

**Town of Whitestown, Indiana**

**RESOLUTION NO. 2020-05**

**A FISCAL POLICY RESOLUTION  
FOR ANNEXING CONTIGUOUS TERRITORY  
TO THE TOWN OF WHITESTOWN, INDIANA**

**Cragun Super-Voluntary Annexation**

WHEREAS, Ind. Code § 36-4-3-3.1 requires that the municipality has developed a written fiscal plan and has established a definite policy, by resolution of the legislative body that meets the requirements set forth in Ind. Code § 36-4-3-13(d), prior to annexing property under Ind. Code § 36-4-3; and

WHEREAS, it is the desire of the Town Council of the Town of Whitestown, State of Indiana, to provide such written fiscal plan, and comply with Indiana law.

THEREFORE, BE IT RESOLVED by the Town Council of the Town of Whitestown, State of Indiana, that Exhibit A, as attached and incorporated herein, is adopted as the fiscal plan for the “Cragun Super-Voluntary Annexation” proposed by Ordinance 2020-06.

BE IT FURTHER RESOLVED THAT the sections, paragraphs, sentences, clauses and phrases of this Resolution and the fiscal plan are separable, and if any phrase, clause, sentence, paragraph or section of this Resolution or the fiscal plan shall be declared unconstitutional, invalid or unenforceable by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality, invalidity, or unenforceability shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Resolution or the fiscal plan.

PASSED the \_\_\_\_ day of \_\_\_\_\_ 2020.

*[Signatures on next page]*

THE TOWN COUNCIL OF THE TOWN  
OF WHITESTOWN, INDIANA

YAY/NAY

\_\_\_\_\_  
Clinton Bohm, President

\_\_\_\_\_

\_\_\_\_\_  
Susan Austin, Vice President

\_\_\_\_\_

\_\_\_\_\_  
Eric Miller

\_\_\_\_\_

\_\_\_\_\_  
Jeffrey Wiskek

\_\_\_\_\_

\_\_\_\_\_  
Rob Worl

\_\_\_\_\_

**ATTEST:**

\_\_\_\_\_  
Matt Sumner, Clerk-Treasurer  
Town of Whitestown, Indiana

**EXHIBIT A**

**ANNEXATION FISCAL PLAN  
CRAGUN SUPER-VOLUNTARY ANNEXATION**

*Town of Whitestown, Indiana  
Boone County*

# Annexation Fiscal Plan

February 18, 2020 (final)

## ***Cragun Super-Voluntary Annexation*** (IC36-4-3-5.1)

*The Fiscal Plan may be reviewed in the office of the Town Manager located in the Whitestown Municipal Complex. Copies of the Fiscal Plan are available immediately at this location for a copying fee of \$0.10 per page (black & white), OR interested parties may obtain a copy of the Fiscal Plan from the internet web page at [www.Whitestown.in.gov](http://www.Whitestown.in.gov). For any questions regarding this annexation, the public should contact the Town Manager's office at 317-732-4530.*

***Policy Narrative Prepared by:***

*Wabash Scientific, Inc.*

Michael R. Shaver, President

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Carmel, IN 46032

317/872-9529

[wabsci@aol.com](mailto:wabsci@aol.com)

***Fiscal Projections Prepare by:***

*Reedy Financial Group*

*Eric Reedy, President*

*P.O. Box 943*

*Seymour, IN 47274*

*812/522-9444*

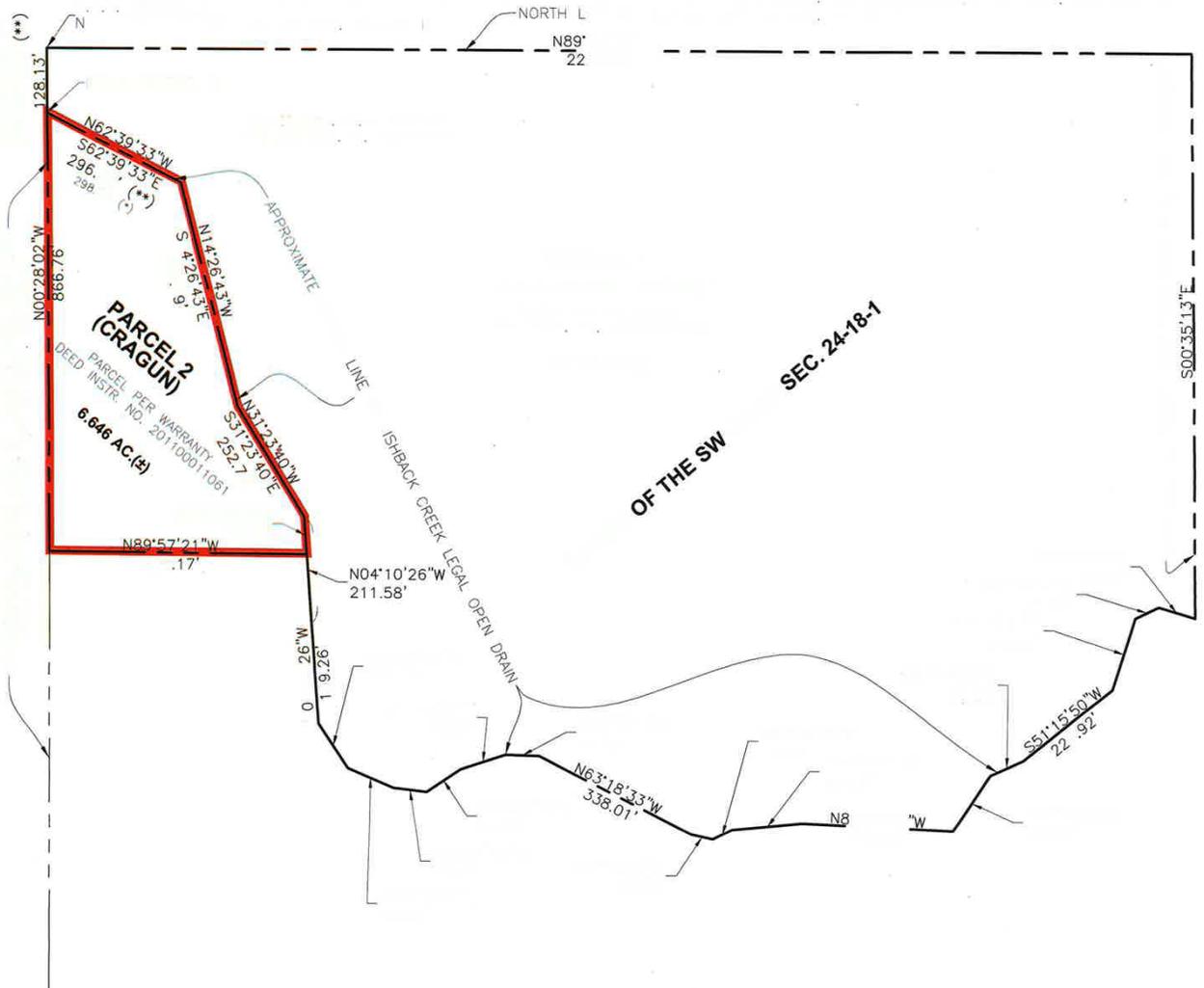
(voice)

(email)

[ereedy@reedyfinancialgroup.com](mailto:ereedy@reedyfinancialgroup.com)

Map #1: Annexation Area Map

PARCEL EXHIBIT



## **Super-Voluntary Annexation (IC36-4-3-5.1)**

The proposed annexation of the Super-Voluntary Annexation Area is intended to be 100% voluntary and was requested by the property owner/developer in accordance with the provisions of IC36-4-3-5.1. The Cragun property to be annexed is 6.646 acres (Boone County PRC shows 6.57 acres) located on the east side of CR500E with its eastern boundary as the centerline of Fishback Creek. The eastern, southern, and a portion of the western boundaries of the Cragun parcel were determined to be contiguous with the existing corporate boundaries of the Town of Whitestown, in excess of statutory requirements, per IC36-4-3-1.5.

The research performed as part of this Super-Voluntary Fiscal Plan indicate that the following statutory attributes apply:

- Super-Voluntary Annexation Area (100% of owners):
  - more than 1/8 contiguous to the existing corporate limits of the Town of Whitestown;
  - more than 150 feet wide at its narrowest point;
  - approximately 6.646 acres (+ or -);

### **Petition for Annexation by Owner**

This annexation is undertaken by direct petition of the landowner, under section 5.1 of the statute. The property is currently classified as agricultural for tax purposes.

### **Contiguity, Population Density & Percent Subdivided**

The Super-Voluntary Annexation Area is more than 1/4 contiguous to the existing corporate limits of the Town of Whitestown. The population density of the Annexation Area is less than 3.0 persons per acre and is not considered subdivided. The official Boone County Property Record Card for parcel 012-01390-01 shows the Annexation Territory parcel as 6.57 acres with "Property Sub-Class" as "Vacant Agricultural," which, for purposes of this Fiscal Plan is judged to result in no demand for immediate municipal services to persons.

### **“Needed & Can Be Used” (IC36-4-3-13(c))**

This annexation is undertaken in accordance with IC36-4-3-5.1 (annexations with consent from 100% of property owners). IC36-4-3-13(c) does not specify the exact nature of the 'needed and can be used' provisions of section 13(c), however, this annexation is pursued as a direct result of a petition for annexation by the property owner, and as a result of the landowner's petition, this Fiscal Plan determines that the parcel is needed and can be used for the future development of the Town, so long as the conditions set forth in this Fiscal Plan are upheld.

As a result of this annexation, the Annexation Territory will be fully subject to the ordinances and policies of the Town of Whitestown, and the municipal services of Whitestown will be extended to the Annexation Territory.

#### *Needed & Can Be Used: Planning Utilities to Serve the Cragun Parcels*

The parcel is listed on the Property Record Car as being "vacant agricultural" and as such has no immediate need for municipal utility services. At such time as the status of the

parcel is changed, the need for, and cost of, municipal services will be considered by both parties.

This super-voluntary Annexation therefore meets the statutory parameters of 'needed and can be used' by the Town of Whitestown, Whitestown Utilities, and the landowners for purposes of planning utility service at levels of quantity and frequency necessary to support the future development which is proposed/approved.

It is in the best interests of both Whitestown and the landowner that the planning for Whitestown Utility extensions be efficiently and effectively planned and designed to assure that service is adequate to serve the extant property, as well as other property located within the utility service area, or basin, if utility service were to be proposed for future extension. Such utility service extensions are planned and designed in a manner that seeks to minimize/optimize cost to utility customers, without excess costs that would otherwise increase user rates for the utility.

*Needed & Can Be Used: Planning, Zoning & Development Review/Approval*

The Cragun Annexation is undertaken with the assumption of the parcel in its current use. Changes to the land use are to be approved by the Town in accordance with municipal ordinances and state statutes. The annexation assures that development types and densities are fairly applied to all landowners, and that future development patterns for the Cragun parcel is consistent with and complimentary to the development patterns of the surrounding area.

*Needed & Can Be Used: Transportation Infrastructure Planning*

The Annexation Territory is located on CR500E, north of Albert S White Drive. Portions of CR500E are already within Whitestown boundaries. The addition of this section of CR500E to Whitestown's inventory of roads is expected to generate incremental increases in capital and non-capital municipal service costs, while also improving service efficiencies by bringing more of CR500E under municipal jurisdiction.

*Needed & Can Be Used: Stormwater, Flood Protection & Aquifer Protection*

Agricultural land is generally considered to be close to 'natural state' in terms of runoff, flooding and stormwater, with the exception of agricultural chemicals that are sometimes applied in certain types of agricultural land uses. The agricultural land is not projected to have an impact on the stormwater utility, or flood protection.

## **Plan to Provide Municipal Services**

### *Municipal Non-Capital & Capital Services*

The Town of Whitestown recognizes the following municipal departments, agencies and offices as providing municipal services to residents of the Town:

- Town Council/Town Administration (non-capital services only)
- Clerk-Treasurer (non-capital services only)
- Fire Department (non-capital and capital services)

Police Department (non-capital services only)  
Street Department (non-capital & capital services)  
Redevelopment Commission (non-capital services only)  
Plan Commission (non-capital services only)  
Parks Department (non-capital and capital services)  
Whitestown Utilities (non-capital and capital services)  
Street Lighting (capital services)  
Drainage Services (capital services)

This Fiscal Plan is offered for the purpose of informing the public and landowners in the Annexation Area with regard to the extension of municipal services as a result of annexation under statutory sections 4.1 (tax exemption for agricultural property) and 5.1 (100% voluntary annexation). This Fiscal Plan assumes that municipal property tax exemptions of section 4.1 will be utilized unless/until the property is developed, thereby causing no fiscal impact to property owners.

The Town will therefore provide nominal municipal services to the undeveloped annexation parcels from existing/budgeted revenues. When/if the property develops, additional revenue from the development is expected to support the cost of increased services.

With respect to capital expenditures, Whitestown anticipates that the planning and development approval process will assure appropriate cooperation between the Town and the landowner to provide capital and non-capital services in a manner that is compatible with the Town's policies.

### ***Providing Municipal Non-Capital Services***

*The Town commits that "...planned services of a noncapital nature, including police protection, fire protection, street and road maintenance, and other noncapital services normally provided within the corporate boundaries, will be provided to the annexed territory within one (1) year after the effective date of annexation and that they will be provided in a manner equivalent in standard and scope to those noncapital services provided to areas within the corporate boundaries regardless of similar topography, patterns of land use, and population density."*

The Town will provide municipal non-capital services to the proposed development in a manner consistent with the development status of the Annexation Territory. Police patrols and street services are already provided along CR500E.

### ***Providing Municipal Capital Services***

*The Town commits that "...services of a capital improvement nature, including street construction, street lighting, sewer facilities, water facilities, and stormwater drainage facilities, will be provided to the annexed territory within three (3) years after the effective date of the annexation in the same manner as those services are provided to areas within the corporate boundaries, regardless of similar topography, patterns of land use, and population density, and in a manner consistent with federal, state, and local laws, procedures, and planning criteria."*

The Town and landowner project no municipal capital improvements necessary to serve vacant agricultural land, with the exception of maintenance of CR500E.

# Fiscal Impact Projections

<b>Fiscal Impact Projections: Cragun Super-Voluntary Annexation Area</b>				
<i>Municipal Service</i>	<i>type</i>	<i>Service Date</i>	<i>Est. Cost: low</i>	<i>Est. Cost: high</i>
(changes to election/precinct boundaries at County level)				
Elections (precinct maps)	Non-capital	immediately	\$100	\$200
Town Administration & Clerk-Treasurer	Non-capital	2020	\$100	\$500
Town Council	Non-capital	2020	\$100	\$500
(Estimated costs related to annexation ordinance.)				
Building Commissioner & Plan Commission	Non-capital	2020	\$ 0	\$ 0
(Existing land use is Ag (sec 4.1))				
Redevelopment Commission	Non-capital	2020	\$0	\$0
(no impact projected for Redevelopment Commission.)				
Street Department	Non-capital	2020	\$100	\$500
Street Department*	capital	2020	\$100	\$1,000
(Sections of CR500E north/south of the Annexation are already in town.)				
Police Department	Non-capital	2020	\$100	\$200
(Police already patrol CR500E.)				
Fire Department	Non-capital	2020	n/a	n/a
Fire Department	capital	2020	n/a	n/a
(Whitestown already serves the Area through township fire partnership.)				
Parks Department	Non-capital	2020	n/a	n/a
Parks Department	capital	2020	n/a	n/a
(Ag land not expected to generate new parks demand.)				
Sewer Utility	Capital & Non-capital	2020	\$ 0	\$ 0
Water Utility	Capital & Non-Capital	2020	\$ 0	\$ 0
(Existing Ag land not expected require sewer or water service unless requested.)				
Estimated Annual Total Cost			\$ 600	\$ 2,900

Appendix A: Parcels Proposed for Super-Voluntary Annexation  
Parcel List

<u>Parcel ID</u>	<u>Owner</u>	<u>Property Address</u>
06-07-24-000-011.001-018	Myron & Judy Cragun	3521 S 500 E (Est)

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# TOWN OF WHITESTOWN

Cragun Super-Voluntary Annexation Impact Analysis

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March 2, 2020

**Town of Whitestown**

Cragun Super-Voluntary Annexation Impact Analysis

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March 2, 2020



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**Town of Whitestown**

Cragun Super-Voluntary Annexation: 5-Year Fiscal Summary for Agricultural Classification  
 March 2, 2020



	Property Taxes	Income Taxes	Other Revenue	Total Revenues	Total Minimum Costs	Total Maximum Costs	Projected Revenues over Minimum Costs	Projected Revenues over Maximum Costs
Year 1	-	-	2,900	2,900	600	2,900	2,300	-
Year 2	-	-	2,900	2,900	600	2,900	2,300	-
Year 3	-	-	2,900	2,900	600	2,900	2,300	-
Year 4	-	-	2,900	2,900	600	2,900	2,300	-
Year 5	-	-	2,900	2,900	600	2,900	2,300	-

- (1) While classified as agricultural, there is a projected \$0 increase in property taxes.
- (2) Per the "Plan to Provide Municipal Services" section of the Annexation Fiscal Plan, existing/budgeted revenues from the Town will be used to provide appropriate municipal services to the undeveloped annexation parcels. The projected "Other Revenues" are shown at the maximum cost level.
- (3) Costs are based on the estimates by Wabash Scientific, Inc located in the "Fiscal Impact Projections" section of the Annexation Fiscal Plan.

**Town of Whitestown**  
 Cragun Super-Voluntary Annexation - Tax Impact Agricultural Classification



2018 PAY 2019 PROPERTY TAX IMPACT													
			Waiver	Gross Assessed Value	Deductions	Net Assessed Value	UIC Tax Rate	IC Tax Rate	UIC Gross Property Taxes	IC Gross Property Taxes	UIC Net Property Taxes	IC Net Property Taxes	Increase (Decrease) in Tax Bill
	Owner Name	Parcel #											
1	Cragun, Myron R & Judy	06-07-24-000.011.001-018		10,100	-	10,100	1.7724	1.7724	179	179	179	179	-
	<b>Total</b>			<b>10,100</b>	<b>-</b>	<b>10,100</b>			<b>179</b>	<b>179</b>	<b>179</b>	<b>179</b>	<b>-</b>
	Note (1): "UIC" - Unincorporated												
	Note (2): "IC" - Incorporated												

**Town of Whitestown**  
**Cragun Super-Voluntary Annexation - Circuit Breaker Agricultural Classification**



	Parcel #	Waiver	Residential Land	Residential Improv.	Non-Res. Land	Non-Res. Improv.	Gross AV	Total Deductions	Net AV	UIC Tax Rate	IC Tax Rate	Total Max Tax Cap	UIC Tax Bill	IC Tax Bill	CB Credit UIC	CB Credit IC	Increase in CB Post Annex.	Additional UIC Taxes due to Referendum	Additional IC Taxes due to Referendum	Post CB/REF UIC Tax Bill	Post CB/REF IC Tax Bill	Increase in Tax Bill
1	06-07-24-000.011.001-018		\$ -	\$ -	\$ 10,100	\$ -	\$ 10,100	\$ -	\$ 10,100	1.7724	1.7724	\$ 202	\$ 179	\$ 179	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 179	\$ 179	\$ -
	<b>Total:</b>		\$ -	\$ -	\$ 10,100	\$ -	\$ 10,100	\$ -	\$ 10,100			\$ 202	\$ 179	\$ 179	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 179	\$ 179	\$ -
	Note (1): "UIC" - Unincorporated																					
	Note (2): "IC" - Incorporated																					

**CRAGUN SUPER-VOLUNTARY ANNEXATION AGRICULTURAL CLASSIFICATION**  
TAX BILL ANALYSIS FOR PARCELS WITH VARIOUS CIRCUIT BREAKER CAPS

**#1 CRAGUN, MYRON R & JUDY : PARCEL 06-07-24-000-011.001-018**

<b>UIC TAX BILL</b>					
TAX CAP %:	1.0%	2.0%	3.0%	Total	
HOMESITE LAND	\$ -	\$ 10,100	\$ -	\$ 10,100	
HOMESITE IMPROVEMENTS	\$ -	\$ -	\$ -	\$ -	
EXCESS ACREAGE	\$ -	\$ -	\$ -	\$ -	
NON-HOMESITE IMPROVEMENTS	\$ -	\$ -	\$ -	\$ -	
<b>GROSS ASSESSED VALUE:</b>	<b>\$ -</b>	<b>\$ 10,100</b>	<b>\$ -</b>	<b>\$ 10,100</b>	
TAX CAP AMOUNT:	\$ -	\$ 202	\$ -	\$ -	
DEDUCTIONS:					
HOMESTEAD	\$ -	\$ -	\$ -	\$ -	
MORTGAGE	\$ -	\$ -	\$ -	\$ -	
SUPPLEMENTAL	\$ -	\$ -	\$ -	\$ -	
OTHER	\$ -	\$ -	\$ -	\$ -	
<b>NET ASSESSED VALUE:</b>	<b>\$ -</b>	<b>\$ 10,100</b>	<b>\$ -</b>	<b>\$ 10,100</b>	
TAX RATE:	\$ 1.7724	\$ 1.7724	\$ 1.7724	\$ -	
GROSS TAX AMOUNT:	\$ -	\$ 179	\$ -	\$ 179	
PROPERTY TAX CAP AMOUNT:	\$ -	\$ 202	\$ -	\$ 202	
VOTER-APPROVED MAX ADJ TO CAP*	\$ -	\$ 22	\$ -	\$ 22	
<b>UIC NET PROPERTY TAXES AFTER CAP:</b>	<b>\$ -</b>	<b>\$ 179</b>	<b>\$ -</b>	<b>\$ 179</b>	
				TAX BILL AMOUNT:	\$ 179
					\$ 0

<b>IC TAX BILL</b>					
TAX CAP %:	1.0%	2.0%	3.0%	Total	
HOMESITE LAND	\$ -	\$ 10,100	\$ -	\$ 10,100	
HOMESITE IMPROVEMENTS	\$ -	\$ -	\$ -	\$ -	
EXCESS ACREAGE	\$ -	\$ -	\$ -	\$ -	
NON-HOMESITE IMPROVEMENTS	\$ -	\$ -	\$ -	\$ -	
<b>GROSS ASSESSED VALUE:</b>	<b>\$ -</b>	<b>\$ 10,100</b>	<b>\$ -</b>	<b>\$ 10,100</b>	
TAX CAP AMOUNT:	\$ -	\$ 202	\$ -	\$ -	
DEDUCTIONS:					
HOMESTEAD	\$ -	\$ -	\$ -	\$ -	
MORTGAGE	\$ -	\$ -	\$ -	\$ -	
SUPPLEMENTAL	\$ -	\$ -	\$ -	\$ -	
OTHER	\$ -	\$ -	\$ -	\$ -	
<b>NET ASSESSED VALUE:</b>	<b>\$ -</b>	<b>\$ 10,100</b>	<b>\$ -</b>	<b>\$ 10,100</b>	
TAX RATE:	\$ 1.7724	\$ 1.7724	\$ 1.7724	\$ -	
GROSS TAX AMOUNT:	\$ -	\$ 179	\$ -	\$ 179	
PROPERTY TAX CAP AMOUNT:	\$ -	\$ 202	\$ -	\$ 202	
VOTER-APPROVED MAX ADJ TO CAP*	\$ -	\$ 22	\$ -	\$ 22	
<b>IC NET PROPERTY TAXES AFTER CAP:</b>	<b>\$ -</b>	<b>\$ 179</b>	<b>\$ -</b>	<b>\$ 179</b>	
				INCREASE IN TAX BILL:	\$ -
				TAX BILL % INCREASE:	0%

\*Note: Charges not subject to the property tax caps include property tax levies approved by voters through a referendum.

**Town of Whitestown**

Cragun Super-Voluntary Annexation: 5-Year Fiscal Summary for Non Agricultural Classification  
 March 2, 2020



	Property Taxes	Income Taxes	Other Revenue	Total Revenues	Total Minimum Costs	Total Maximum Costs	Projected Revenues over Minimum Costs	Projected Revenues over Maximum Costs
Year 1	104	-	2,796	2,900	600	2,900	2,300	(0)
Year 2	107	75	2,718	2,900	600	2,900	2,300	(0)
Year 3	110	77	2,712	2,900	600	2,900	2,300	(0)
Year 4	114	80	2,707	2,900	600	2,900	2,300	(0)
Year 5	117	82	2,701	2,900	600	2,900	2,300	(0)

- (1) Projected property tax revenue is subject to approval by the DLGF, and is based on current and future projected net assessed valuations of the annexation area. It assumes a \$117 automatic 15% annexation adjustment to the maximum levy. It also assumes a circuit breaker percentage loss of 11.2%.
- (2) Income taxes are based on Certified Shares and Public Safety Distribution Increase/(Decrease) projections on pages 12 and 13.
- (3) Other Revenue is distributed based on a ratio of property taxes. Existing/budgeted revenues from the Town will be used to cover the remainder of the maximum costs.
- (4) Costs are based on the estimates by Wabash Scientific, Inc located in the "Fiscal Impact Projections" section of the Annexation Fiscal Plan.

Year 1	Other Revenue:	10% times property tax levy plus \$2,786 to cover maximum costs
Year 2	Other Revenue:	10% times property tax levy plus \$2,707 to cover maximum costs
Year 3	Other Revenue:	10% times property tax levy plus \$2,701 to cover maximum costs
Year 4	Other Revenue:	10% times property tax levy plus \$2,695 to cover maximum costs
Year 5	Other Revenue:	10% times property tax levy plus \$2,689 to cover maximum costs

**Town of Whitestown**  
 Cragun Super-Voluntary Annexation - Tax Impact Non Agricultural Classification



2018 PAY 2019 PROPERTY TAX IMPACT													
			Waiver	Gross Assessed Value	Deductions	Net Assessed Value	UIC Tax Rate	IC Tax Rate	UIC Gross Property Taxes	IC Gross Property Taxes	UIC Net Property Taxes	IC Net Property Taxes	Increase (Decrease) in Tax Bill
	Owner Name	Parcel #											
1	Cragun, Myron R & Judy	06-07-24-000.011.001-018		10,100	-	10,100	1.7724	2.3949	179	242	179	229	50
	<b>Total:</b>			<b>10,100</b>	<b>-</b>	<b>10,100</b>			<b>179</b>	<b>242</b>	<b>179</b>	<b>229</b>	<b>50</b>
	Note (1): "UIC" - Unincorporated												
	Note (2): "IC" - Incorporated												

**Town of Whitestown**  
**Cragun Super-Voluntary Annexation - Circuit Breaker Non Agricultural Classification**



	Parcel #	Waiver	Residential Land	Residential Improv.	Non-Res. Land	Non-Res. Improv.	Gross AV	Total Deductions	Net AV	UIC Tax Rate	IC Tax Rate	Total Max Tax Cap	UIC Tax Bill	IC Tax Bill	CB Credit UIC	CB Credit IC	Increase in CB Post Annex.	Additional UIC Taxes due to Referendum	Additional IC Taxes due to Referendum	Post CB/REF UIC Tax Bill	Post CB/REF IC Tax Bill	Increase in Tax Bill
1	06-07-24-000-011.001-018		\$ -	\$ -	\$ 10,100	\$ -	\$ 10,100	\$ -	\$ 10,100	1.7724	2.3949	\$ 202	\$ 179	\$ 242	\$ -	\$ 13	\$ 13	\$ -	\$ 27	\$ 179	\$ 229	\$ 50
	<b>Total:</b>		\$ -	\$ -	\$ 10,100	\$ -	\$ 10,100	\$ -	\$ 10,100			\$ 202	\$ 179	\$ 242	\$ -	\$ 13	\$ 13	\$ -	\$ 27	\$ 179	\$ 229	\$ 50
	Note (1): "UIC" - Unincorporated																					
	Note (2): "IC" - Incorporated																					

**CRAGUN SUPER-VOLUNTARY ANNEXATION NON AGRICULTURAL CLASSIFICATION**  
TAX BILL ANALYSIS FOR PARCELS WITH VARIOUS CIRCUIT BREAKER CAPS

**#1 CRAGUN, MYRON R & JUDY : PARCEL 06-07-24-000-011.001-018**

<b>UIC TAX BILL</b>					
TAX CAP %:	1.0%	2.0%	3.0%	Total	
HOMESITE LAND	\$ -	\$ 10,100	\$ -	\$ 10,100	
HOMESITE IMPROVEMENTS	\$ -	\$ -	\$ -	\$ -	
EXCESS ACREAGE	\$ -	\$ -	\$ -	\$ -	
NON-HOMESITE IMPROVEMENTS	\$ -	\$ -	\$ -	\$ -	
<b>GROSS ASSESSED VALUE:</b>	<b>\$ -</b>	<b>\$ 10,100</b>	<b>\$ -</b>	<b>\$ 10,100</b>	
TAX CAP AMOUNT:	\$ -	\$ 202	\$ -	\$ -	
DEDUCTIONS:					
HOMESTEAD	\$ -	\$ -	\$ -	\$ -	
MORTGAGE	\$ -	\$ -	\$ -	\$ -	
SUPPLEMENTAL	\$ -	\$ -	\$ -	\$ -	
OTHER	\$ -	\$ -	\$ -	\$ -	
<b>NET ASSESSED VALUE:</b>	<b>\$ -</b>	<b>\$ 10,100</b>	<b>\$ -</b>	<b>\$ 10,100</b>	
TAX RATE:	\$ 1.7724	\$ 1.7724	\$ 1.7724	\$ -	
GROSS TAX AMOUNT:	\$ -	\$ 179	\$ -	\$ 179	
PROPERTY TAX CAP AMOUNT:	\$ -	\$ 202	\$ -	\$ 202	
VOTER-APPROVED MAX ADJ TO CAP*	\$ -	\$ 27	\$ -	\$ 27	
<b>UIC NET PROPERTY TAXES AFTER CAP:</b>	<b>\$ -</b>	<b>\$ 179</b>	<b>\$ -</b>	<b>\$ 179</b>	
				TAX BILL AMOUNT:	\$ 179
					\$ 0

<b>IC TAX BILL</b>					
TAX CAP %:	1.0%	2.0%	3.0%	Total	
HOMESITE LAND	\$ -	\$ 10,100	\$ -	\$ 10,100	
HOMESITE IMPROVEMENTS	\$ -	\$ -	\$ -	\$ -	
EXCESS ACREAGE	\$ -	\$ -	\$ -	\$ -	
NON-HOMESITE IMPROVEMENTS	\$ -	\$ -	\$ -	\$ -	
<b>GROSS ASSESSED VALUE:</b>	<b>\$ -</b>	<b>\$ 10,100</b>	<b>\$ -</b>	<b>\$ 10,100</b>	
TAX CAP AMOUNT:	\$ -	\$ 202	\$ -	\$ -	
DEDUCTIONS:					
HOMESTEAD	\$ -	\$ -	\$ -	\$ -	
MORTGAGE	\$ -	\$ -	\$ -	\$ -	
SUPPLEMENTAL	\$ -	\$ -	\$ -	\$ -	
OTHER	\$ -	\$ -	\$ -	\$ -	
<b>NET ASSESSED VALUE:</b>	<b>\$ -</b>	<b>\$ 10,100</b>	<b>\$ -</b>	<b>\$ 10,100</b>	
TAX RATE:	\$ 2.3949	\$ 2.3949	\$ 2.3949	\$ -	
GROSS TAX AMOUNT:	\$ -	\$ 242	\$ -	\$ 242	
PROPERTY TAX CAP AMOUNT:	\$ -	\$ 202	\$ -	\$ 202	
VOTER-APPROVED MAX ADJ TO CAP*	\$ -	\$ 27	\$ -	\$ 27	
<b>IC NET PROPERTY TAXES AFTER CAP:</b>	<b>\$ -</b>	<b>\$ 229</b>	<b>\$ -</b>	<b>\$ 229</b>	
				INCREASE IN TAX BILL:	\$ 50
				TAX BILL % INCREASE:	28%

\*Note: Charges not subject to the property tax caps include property tax levies approved by voters through a referendum.

**Town of Whitestown**  
**Cragun Super-Voluntary Annexation**  
**Net Assessed Valuation**  
**March 2, 2020**



Pay 2019 Net Assessed Valuation (1)	\$ 636,150,790
	<u><u>636,150,790</u></u>
 Total Annexation Net AV (2)	 \$ 10,100
	<u><u>10,100</u></u>
 Annexation Area Net AV to Pay 2019 City Net AV	  0.0016%
	<u><u>0.0016%</u></u>

*Note(1): Based on 2019 Whitestown AV from Budget Order*

*Note(2): Based on 2018 Pay 2019 AV*

**Town of Whitestown**  
Maximum Levy Worksheet  
March 2, 2020

		<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>Pro Forma Annexation</u>
Prior Year Levy	\$	4,057,979	\$ 4,371,465	\$ 5,114,440	\$ 6,070,392	\$ 7,371,080
Plus:						
Under Max	\$	-	\$ 250	\$ 153	\$ -	\$ 23
Prior year PTRC	\$	-	\$ -	\$ -	\$ -	\$ -
Prior Year levy excess	\$	-	\$ 424	\$ -	\$ -	\$ -
1/2 of Prior Year Unused Property Tax Levy	\$	-	\$ -	\$ -	\$ -	\$ -
Minus:						
Prior year FIT	\$	1,821	\$ -	\$ -	\$ -	\$ -
Prior year Temporary Appeals	\$	-	\$ -	\$ -	\$ -	\$ -
Prior year Misc Changes	\$	-	\$ -	\$ -	\$ -	\$ -
Equals: Sub-total	\$	4,056,158	\$ 4,372,139	\$ 5,114,593	\$ 6,070,392	\$ 7,371,103
Times: 6 year non farm income factor		1.026	1.098	1.100	1.094	1.094
Equals: Sub-total	\$	4,161,618	\$ 4,800,609	\$ 5,626,052	\$ 6,641,009	\$ 8,063,987
Plus:						
Ensuing Year FIT	\$	1,629	\$ -	\$ -	\$ -	\$ -
Ensuing Year Misc Changes	\$	-	\$ -	\$ -	\$ -	\$ -
Ensuing year Temporary Appeals	\$	208,892	\$ 313,504	\$ 390,329	\$ 724,117	\$ 755,888
Automatic 15% Annexation Adjustment	\$	-	\$ 480	\$ 54,011	\$ 5,977	\$ <b>117</b>
Less:						
Ensuing Year PTRC	\$	-	\$ -	\$ -	\$ -	\$ -
Ensuing Year Levy Excess	\$	424	\$ -	\$ -	\$ -	\$ -
Equals: Ensuing Year Maximum Property Tax Levy	\$	4,371,715	\$ 5,114,593	\$ 6,070,392	\$ 7,371,103	\$ 8,819,992
Less: Under Max Levy by	\$	250	\$ 153	\$ 385	\$ 23	\$ -
Equals: 1782 Notice	\$	4,371,465	\$ 5,114,440	\$ 6,070,007	\$ 7,371,080	\$ 8,819,992

**Town of Whitestown**

**Cragun Annexation: Projected Worth Township Fire Impact**

March 2, 2020

Worth Township - Projected Fire Net Assessed Value Impact					
<u>Pre-Annexation</u>		<u>Post-Annexation</u>		<u>Increase/(Decrease) in NAV</u>	
2019 Net Assessed Value	\$ 242,584,821	Net Assessed Value	\$ 242,584,821	Net Assessed Value	\$ -
2019 Fire Net Assessed Value	\$ 49,335,205	Fire Net Assessed Value	\$ 49,325,105	Fire Net Assessed Value	\$ (10,100)

Worth Township - Projected Fire Property Tax Levy Impact					
<u>Pre-Annexation</u>		<u>Post-Annexation</u>		<u>Increase/(Decrease) in Property Tax Levy</u>	
2019 Fire Net Assessed Value	\$ 49,335,205	Fire Net Assessed Value	\$ 49,325,105		
2019 Certified Tax Rate	\$ 0.5615	Certified Tax Rate	\$ 0.5615		
2018 Certified Levy	\$ 277,017	Certified Levy	\$ 276,960	Certified Levy	\$ (57)

Note (1): Based on 2018 Pay 2019 assessed value and tax rates.

Note (2): This effect is on a per year basis. Projected effect to be similar for 4 years.

**Town of Whitestown**

Cragun Super-Voluntary Annexation: Projected LIT Certified Shares Impact  
March 2, 2020

2020 Certified Shares Distribution: \$ 34,717,647

Unit	Unit Name	Pre-Annexation		Post-Annexation		Increase/(Decrease)	
		Attributed Allocation	Certified Shares	Attributed Allocation	Certified Shares	Certified Shares	
0000	BOONE COUNTY	22,466,351	\$ 10,485,336	22,466,351	\$ 10,485,327	\$	(9)
0001	CENTER TOWNSHIP	1,113,074	\$ 519,486	1,113,074	\$ 519,486	\$	(0)
0002	CLINTON TOWNSHIP	19,663	\$ 9,177	19,663	\$ 9,177	\$	(0)
0004	HARRISON TOWNSHIP	22,536	\$ 10,518	22,536	\$ 10,518	\$	(0)
0005	JACKSON TOWNSHIP	84,932	\$ 39,639	84,932	\$ 39,639	\$	(0)
0006	JEFFERSON TOWNSHIP	40,721	\$ 19,005	40,721	\$ 19,005	\$	(0)
0007	MARION TOWNSHIP	37,629	\$ 17,562	37,629	\$ 17,562	\$	(0)
0009	SUGAR CREEK TOWNSHIP	138,284	\$ 64,539	138,284	\$ 64,539	\$	(0)
0011	WASHINGTON TOWNSHIP	30,211	\$ 14,100	30,211	\$ 14,100	\$	(0)
0012	WORTH TOWNSHIP	526,064	\$ 245,521	526,064	\$ 245,521	\$	(0)
0402	LEBANON CIVIL CITY	11,383,111	\$ 5,312,645	11,383,055	\$ 5,312,614	\$	(31)
0536	ADVANCE CIVIL TOWN	213,924	\$ 99,841	213,924	\$ 99,841	\$	(0)
0537	JAMESTOWN CIVIL TOWN	233,960	\$ 109,192	233,960	\$ 109,192	\$	(0)
0538	THORNTON CIVIL TOWN	384,605	\$ 179,500	384,605	\$ 179,500	\$	(0)
0539	ULEN CIVIL TOWN	93,166	\$ 43,482	93,166	\$ 43,482	\$	(0)
<b>0540</b>	<b>WHITESTOWN CIVIL TOWN</b>	<b>11,997,099</b>	<b>\$ 5,599,201</b>	<b>11,997,216</b>	<b>\$ 5,599,251</b>	<b>\$</b>	<b>50</b>
0541	ZIONSVILLE CIVIL TOWN	20,239,925	\$ 9,446,234	20,239,925	\$ 9,446,226	\$	(8)
0615	WESTERN BOONE COUNTY SCHOOL CORPORATION	-	\$ -	-	\$ -	\$	-
0630	ZIONSVILLE COMMUNITY SCHOOL CORPORATION	-	\$ -	-	\$ -	\$	-
0665	LEBANON COMMUNITY SCHOOL CORPORATION	-	\$ -	-	\$ -	\$	-
3055	SHERIDAN COMMUNITY SCHOOLS	-	\$ -	-	\$ -	\$	-
0015	LEBANON PUBLIC LIBRARY	2,041,034	\$ 952,577	2,041,034	\$ 952,576	\$	(1)
0016	THORNTON PUBLIC LIBRARY	649,586	\$ 303,170	649,586	\$ 303,170	\$	(0)
0296	HUSSEY - MAYFIELD MEMORIAL LIBRARY	2,671,711	\$ 1,246,922	2,671,711	\$ 1,246,921	\$	(1)
1040	BOONE COUNTY SOLID WASTE MANAGEMENT DIST	-	\$ -	-	\$ -	\$	-
<b>Total:</b>		<b>74,387,587</b>	<b>\$ 34,717,647</b>	<b>74,387,648</b>	<b>\$ 34,717,647</b>		

Note (1): Based on 2020 Certified Local Income Tax Report

Note (2): This effect is on a per year basis. Projected effect to be similar for 4 years.

**Town of Whitestown**

Cragun Super-Voluntary Annexation: Projected LIT Public Safety Impact

March 2, 2020

2020 Public Safety Distribution Amount: \$ 17,358,823

Unit	Unit Name	<u>Pre-Annexation</u>		<u>Post-Annexation</u>		<u>Increase/(Decrease)</u>	
		Allocation Amount	Public Safety Distribution	Allocation Amount	Public Safety Distribution	Public Safety Distribution	
0000	BOONE COUNTY	22,466,351	\$ 5,819,682	22,466,351	\$ 5,819,673	\$	(9)
0402	LEBANON CIVIL CITY	11,383,111	\$ 2,948,681	11,383,111	\$ 2,948,676	\$	(5)
0536	ADVANCE CIVIL TOWN	213,924	\$ 55,415	213,924	\$ 55,415	\$	(0)
0537	JAMESTOWN CIVIL TOWN	233,960	\$ 60,605	233,960	\$ 60,605	\$	(0)
0538	THORNTOWN CIVIL TOWN	384,605	\$ 99,628	384,605	\$ 99,628	\$	(0)
0539	ULEN CIVIL TOWN	93,166	\$ 24,134	93,166	\$ 24,134	\$	(0)
<b>0540</b>	<b>WHITESTOWN CIVIL TOWN</b>	<b>11,997,099</b>	<b>\$ 3,107,728</b>	<b>11,997,216</b>	<b>\$ 3,107,753</b>	<b>\$</b>	<b>25</b>
0541	ZIONSVILLE CIVIL TOWN	20,239,925	\$ 5,242,950	20,239,925	\$ 5,242,940	\$	(10)
<b>Total:</b>		<b>67,012,141</b>	<b>\$ 17,358,823</b>	<b>67,012,258</b>	<b>\$ 17,358,823</b>		

Note (1): Allocation amount is based Attributed Allocation from Certified Shares.

Note (2): Based on 2020 Certified Local Income Tax Report.

Note (3): This effect is on a per year basis. Projected effect to be similar for 4 years.

**Town of Whitestown**

Whitestown: Overlapping Circuit Breaker Impact

March 2, 2020



	WHITESTOWN CIVIL TOWN	BOONE COUNTY	WORTH TOWNSHIP	LEBANON COMM SCHOOL	BOONE COUNTY SOLID WASTE
Unit Rate	1.1840	0.2185	0.0074	0.9850	0.0000
Divided by: New Taxing District Rate	2.3949	2.3949	2.3949	2.3949	2.3949
Equals: % of Taxing District Rate	49.44%	9.12%	0.31%	41.13%	0.00%
Times: Total Circuit Breaker Increase	13	13	13	13	13
Equals: Increased Share of Circuit Breaker	<u>7</u>	<u>1</u>	<u>0</u>	<u>5</u>	<u>-</u>

Note: The increased share of circuit breaker results in property tax revenue loss.

# Town of Whitestown

## Pre Annexation versus Post Annexation Tax Rate

March 2, 2020



Pre Annexation Tax Rate (018)	
	2019 Rate
Boone County	0.2185
Worth Township	0.5689
Lebanon Community School	0.9850
Boone County Solid Waste	-

**Total: 1.7724**

Post Annexation Tax Rate (019)	
	2019 Rate
Boone County	0.2185
Worth Township (2)	0.0074
Lebanon Community School	0.9850
Boone County Solid Waste	-
<b>Whitestown Civil Town (3)</b>	<b>1.1840</b>

**Total: 2.3949**

Note (1): Based on 2019 DLGF Abstract.

Note (2): Worth Township Post Annexation tax rate does not include fire rates.

Note (3): Post Annexation Tax Rate - Whitestown Civil Town: Excludes Debt Service rate \$0.0777 and Lease Rental Payment rate \$0.0216.