

TOWN OF GRIFFITH, INDIANA

EXECUTIVE SUMMARY

The Town of Griffith, Indiana (the “Town”) is located within both St. John and Calumet Townships in Lake County, Indiana. The purpose of this analysis is to calculate, on a preliminary basis, the impact of transferring the net assessed value of Griffith\Calumet Township to St. John Township. This report summarizes the property tax liability impact of two different scenarios.

Scenario #1 – No Change in Township’s Property Tax Rate – Page 4

Scenario #1 assumes that the 2019 property tax rate for St. John Township remains at \$.0955 (the same as 2018 Certified). The Township’s net assessed value is expected to increase by 20% from an overall increase in the Township’s tax base and the addition of Griffith-Calumet Township (\$628,241,535). The increase in net assessed value would allow the Township to generate additional tax dollars of \$151,254 while maintaining the same tax rate. This assumes that the Department of Local Government Finance (“DLGF”) would grant the Township an increase in levy that exceeds the maximum levy limitation by \$125,196.

St. John Township currently has jurisdiction within seven taxing districts within Lake County and includes portions of the Griffith, Dyer, St. John, Schererville, and Crown Point. Scenario #1 affects the tax liabilities of only the properties located in the transferred territory (Griffith-Calumet Township). Residential homesteads valued up to \$152,000 (tax cap) are expected to have a reduction in tax liability ranging from \$5 to \$171. All other taxing districts are expected to have no change in tax liabilities.

Scenario #2 – No Increase in Township’s Property Tax Levies (other than normal annual levy growth) – Page 5

Scenario #2 assumes that the 2018 property tax levies for the controlled funds will increase by the 2019 statewide levy growth factor of 3.4% with no other levy increases. Although the overall property tax levy is projected to increase by \$26,058, the increase in net assessed value described above would result in a decrease of \$.0026 in the Township’s property tax rate.

The annual tax liability impact for properties located in Griffith-Corp St. John Township (formerly of Calumet Township) is expected to be a decrease ranging from \$6 to \$172 depending on property value. Properties valued at approximately \$152,000 hit the tax caps in this taxing district. Properties in all other taxing districts are expected to experience a decrease in tax liability ranging from \$.37 to nearly \$3 depending on property value and the tax cap thresholds.

TOWN OF GRIFFITH, INDIANA

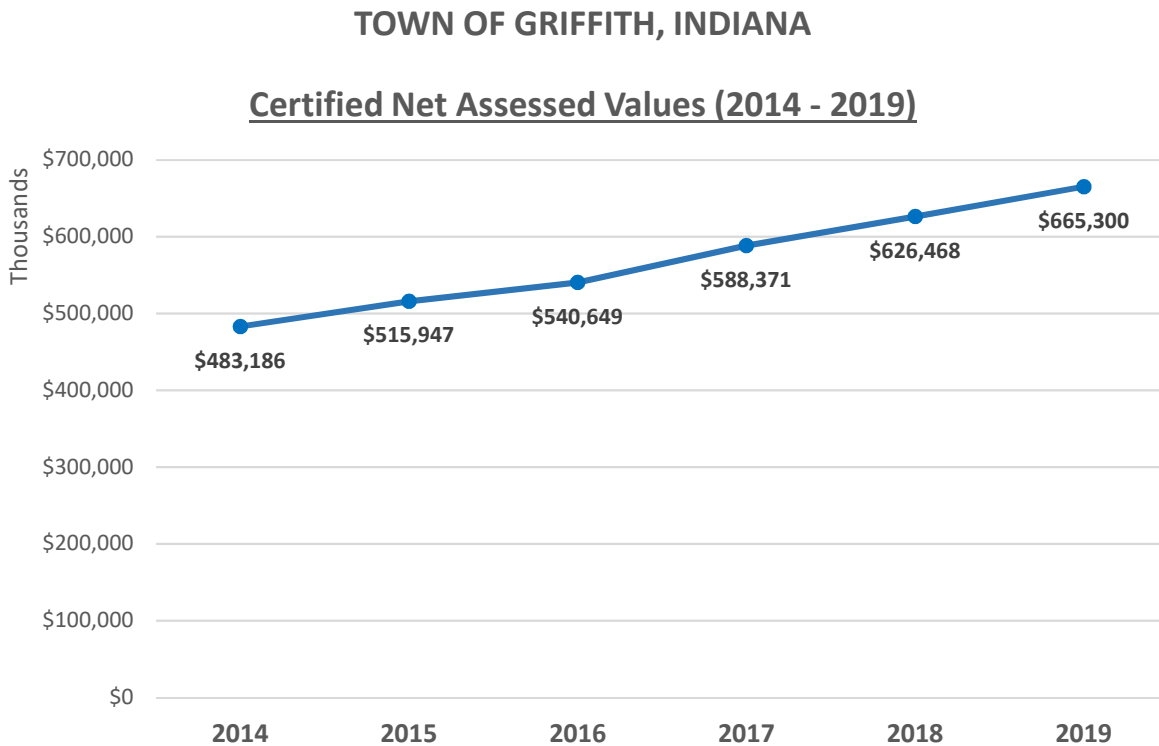
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EXECUTIVE SUMMARY

OTHER COMMENTS

Net Assessed Value Growth – Town of Griffith

Over the last five years, the Town of Griffith has experienced steady growth of its tax base. Net assessed values have grown on average 6.6% since 2014.



TOWN OF GRIFFITH, INDIANA

PROPOSED TRANSFER OF MUNICIPAL TERRITORY
Griffith-Calumet Township to Griffith-St. John Township

SCENARIO #1 - No Change in Township's Property Tax Rate

	Current Levies (2018)	Proposed Levies (2019)	% Change	\$ Change
Fund:				
General/Twp. Assistance	\$ 350,529	\$ 470,747	34.3%	\$ 120,218
Recreation	101,898	122,259	20.0%	20,361
Fire/Cum. Fire	355,683	366,358	3.0%	10,675
Total Tax Levies	<u>\$ 808,110</u>	<u>\$ 959,364</u>	18.7%	<u>\$ 151,254 (1)</u>
Net Assessed Value	<u>\$ 4,075,917,331</u>	<u>\$ 4,890,338,356</u>	20.0%	<u>\$ 814,421,025 (2)</u>
Tax Rate	<u>\$ 0.0955</u>	<u>\$ 0.0955</u>	0.0%	<u>\$ -</u>

Estimated Annual Taxpayer Impact - Homesteads

	Griffith Corp St. John Twp (formerly Calumet Twp)	Griffith Corp St. John Twp.	St. John Township	Dyer Corp (Saint John)	Saint John Corp Saint John Twp	Schererville Corp (Saint John)	Saint John Twp Saint John Water	Crown Point - St. John Twp.
Market Value of Home								
\$75,000	(\$86.34)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
100,000	(\$171.38)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
125,000	(\$127.23)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
150,000	(\$4.87)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
250,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax Cap Threshold (homestead property value)	\$152,000	\$152,000	No homesteads hitting tax caps	\$195,000	\$245,000	\$265,000	\$6,200,000	\$191,000

Notes:

- (1) Assumes the DLGF will approve a levy to exceed the maximum levy by \$125,196.
- (2) The increase represents the overall increase to the Township's net assessed value from 2018 to 2019 including the Calumet Township portion of \$628,241,535.

TOWN OF GRIFFITH, INDIANA

PROPOSED TRANSFER OF MUNICIPAL TERRITORY
Griffith-Calumet Township to Griffith-St. John Township

SCENARIO #2 - No Increase in Township's Property Tax Levies other than Normal Annual Levy Growth

Fund:	Current Levies	Proposed Levies -	% Change	\$ Change
	(2018)	2019 (assumes 3.4% growth for controlled funds)		
General/Twp. Assistance	\$ 350,529	\$ 362,447	3.4%	\$ 11,918
Recreation	101,898	105,363	3.4%	3,465
Fire/Cum. Fire	355,683	366,358	3.0%	10,675
Total Tax Levies	\$ 808,110	\$ 834,168	3.2%	\$ 26,058
Net Assessed Value	\$ 4,075,917,331	\$ 4,890,338,356	20.0%	\$ 814,421,025 (1)
Tax Rate	\$ 0.0955	\$ 0.0929	-2.7%	\$ (0.0026)

Estimated Annual Taxpayer Impact - Homesteads

Market Value of Home	Griffith Corp St. John Twp (formerly Calumet Twp)	Griffith Corp St. John Twp.	St. John Township	Dyer Corp (Saint John)	Saint John Corp Saint John Twp	Schererville Corp (Saint John)	Saint John Twp Saint John Water	Crown Point - St. John Twp.
	\$75,000	(\$86.71)	(\$0.37)	(\$0.37)	(\$0.36)	(\$0.37)	(\$0.37)	(\$0.38)
100,000	(\$172.11)	(\$0.73)	(\$0.73)	(\$0.73)	(\$0.73)	(\$0.73)	(\$0.73)	(\$0.73)
125,000	(\$128.31)	(\$1.08)	(\$1.08)	(\$1.09)	(\$1.09)	(\$1.10)	(\$1.08)	(\$1.10)
150,000	(\$6.33)	(\$1.45)	(\$1.46)	(\$1.45)	(\$1.45)	(\$1.45)	(\$1.45)	(\$1.45)
200,000	\$0	\$0	(\$2.18)	\$0	(\$2.18)	(\$2.17)	(\$2.17)	\$0
250,000	\$0	\$0	(\$2.90)	\$0	\$0	(\$2.91)	(\$2.91)	\$0
Tax Cap Threshold (homestead property value)	\$152,000	\$152,000	No homesteads hitting tax caps	\$195,000	\$245,000	\$265,000	\$6,200,000	\$191,000

Notes:

(1) The increase represents the overall increase to the Township's net assessed value from 2018 to 2019 including the Calumet Township portion of \$628,241,535.