have an effect on the amount of property taxes you pay.
- Your property taxes that go to RBBCSC are used to provide transportation for our students, bus replacement, maintenance of our buildings and land, capital projects, and the repayment of bonds that have been used for improvements to our buildings along with adding needed space for our students. Basically, all of the costs of operating the school system outside of the actual classroom expenses.
- There are tax caps set so that the property taxes you pay are limited to 1% of your assessed value for residential properties, 2% for farm properties, and 3% for commercial properties.
- You may be entitled to certain property tax deductions and you should make sure you are receiving those deductions.
- If you believe that the assessed value of your property is too high, there is a procedure to appeal that valuation.