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Indiana Business Review

PROPERTY TAXES

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Table of Contents

For the Record:

Every Action Has an Equal and Opposite Reaction?

In 1998, the Supreme Court of Indiana declared Indiana's real property (land and buildings) tax assessment rules to be unconstitutional. New rules went into effect with the 2003 assessment of property. Once taxing districts determined their levies and set their tax rates, property tax bills were sent out to homeowners in most counties. But Newton's third law of motion may also hold true with tax laws, as there have been some opposite reactions to the change in the assessment practices (perhaps most notably in Lake County). Professor Dagney Faulk has researched and eloquently documented three decades of Indiana property tax law changes to help us put this issue into a historical context, which this editor hopes will be read far and wide and also find its way into important historical archives. Other articles in this issue provide our readers with insights on the pros and cons of our personal income gains and losses and a brief look at current demographic and housing data from a new federal survey initiative called the American Community Survey.

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How We Got Here from There: A Chronology of Indiana Property Tax Laws

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With the recent general reassessment of real property, the various resulting court cases, and the localized billing problems that have followed the reassessment, property taxes have come to the forefront of the public policy debate in Indiana. This is an opportune time to review the major legislation[1] that has affected Indiana property taxes over the past few decades, providing a history lesson and perhaps some perspective on how the system became what it is today.[2] The tables and charts provide supplemental information, helping to put local government taxes and expenditures in perspective.

In Indiana, real property (land and improvements that are considered permanent fixtures, such as a house) and certain types of personal property (tangible property not permanently affixed to real estate, such as equipment and machinery) are subject to the property tax. The bulk of property tax revenue (approximately 70 percent in 2002) is raised through the tax on real property. Only real property is subject to periodic general reassessments to determine taxable value. In contrast, the value of personal property is self-reported by taxpayers each year. Businesses pay the bulk (approximately 99 percent in 2002) of the personal property tax. Property owned by government and nonprofit organizations is not subject to the property tax.

Table 1
Local Government Revenue in Indiana, 2000

Type of Revenue	Value (000's)	Distribution	Per Capita
General	$16,679,045	100.0%	$2,743
Intergovernment	$6,003,533	36.0%	$987
Own-Source	$10,675,512	64.0%	$1,756
Total Tax	$6,259,077	37.5%	$1,029
Property Tax	$5,547,847	33.3%	$912
General Sales Tax	$0	0.0%	$0
Individual Income Tax*	$515,100	3.1%	$85
Corporate Net Income Tax	$0	0.0%	$0
Other Taxes	$196,130	1.2%	$32
Total Charges	$3,008,473	18.0%	$495
Own-Source General	$1,407,962	8.4%	$232

*Indiana local income taxes are CEDIT, CAGIT, and COIT.
Source: Rockefeller Institute of Government; U.S. Census Bureau

Table 2
Glossary of Terms and Acronyms

AVGQ	Assessed Value Growth Quotient
CEDIT	County Economic Development Income Tax
CAGIT	County Adjusted Gross Income Tax
COIT	County Option Income Tax
PTRC	Property Tax Replacement Credit
DLGF	Department of Local Government Finance
LSA	Indiana Legislative Services Agency
Real Property	Land and improvements considered permanent fixtures
Personal Property	Tangible property not permanently affixed to and part of real estate
HEA	House Enrolled Act
SEA	Senate Enrolled Act
P.L.	Public Law

Bowen Tax Package (1973)

Property tax reform in Indiana can be traced back to this tax reform package, passed in response to increasing local property tax rates and levies.[3] The reform limited local governments' ability to increase property tax levies, set up alternate funding mechanisms for local government, and shifted some of the responsibility for revenue generation to the state. School funding was treated separately and increased through a state school aid formula. The reform package

1. doubled the sales tax from 2 percent to 4 percent (exempting groceries) and allocated the extra revenue to property tax reduction through the Property Tax Replacement Credit (PTRC);[4]
2. permitted counties to levy local option income taxes (CAGIT) with most of the revenue used to reduce property taxes;
3. set limits on property tax rates and levies for counties adopting CAGIT;
4. established tax control boards.

General Assembly Changes (1979)

These changes, effective in 1980, were a response to reassessment and the economic environment (high inflation) of the late 1970s.

1. For local taxing units, the growth in tax levies was limited to the same growth rate as the Assessed Value Growth

Quotient (AVGQ). AVGQ equals the average growth in AV over the prior three years, excluding reassessment, which was scheduled to occur every four years. The minimum AVGQ was set at 5 percent and the maximum was 10 percent. School property tax levies were restricted using the school funding formula. Over the years, many jurisdictions would "bank" the difference between their actual and maximum levy growth to use in future years if needed.

2. Taxing units were allowed to appeal to the state tax board for an excess levy—above the AVGQ normally permitted.

Table 3
Local Government Expenditures in Indiana, 2000

Expenditures	Value (000's)	Distribution	Per Capita
General	$16,348,826	100.0%	$2,689
Intergovernment	$61,120	0.4%	$10
Direct	$16,287,706	99.6%	$2,679
Elementary and Secondary Education	$7,351,414	45.0%	$1,209
Public Welfare	$458,657	2.8%	$75
Higher Education	$529	0.0%	$0
Health and Hospitals	$1,948,501	11.9%	$320
Corrections	$190,187	1.2%	$31
Police	$644,419	3.9%	$106
Highways	$711,305	4.4%	$117
Interest	$595,689	3.6%	$98
Other	$4,387,005	26.8%	$721

Source: Rockefeller Institute of Government; U.S. Census Bureau

Court-Ordered Reassessment (1993-2000)

The initial lawsuit, *Town of St. John* v. *State Board of Tax Commissioners*, was filed in 1993. The plaintiffs argued that the method of calculating "true tax value" in Indiana could lead to different tax values for property with the same market value, thus violating the Indiana Constitution which requires a "uniform and equal rate of property assessment and taxation." According to the Indiana Constitution, it is the responsibility of the General Assembly to provide a "uniform and equal rate of assessment and taxation."

In total, six opinions were issued by the Indiana Supreme Court and the Indiana Tax Court between 1996 and 1998 to clarify how "true tax value" should be determined. In 1998, the Indiana Supreme Court ruled that property should be assessed "under a system that incorporates an objective reality" to determine the true tax value of a property. "Objective reality" does not have to be the same as market value. Subsequently, the tax court required the State Board of Tax Commissioners to implement a new assessment system, specifying that the new regulations be in effect by June 1, 2001, and the general reassessment of real property occur by March 1, 2002. (The last reassessment took place in 1995 for taxes due in 1996.)

The old assessment method calculated a true tax value of property based upon its "reproduction cost." That is, the cost to reconstruct a duplicate of the property using the same materials, design, and workmanship that were used in the original property. This value was determined through tables disseminated by the State Board of Tax Commissioners that were based upon 75 percent of the 1991 construction values.

The current assessment, however, is based upon values that are 100 percent of 1999 construction data taken from the Marshall & Swift Assessment Manual. The Marshall & Swift 1999 data are based upon the "replacement cost" of the property rather than the "reproduction cost." Replacement cost is the current cost of constructing a structure of equal utility to the subject property using modern materials, design, and workmanship.

During reassessment, all real property is revalued for tax purposes. Due to inflation, most property increases in value. An increase in tax value does not mean necessarily that the property owner's tax bill will increase since a lower tax rate could be used to raise the same amount of revenue as before reassessment. Currently, the Indiana Fiscal Policy Institute is coordinating a property tax equalization study to objectively measure the accuracy of assessments in each of Indiana's ninety-two counties.

HEA 1001 (P.L. 192, 2002 Special Session)

This statute included tax reforms for gaming, property taxes, business income taxes, and other taxes and provisions. The statute changed the AVGQ formula to allow property tax levies to increase at the rate that Indiana nonfarm personal income increases. The statute increased the standard homestead deduction from $6,000 to $35,000 and the homestead credit to 20 percent,[5] required counties to deduct 100 percent of the assessed value of inventory from the property tax base by 2006, and allowed counties to impose an additional County Economic Development Income Tax (CEDIT) to provide revenue for increased homestead credits to offset the inventory tax deduction.[6] This statute also raised the sales tax from 5 percent to 6 percent to offset the increased expenditures for property tax relief.

HEA 1714 (P.L. 245, 2003)

This statute established a four-year cycle for the general reassessment of all real property in Indiana. Under this system, the next general reassessment (requiring the inspection of all real property) should begin July 1, 2007, and occur every four years after that. The reassessment should be completed by March 1 of the next odd-numbered year (2009) and used as the basis of property taxation in the next year (2010). Then another general assessment would follow in 2011. The statute also specified that the Department of Local Government Finance (DLGF)[7] should establish a system of annual adjustments to account for changes in property value in years between general assessments. These adjustments should be first applied in 2005.

SEA 1 (P.L. 1, 2004)

This statute contains a variety of provisions to address some of the impacts of the court-ordered reassessment, which became apparent in 2003 as the 2002 property tax reassessments and levies were mailed to property owners.

The statute authorizes the Department of Local Government Finance to take over the 2003 general reassessment process in a county if it determines that the county's reassessment is likely to be inaccurate.[8] It reduces the revenue raising capacity of local governments by setting maximum rates and eliminating the banking of unused levy allowances in calculating the maximum permissible property tax levy for a civil taxing unit, for a county family and children property tax levy, and for a county children's psychiatric treatment services property tax levy. The statute allows counties to petition the DLGF to authorize property tax payments to be made in installments, waive late payment penalties for taxes payable in 2004, and allow automatic refunds for successful appeals for any taxpayer.

Summary

Since the 1970s, legislative actions have expanded the options that local governments have for funding local services, primarily through local option income taxes, and increased the level of property tax deductions and credits. Currently, 50 percent of state sales tax revenue, 14 percent of state individual income tax revenue, and a portion of corporate adjusted gross income tax revenue are distributed to the Property Tax Replacement Fund, which is used to reduce local property tax burdens via the Property Tax Replacement Credit.

The property tax has long been the most unpopular of the three major revenue sources available to state and local governments. This unpopularity is primarily attributed to the large annual or biannual payments that make this tax more visible to taxpayers, whereas sales and income taxes are paid in smaller amounts over the course of a year. Large changes in assessed value further add to the unpopularity of the tax. A regular system of general reassessment, annual adjustments, and equalization studies to determine if reassessment is equitable among jurisdictions can lend credibility to the property tax system and a level of certainty for taxpayers concerned with year-to-year changes in tax liability. Property taxes are a stable source of revenue for local governments since they do not fluctuate with the business cycles as sales and income tax revenues do, and perhaps more to the point, property taxes are the major source of revenue currently available to Indiana's local governments. ◄

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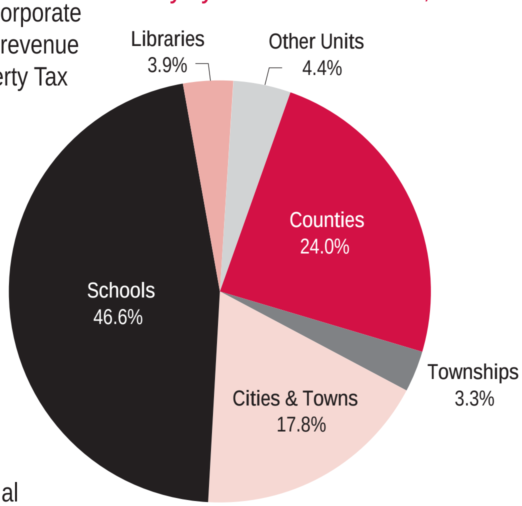
- "Indiana Property Tax Reassessment." Kahn, Dees, Donovan and Kahn, LLP, April 2003 Newsletter. Online at www.k2d2.com/newsarchives/year2003/apr03.html.
- State Board of Tax Commissioners. *2002 Real Property Assessment Manual*. Final Rule, LSA Doc. 00-108(F), May 23, 2001.

Endnotes

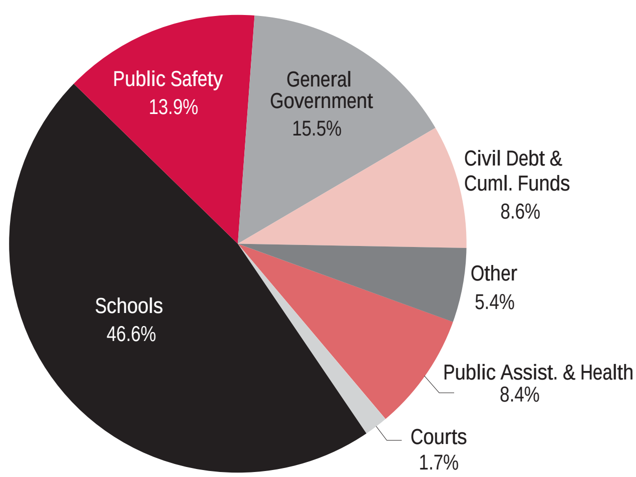
1. Legislation that has made major changes in the structure of the property tax is included. This article makes no attempt to chronicle every piece of property tax legislation that the General Assembly has enacted.
2. The Indiana Code, the various enrolled acts referred to in this document, and the fiscal impact statements for each enrolled act are available through the Indiana General Assembly's website at www.in.gov/legislative/.
3. The property tax levy is the amount of income that a unit of government raises from the property tax.
4. Each taxing unit receives 20 percent of its operating tax levy through the Property Tax Replacement Credit (PTRC). Only levies attributable to real property and nonbusiness personal property are included when calculating the credit. The 20 percent does not apply to debt incurred after 1984, school capital projects, building funds, or excess levies.
5. The homestead credit was 10 percent from 1998 to 2003.
6. The County Option Income Tax (COIT) may also be used to replace property tax revenue in taxing units and school corporations that increase the homestead credit. COIT was established in 1984.
7. The Department of Local Government Finance assumed most of the functions of the State Board of Tax Commissioners beginning January 2002.
8. HEA 1902 (P.L. 151, 2001) authorized the State Board of Tax Commissioners to contract with an accounting firm to reassess real property in Lake County. SEA 1 extended this authority to other counties if needed.

Figure 1
Distribution of Net Property Tax Levy by Unit of Government, 2003*



*The 2003 net property tax levy totalled approximately $4.9 billion.
Source: Indiana Legislative Services Agency

Figure 2
Distribution of Net Property Tax Levy by Use of Funds, 2003



Source: Indiana Legislative Services Agency

Double-Edged Sword: Personal Income As a Measure of Indiana's Wellbeing

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Per capita personal income (PCPI) is a frequently used measure of economic well-being.[1] It is a number that Hoosier politicians should prefer to ignore.

PCPI is the result of dividing personal income (the sum of all receipts by Hoosiers as a result of working, owning capital, or receiving certain government transfers such as social security or unemployment compensation) by the total population. **Figure 1** shows the history of those two data series from 1969 to 2002 (the latest year for which we have data). In both population and personal income, Indiana's share of the United States is in long-term, virtually continuous decline. This happened during Republican administrations from 1969 to 1989 and Democratic administrations since then.

The path of decline is not uniform. There have been some brief periods when Indiana's share of the nation's personal income has risen before falling again. Thus, we see a somewhat erratic path for PCPI in **Figure 2**.

Recent Experience

As with any number that has a numerator and a denominator, it can be tricky to interpret. For example, the state with the worst percent change in PCPI between 1997 and 2002 was (surprise!) Nevada. The land of desert and dice was the fastest growing state in population (22.9 percent) and second fastest in personal income (39.8 percent). But when the numbers are put together, Nevada has a 13.8 percent increase in PCPI, the worst performance of the fifty states.

The best performance in PCPI came in states with slow population growth or even population decline. Wyoming's personal income growth rate ranked fifth in the United States, but its population growth rate was forty-fourth. This combination led to Wyoming leading the nation with a 32.5 percent increase in PCPI. North Dakota came in second in PCPI growth—despite a below average personal income growth rate of 26.7 percent (ranked thirtieth)—because its population declined 2.4 percent (fiftieth in the nation). Colorado managed both a high ranking in personal income growth (first) and in population (third), enabling the state to rank eighth in PCPI.

Indiana, over this recent five-year period, ranked thirty-seventh in PCPI growth at 20.3 percent. The United States grew 22 percent. Our personal income growth rate was 24.4 percent (thirty-ninth) compared to the U.S. rate of 28.8 percent. Our population growth rate was 3.4 percent (twenty-eighth) while the nation grew 5.6 percent.

The differences among the states can be seen in **Figure 3**. All eight states that experienced faster growth than the nation in personal income but slower population growth enjoyed a faster increase in PCPI than did the nation. Fifteen states grew faster than the United States in both personal income and

Figure 1
Indiana's Share of the Nation, 1969 to 2002

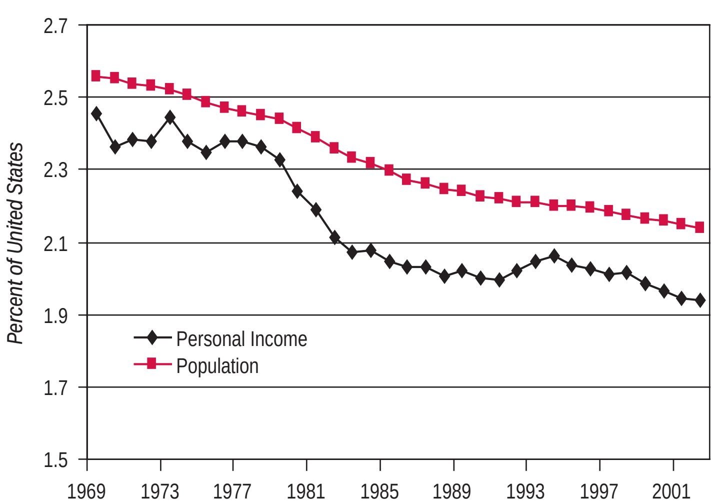


Figure 2
Indiana's PCPI As a Percent of the Nation, 1969 to 2002

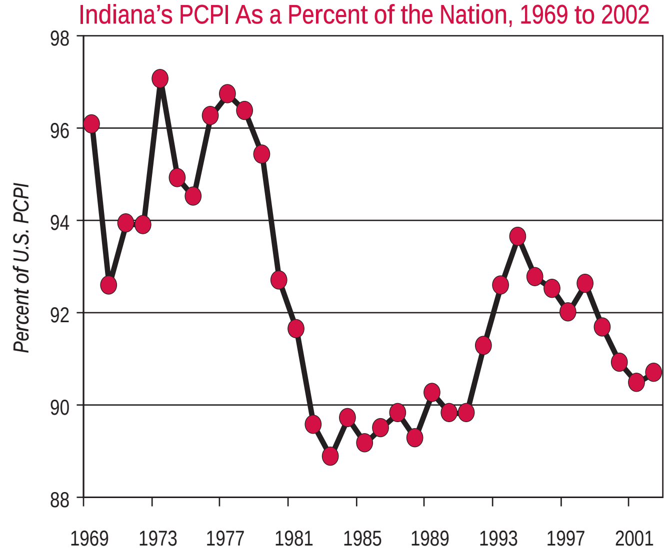
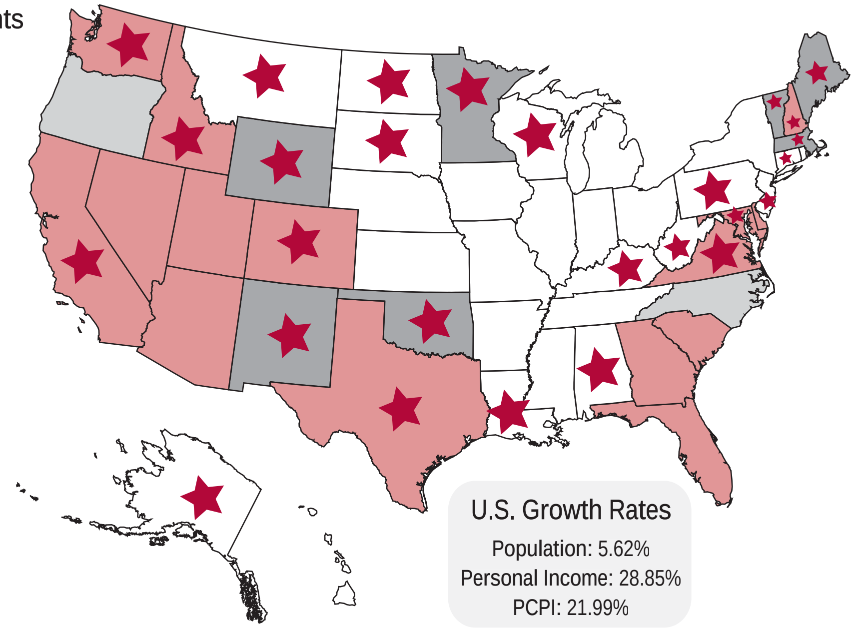


Figure 3
Change in PCPI Components Relative to the Nation, 1997 to 2002

Growth in PCPI Components

- Faster than U.S. in both population and personal income (15 states)
- Faster than U.S. in personal income, but slower than U.S. in population (8 states)
- Faster than U.S. in population, but slower than U.S. in personal income (2 states)
- Slower than U.S. in both population and personal income (26 states)
- PCPI is growing faster than U.S. (28 states)



population, and only half of them saw a rise in their PCPI as a result. Indiana was among the twenty-six states that lagged the nation in both personal income and population growth rates. Within that group, it was among the twelve experiencing a slower rate of PCPI growth.

In short, fast population growth reduces the growth rate of PCPI. If PCPI is a target of policy, emphasis should be on personal income growth rather than adding to the number of inhabitants.

Indiana Counties

How have Indiana counties fared over the past five years? **Figure 4** shows the prevailing patterns in the state. Hamilton and Hendricks counties, which led the state in growth rates for both personal income and population, were sixty-fourth and forty-ninth in PCPI growth, respectively. By contrast, Crawford and Owen counties were among the top growing counties in personal income, population, and PCPI advances. Of the twenty counties losing population in the five-year period, only Perry County managed to raise its PCPI faster than the state. Hence, population loss is often an indicator of a weakening economy whereas slow population growth can aid an economic advance in PCPI. ◂

Endnotes

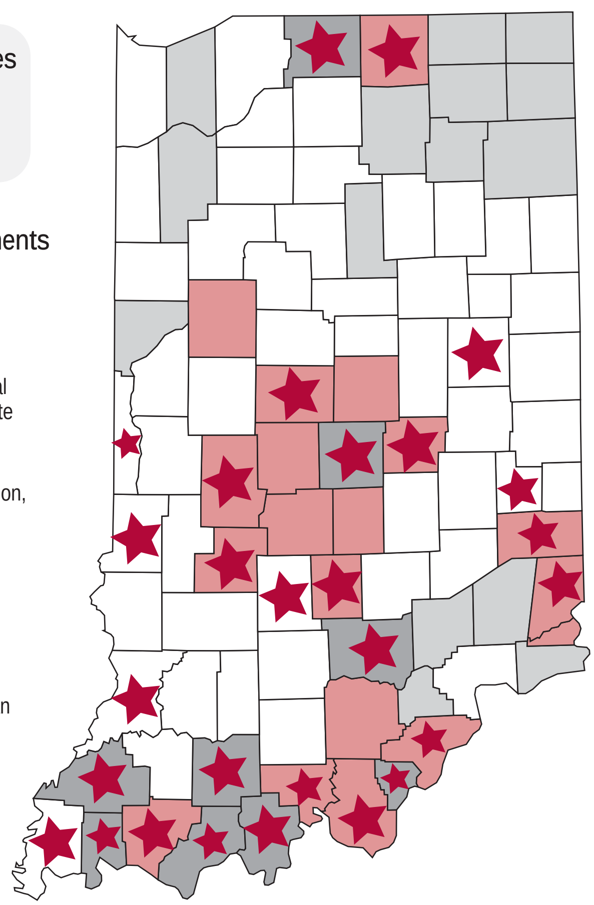
1. Data for this article were obtained from the U.S. Bureau of Economic Analysis and are not adjusted for inflation.

Figure 4
Change in PCPI Components Relative to the State, 1997 to 2002

Indiana's Growth Rates
Population: 3.39%
Personal Income: 24.35%
PCPI: 20.28%

Growth in PCPI Components

- Faster than state in both population and personal income (19 counties)
- Faster than state in personal income, but slower than state in population (9 counties)
- Faster than state in population, but slower than state in personal income (15 counties)
- Slower than state in both population and personal income (49 counties)
- PCPI is growing faster than state (28 counties)



Demographics and Housing Information from the American Community Survey

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Household and family types, income, occupation, travel to work, home values, mortgage burden, single-family versus apartment or mobile home. These are the characteristics of people and housing now available for Indiana on an annual basis from the American Community Survey. This article is a cursory overview of these statistics, based on the surveys from 2000 and 2002.

Households

The majority of households in Indiana are formed by married couples. Nowadays, fewer than half of all married couple households have children under the age of eighteen. Of households with children under eighteen, the majority are married (22 percent) with an ever growing but still small number of single-mother households (7 percent).

Between 2000 and 2002, the number of Indiana households with children under eighteen has declined by 1 percent, reflective of the aging of our population (see **Figure 1**).

Born in Indiana

Nearly 5 million Hoosiers lived in the same house the year prior to the survey in 2002, while 132,000 people lived in a different state.

The percent of native Hoosiers living in households declined slightly (-0.5 percent) to 71 percent in 2002 compared to 2000 estimates. The proportion of the state's household population born in another state grew slightly to 25 percent. Such minor but telling trends can also be seen in the slight up-tick in the percent of the household population born in another country, which grew from 3.3 percent (or 193,765 people) in 2000 to 3.4 percent (205,499 people) in 2002 (see **Table 1**).

English Spoken Here

The household population age five and older speaking only English at home declined by less than 1 percent between 2000 and 2002, to 5.08 million. The majority of those who spoke a language other than English at home in 2002 also indicated that they spoke English well or very well.

Close to 3.5 percent of persons age five and older spoke Spanish at home, compared to a national figure of 11 percent and 11.6 percent in Illinois. Indiana ranked twenty-eighth in the nation based on this measure, while New Mexico had the largest proportion of Spanish speakers, at 28 percent, followed closely by Texas (27.4 percent) and California (26.8 percent).

It's Off to Work We Go—Usually Driving Alone in Our Cars or Trucks

The vast majority (83 percent) of working Hoosiers age sixteen and older drove to work alone in their cars or trucks in 2002, which is similar to previous years. Another 10 percent carpooled to work. The same proportion (3 percent) of people worked at home as the combination of those taking public transportation (1 percent) or walking to work (2 percent).

Among our neighboring states, Indiana has a relatively easy commute time (see **Figure 2**). In 2002, the average working Hoosier took 21.2 minutes to get to work—the shortest time next to Wisconsin's 20.3 minutes. Illinois continues to experience the longest travel time at 26.7 minutes, thanks to congestion in and around Chicago, no doubt.

Once working Hoosiers get to the office or plant, they are most likely to be

Figure 1
Hoosier Families with Children Declining

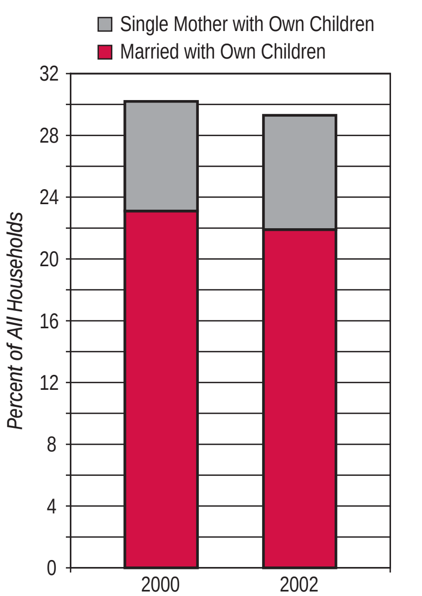
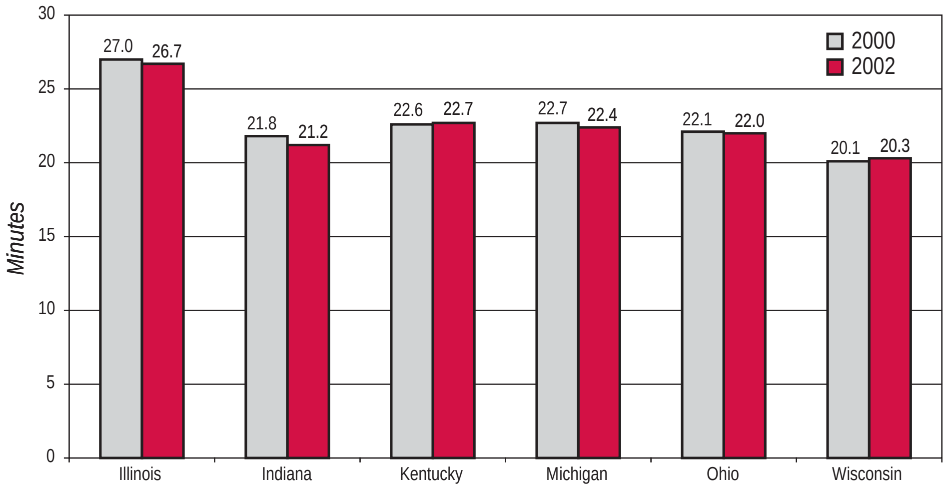


Table 1
Birthplace of Indiana's Foreign-Born Population

REGION OF BIRTH OF FOREIGN BORN	2000		2002		Change
	Estimate	Percent	Estimate	Percent	2000–2002
All Foreign Born	193,765	100%	205,499	100%	11,734
Europe	51,813	26.7%	39,166	19.1%	-7.6%
Asia	52,718	27.2%	60,356	29.4%	2.2%
Africa	5,083	2.6%	9,973	4.9%	2.3%
Oceania	201	0.1%	186	0.1%	0.0%
Latin America	78,542	40.5%	89,556	43.6%	3.1%
North America	5,408	2.8%	6,262	3.0%	0.2%

Figure 2
Travel Time to Work for Household Population Sixteen and Older



in management, professional, sales, or production occupations. Farming, forestry and fishing occupations are the smallest share of all types of jobs (1 percent).

The Average Indiana Home in 2002

- Single family unit with five rooms
- Worth $100,762 with a monthly mortgage of $928 (includes selected owner costs such as sewer, water, and taxes)
- Less than 30 percent of household income goes to monthly mortgage and owner costs
- Built prior to 1979 and heated by utility gas
- Two vehicles

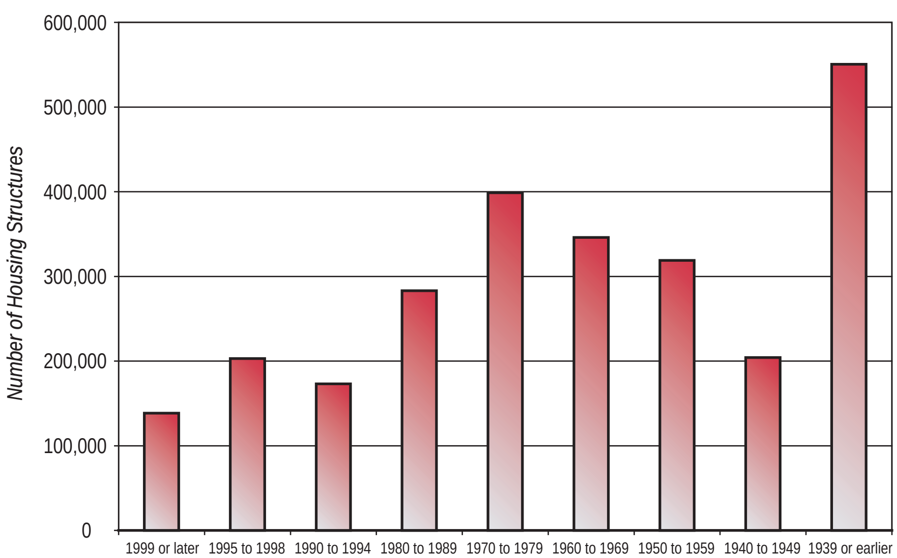
Types of Homes

Most Hoosier housing units are single-family homes, estimated at slightly more than 70 percent in both 2000 and 2002. Mobile homes account for 7 percent of all housing units in Indiana, while 4.7 percent are in apartment buildings with five to nine units. The vast majority of homes were built prior to 1979, with 21 percent built before 1939 (see **Figure 3**).

Home Values and Mortgages

In keeping with the national trend of appreciation, Indiana's median home value grew to $100,762 (see **Table 2**), a 2 percent increase from the 2000 estimate. At the same time, the median monthly mortgage payment grew from $892 in 2000 to $928 in 2002. The majority (68 percent) of Indiana's homeowners' dwellings were valued between $50,000 and $149,000 (see **Figure 4**).

Figure 3
Indiana Housing Structures by Year Built, 2002



Home Heating Fuel

Utility gas remains the dominant heating fuel for Indiana's homes, with 1.4 million homes using this heating source (61 percent). Electricity (24 percent), bottled, tank or LP gas (10 percent), and fuel oil or kerosene (2.4 percent) are the next choices for heating fuel, as seen in **Figure 5.** The use of solar energy as a source of home heating is the choice of a mere 1,167 homes, a figure that is less than it was according to the estimates for 2000. Wood burning as a source of heat actually increased from an estimated 33,000 homes in 2000 to more than 43,000 in 2002. However, the ACS considers the margin of error on this change to

American Community Survey

A new era of annually released economic and demographic statistics for our states and metropolitan areas has quietly dawned. The American Community Survey (ACS), a new way of obtaining what was formerly collected just once every ten years from the long-form of the Census, is now available annually from the U.S. Census Bureau. With three years worth of data available for states and large metropolitan areas, the American Community Survey will begin full implementation across all counties of the United States in November 2004. Data for counties and cities with a population of 65,000 or more will be made available annually. Data for smaller areas will be available as three-year averages, largely because of the necessary sample size that needs to build up over a longer period of time.

A big issue with the current data available from the ACS is that it is a survey of households only. Thus, total population figures, age data, and education enrollment or attainment will not compare to other estimates of those groups, which will include people living in group quarters, such as college dormitories, prisons, halfway houses, and nursing homes.

be statistically significant; thus, the increase may be explained by sample error.

Vehicles Available to Households

The majority of households (61 percent) have two or more vehicles available for use. Nearly 7 percent (or 161,000 Indiana households) do not have a vehicle, while 21 percent have three or more vehicles. Further exploration of the data through the ACS public use microdata sample would allow us to determine if those households have access to public transportation (in the case of no vehicle households) or teenagers (in the case of three or more car households).

Telephone Availability

Between 2000 and 2002, the number of occupied housing units with no telephone service increased. This is a reversal of a decades-long decrease in the number of homes without telephones.

Is this a harbinger of cell phones replacing hard-wired telephones? Possibly. The phrasing of the question could lead respondents to check off "no telephone service" on the questionnaire. According to documentation on the ACS, "the question asked whether telephone service was available in the house, apartment, or mobile home. A telephone must be in working order and service available in the house, apartment, or mobile home that allows the respondent to both make and receive calls. Households whose service has been discontinued for nonpayment or other reasons are not counted as having telephone service available."

What Hoosier Housing Is Not—Overcrowded and Unplumbed

Less than 1 percent of Indiana's homes lack either complete plumbing or complete kitchen facilities. And slightly less than 2 percent of Indiana dwellings are overcrowded—by definition, that's more than one person per room (not counting kitchens and bathrooms).

More results from the new American Community Survey will be published in these pages, with greater geographic detail as time goes by. In the meantime, the Internet is an excellent resource for obtaining ACS data and even more importantly, learning about the issues of use as compared to the traditional decennial census. ◂

Table 2
The Homes of Our Neighbors: The Midwestern States, 2002

Characteristic	Illinois	Indiana	Kentucky	Michigan	Ohio	Wisconsin
Percent Owner Occupied	67.6%	71.8%	70.8%	74.0%	69.3%	68.7%
Monthly Mortgage and Selected Owner Costs	$1,284	$928	$870	$1,085	$1,028	$1,088
Median Home Value	$147,353	$ 100,762	$98,132	$133,270	$113,072	$122,259
Median Rent	$665	$545	$480	$585	$557	$580
Median Rooms	5.4	5.4	5.3	5.6	5.7	5.3

Figure 4
Home Values in Indiana, 2002

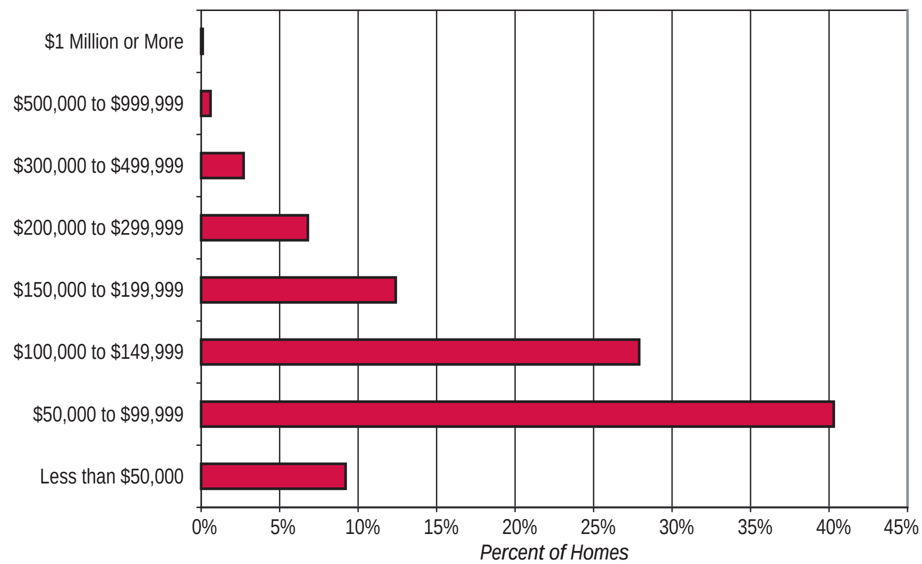
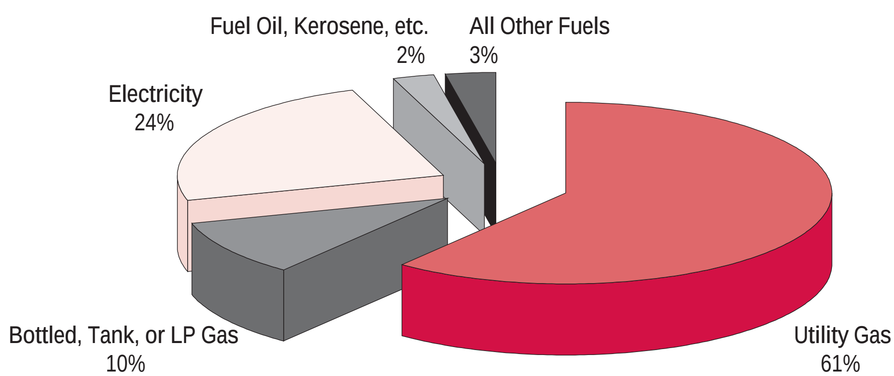


Figure 5
Indiana's Home Heating Fuel Choices, 2002



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Growth in Housing Units: Percent Change, April 2000 to July 2003

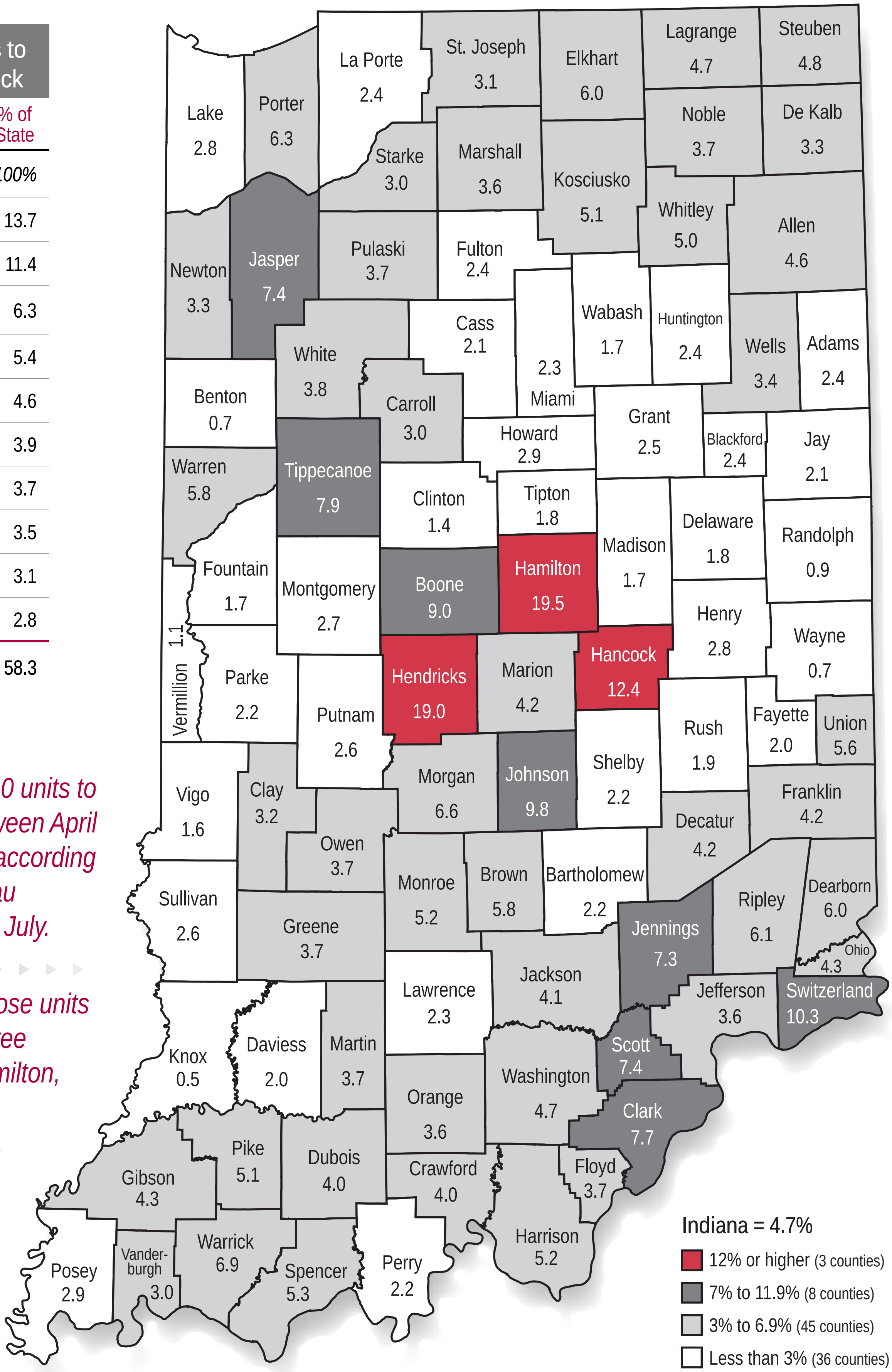
Top Ten Contributors to Hoosier Housing Stock

County	Units Added	% of State
Indiana	*118,840*	*100%*
Marion	16,297	13.7
Hamilton	13,525	11.4
Hendricks	7,473	6.3
Allen	6,395	5.4
Lake	5,415	4.6
Tippecanoe	4,599	3.9
Johnson	4,430	3.7
Elkhart	4,182	3.5
Porter	3,626	3.1
St. Joseph	3,346	2.8
County Total	69,288	58.3

Indiana added 118,840 units to its housing stock between April 2000 and July 2003, according to U.S. Census Bureau estimates released in July.

Nearly one-third of those units were added in just three counties: Marion, Hamilton, and Hendricks.

Ten counties are responsible for 58 percent of the housing growth in Indiana.



Source: U.S. Census Bureau

SUMMER 2004

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- How We Got Here from There: A Chronology of Indiana Property Tax Laws
- Double-Edged Sword: Personal Income As a Measure of Indiana's Wellbeing
- Demographics and Housing Information from the American Community Survey

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