

City of South Bend, Indiana
2014 Property Tax File (2013 pay 2014)
December 31, 2014

Schedule No.	Page Numbers	Description
--	1	Index
1	2	Property Tax Collections - Comparative Years
2	3	Property Tax Collections - Graph
3	4	Property Tax Trends - All Funds
4	5	Property Tax Trends - Civil City Funds
5	6	Property Tax Trends - TIF Funds
6	7	Property Tax Collections vs Levy
7	8	Property Taxes Receivable - CAFR
8	9	Property Taxes Budget vs Collections
9	10	2013 Pay 2014 Property Tax Collections - City
10	11-12	2013 Pay 2014 Property Tax Collections - TIF
11	13-14	Estimated Property Tax Collections Worksheet
12	15-16	Property Tax Trends
13	17	Property Tax Rate Chart
14	18	Property Tax Rate and Levy History
15	19	Net Assessed Valuation Detail - 2012 pay 2013
16	20	Net Assessed Valuation Detail - 2013 pay 2014
17	21	Assessed Valuation Trends
18	22	Net Assessed Valuation Trends

City of South Bend, Indiana
Property Tax Collections - Comparative Years
December 31, 2014

Fund Name	Fund No.	Actual 2013/Pay 2014 Collections	Actual 2012/Pay 2013 Collections	Actual 2011/Pay 2012 Collections	Actual 2010/Pay 2011 Collections	Actual 2009/Pay 2010 Collections	Actual 2008/Pay 2009 Collections	Actual 2007/Pay 2008 Collections	Actual 2006/Pay 2007 Collections
Civil City									
General Fund	101	\$36,708,989.23	\$36,251,396.68	\$39,368,430.88	\$38,514,549.66	\$39,814,543.36	\$41,760,551.78	\$50,966,189.00	\$48,720,726.00
Parks & Recreation	201	\$7,365,387.92	7,207,059.75	7,824,056.13	7,613,760.39	7,775,284.24	7,723,389.12	8,473,456.00	8,271,741.00
Studebaker Corridor Debt	310	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,590.00
College Football Hall of Fame	313	497,767.83	1,268,178.59	1,133,205.12	1,549,953.75	1,516,486.91	1,180,901.15	1,513,804.00	1,127,140.00
Cumulative Capital Development	406	430,785.89	463,331.15	517,710.39	540,453.72	604,214.32	722,483.79	972,798.00	989,824.00
Fire Pension	701	0.00	0.00	0.00	0.00	0.00	247,165.62	1,646,881.00	1,536,839.00
Police Pension	702	0.00	0.00	0.00	0.00	0.00	399,267.00	1,626,919.00	1,380,555.00
Total - City		45,002,930.87	45,189,966.17	48,843,402.52	48,218,717.52	49,710,528.83	52,033,758.46	65,200,047.00	62,038,415.00
Tax Increment Financing									
Airport TIF District	324	14,284,734.43	13,340,353.87	11,631,287.13	11,187,767.66	11,421,007.24	10,087,422.62	10,842,312.26	8,851,076.92
Sample Ewing TIF	414	0.00	0.00	0.00	0.00	0.00	0.00	0.00	778,093.13
South Bend Central TIF District	420	4,309,726.91	2,590,808.06	3,671,478.32	3,633,473.20	3,915,158.32	3,420,958.84	3,882,883.92	3,276,168.69
West Washington TIF District	422	580,987.35	493,608.45	422,714.50	431,085.39	631,344.95	228,704.14	360,629.23	287,094.73
Central Medical TIF District	426	851,210.84	1,221,676.17	1,606,914.83	1,704,238.37	1,759,028.21	1,765,934.06	921,967.21	928,112.55
Northeast TIF District	429	1,568,239.76	841,627.37	1,351,048.08	715,062.50	181,266.08	14,133.72	22,191.42	13,467.51
Southside TIF District #1	430	2,379,211.99	2,404,415.84	2,466,202.75	1,808,952.25	2,449,934.15	1,644,200.70	357,351.62	457,985.43
Erskine Commons TIF District #2 (1)	431	0.00	0.00	0.00	784,372.59	3,140,749.75	2,837,842.49	1,240,194.04	2,890.85
Erskine Village TIF District #3 (2)	432	9,175.08	1,311,128.78	0.00	1,603,182.09	1,858,426.55	1,900,860.36	1,534,115.47	775,621.72
Douglas Road TIF District	435	321,894.56	323,938.75	285,713.22	306,053.20	273,511.59	187,247.91	125,293.98	13,940.78
Northeast Residential TIF District	436	2,725,908.77	2,262,764.70	2,514,047.92	2,446,102.90	1,815,828.92	0.00	0.00	0.00
Airport Urban Enterprise Zone	454	0.00	0.00	111,721.26	123,164.82	132,019.50	169,410.67	0.00	0.00
Total - Tax Increment Financing		27,031,089.69	24,790,321.99	24,061,128.01	24,743,454.97	27,578,275.26	22,256,715.51	19,286,939.15	15,384,452.31
Grand Total		\$72,034,020.56	\$69,980,288.16	\$72,904,530.53	\$72,962,172.49	\$77,288,804.09	\$74,290,473.97	\$84,486,986.15	\$77,422,867.31

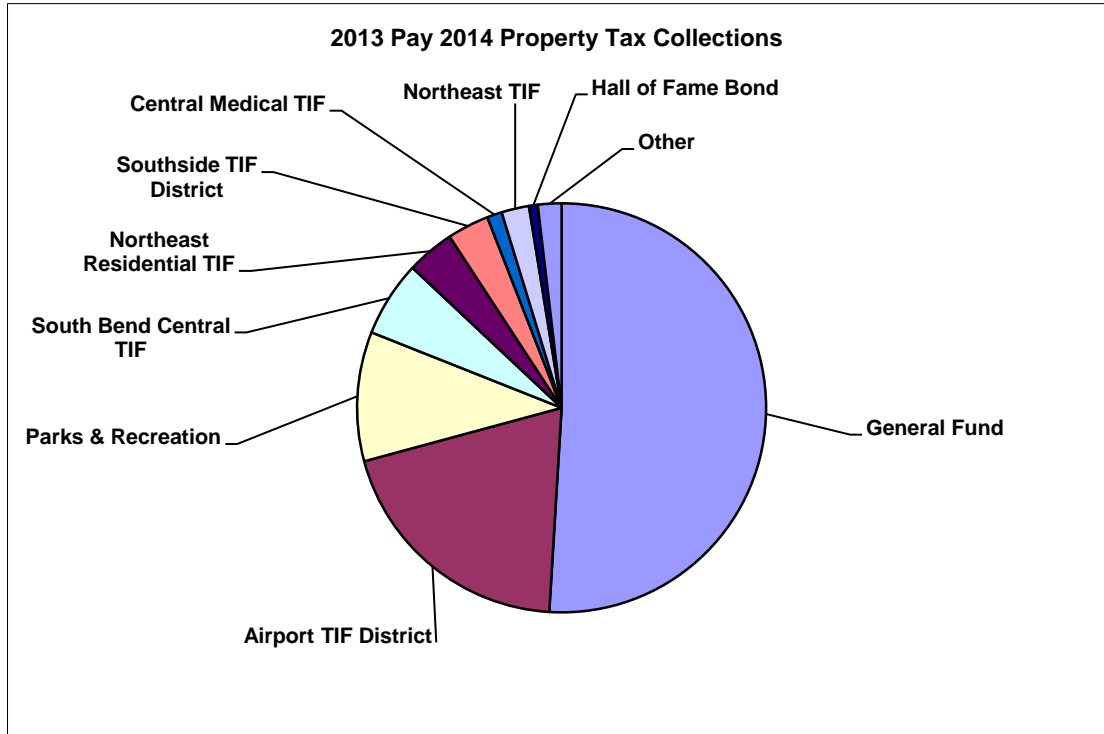
(1) TIF tax increment eliminated for 2011/pay 2012 and thereafter

(2) TIF tax increment eliminated for one year, 2011/pay 2012. Available for 2012/pay 2013. Redevelopment Commission released TIF for 2013/pay 2014.

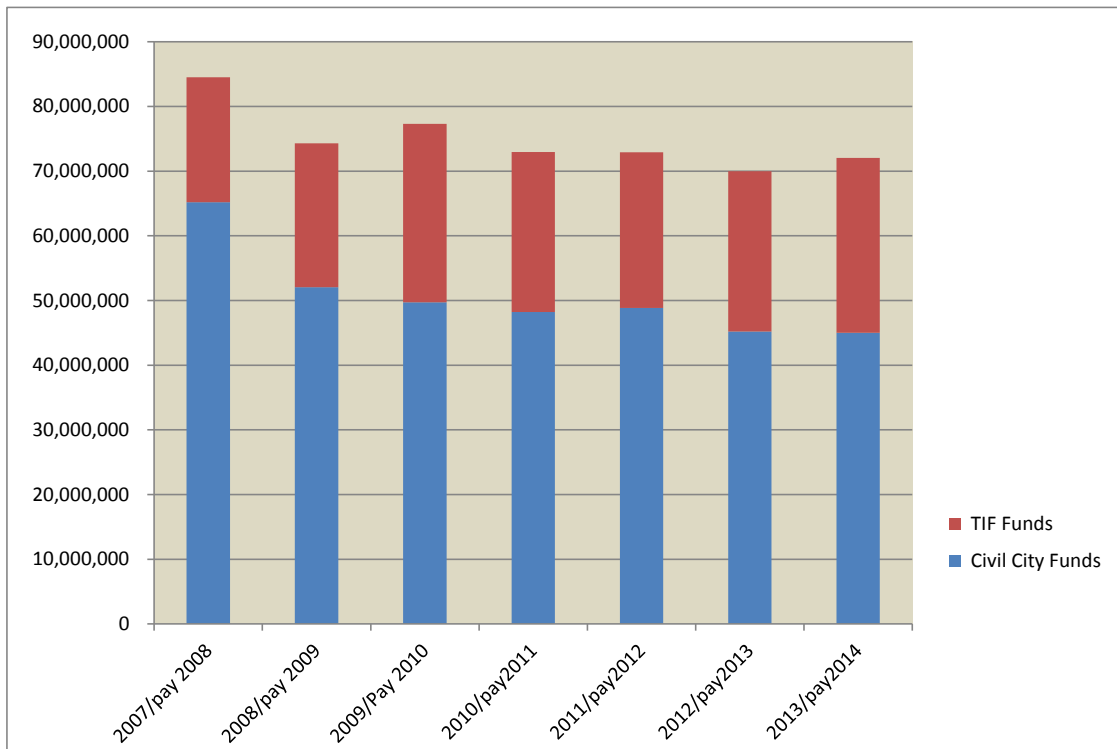
Actual collections include delinquent taxes from prior tax periods.

City of South Bend, Indiana
Property Tax Collections - 2013 pay 2014
December 31, 2014

Fund Name	YTD Collections	Percent of Total
General Fund	\$36,708,989.23	50.96%
Airport TIF District	14,284,734.43	19.83%
Parks & Recreation	7,365,387.92	10.22%
South Bend Central TIF	4,309,726.91	5.98%
Northeast Residential TIF	2,725,908.77	3.78%
Southside TIF District	2,379,211.99	3.30%
Central Medical TIF	851,210.84	1.18%
Northeast TIF	1,568,239.76	2.18%
Hall of Fame Bond	497,767.83	0.69%
Other	1,342,842.88	1.86%
Grand Total	\$72,034,020.56	100.00%

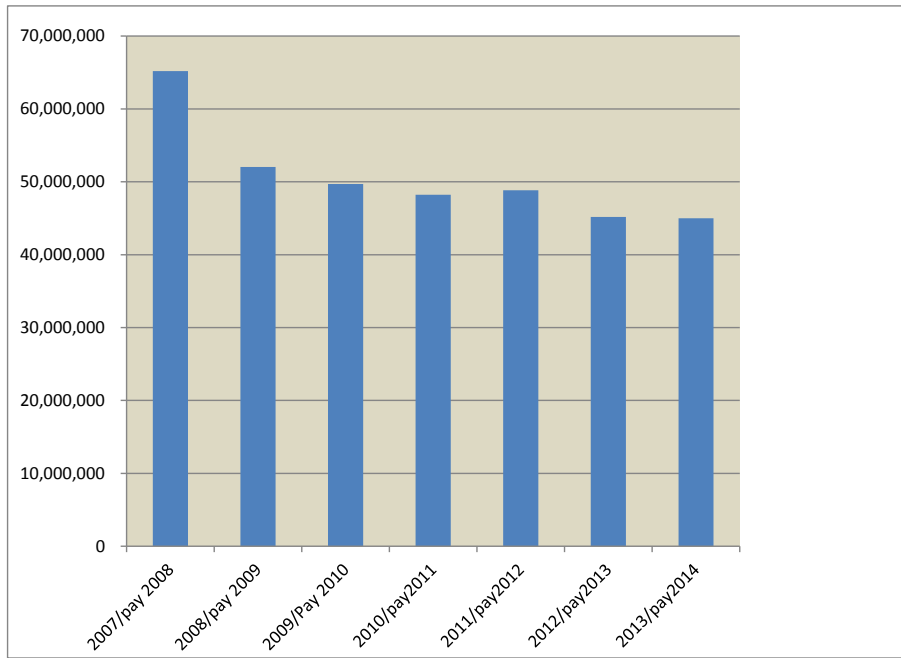


Property Tax Collection Trends



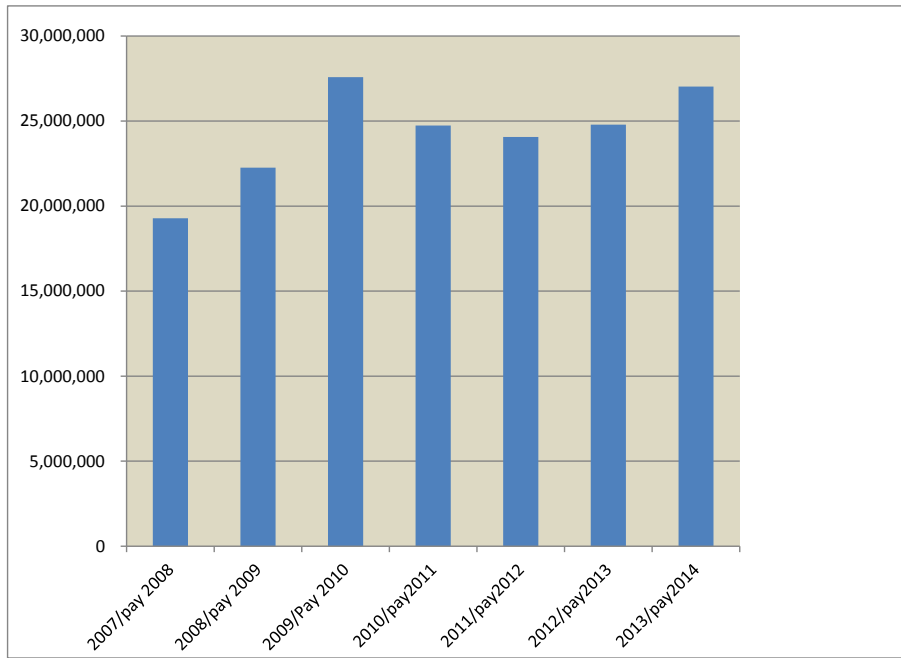
Type	2007/pay 2008	2008/pay 2009	2009/Pay 2010	2010/pay2011	2011/pay2012	2012/pay2013	2013/pay2014
Civil City Funds	65,200,047	52,033,758	49,710,529	48,218,718	48,843,403	45,189,966	45,002,931
TIF Funds	19,286,939	22,256,716	27,578,275	24,743,455	24,061,128	24,790,322	27,031,090
Total Property Tax Collections	<u>84,486,986</u>	<u>74,290,474</u>	<u>77,288,804</u>	<u>72,962,172</u>	<u>72,904,531</u>	<u>69,980,288</u>	<u>72,034,021</u>

Property Tax Collection Trends - Civil City Funds



Type	2007/pay 2008	2008/pay 2009	2009/Pay 2010	2010/pay2011	2011/pay2012	2012/pay2013	2013/pay2014
Civil City Funds	65,200,047	52,033,758	49,710,529	48,218,718	48,843,403	45,189,966	45,002,931

Property Tax Collection Trends - TIF Funds



Type	2007/pay 2008	2008/pay 2009	2009/Pay 2010	2010/pay2011	2011/pay2012	2012/pay2013	2013/pay2014
TIF Funds	19,286,939	22,256,716	27,578,275	24,743,455	24,061,128	24,790,322	27,031,090

City of South Bend, Indiana
Property Taxes Receivable Collections vs Levy
2013 Pay 2014
December 31, 2014

Fund Name	Fund No.	2011-2012 Levy Per County Abstract	2012-2013 Levy Per County Abstract	2013-2014 Levy Per County Abstract	12/31/14 Total Collections	Uncollected Levy	Percent Collections/ Levy
Civil City							
General Fund	101	\$42,159,959.10	\$38,369,939.03	\$38,715,401.11	\$36,708,989.23	\$2,006,411.88	94.82%
Parks & Recreation	201	8,374,886.47	7,623,780.24	7,760,516.48	7,365,387.92	395,128.56	94.91%
College Football Hall of Fame	313	859,959.09	1,341,607.54	524,471.43	497,767.83	26,703.60	94.91%
Cumulative Capital Development	406	<u>554,158.31</u>	<u>490,121.50</u>	<u>453,896.12</u>	<u>430,785.89</u>	<u>23,110.23</u>	94.91%
Total - City		51,948,962.97	47,825,448.31	47,454,285.14	45,002,930.87	2,451,354.27	94.83%
Tax Increment Financing							
Airport TIF District	324	12,266,234.17	15,275,702.92	15,600,858.95	14,284,734.43	\$1,316,124.52	91.56%
South Bend Central TIF District	420	3,781,492.40	3,761,712.00	4,376,939.50	4,309,726.91	67,212.59	98.46%
West Washington TIF District	422	483,719.73	584,897.07	602,782.79	580,987.35	21,795.44	96.38%
Central Medical TIF District (4)	426	3,668,649.86	2,128,725.48	764,755.26	851,210.84	(86,455.58)	111.30%
Northeast TIF District	429	1,685,484.97	1,152,857.67	1,649,304.42	1,568,239.76	81,064.66	95.08%
Southside TIF District #1	430	2,608,924.21	2,618,580.97	2,478,709.77	2,379,211.99	99,497.78	95.99%
Erskine Commons TIF District #2 (2)	431	0.00	0.00	0.00	0.00	0.00	0.00%
Erskine Village TIF District #3	432	0.00	1,319,469.76	0.00	9,175.08	(9,175.08)	100.00%
Douglas Road TIF District (3)	435	561,079.06	322,082.97	321,894.56	321,894.56	0.00	100.00%
Northeast Residential TIF	436	2,542,578.19	2,607,578.70	2,674,146.48	2,725,908.77	(51,762.29)	101.94%
Airport Urban Enterprise Zone (1)	454	<u>74,480.84</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	0.00%
Total - Tax Increment Financing		27,672,643.43	29,771,607.54	28,469,391.73	27,031,089.69	1,438,302.04	94.95%
Grand Total		<u>\$79,621,606.40</u>	<u>\$77,597,055.85</u>	<u>\$75,923,676.87</u>	<u>\$72,034,020.56</u>	<u>\$3,889,656.31</u>	94.88%

(1) Special district passed February 23, 2009 for AJW South Bend Realty (AJ Wright Corporation).
Funds may be used for job training under the Urban Enterprise Zone statute.

(2) TIF district has been decertified

(3) Property tax appeals for 2011-2012.

(4) County Assessor error in valuing Memorial Hospital property for 2011-2012. 90% of property de-exempted (taxed) and left 10% exempted (non-taxed). Should have been the opposite. Per Jeff Costello, CFO, of Memorial Hospital.

City of South Bend, Indiana
CAFR Property Taxes Receivable Calculation
2013 Pay 2014
December 31, 2014

Fund Name	Fund No.	2013-2014 Levy Per County Records	Estimated Collection Percentage	Estimated Collections	12/31/14 Actual Collections	CAFR Adjustments	CAFR Accounts Receivable
Civil City							
General Fund	101	\$38,715,401.11	95%	\$36,779,631.05	\$36,708,989.23	\$0.00	\$70,641.82
Parks & Recreation	201	7,760,516.48	95%	7,372,490.66	7,365,387.92	0.00	7,102.74
College Football Hall of Fame	313	524,471.43	95%	498,247.86	497,767.83	0.00	480.03
Cumulative Capital Development	406	<u>453,896.12</u>	95%	<u>431,201.31</u>	<u>430,785.89</u>	<u>0.00</u>	<u>415.42</u>
Total - City		47,454,285.14		45,081,570.88	45,002,930.87	0.00	78,640.01
Tax Increment Financing							
Airport TIF District	324	15,600,858.95	95%	14,820,816.00	14,284,734.43	0.00	536,081.57
South Bend Central TIF District	420	4,376,939.50	95%	4,158,092.53	4,309,726.91	0.00	(151,634.39)
West Washington TIF District	422	602,782.79	95%	572,643.65	580,987.35	0.00	(8,343.70)
Central Medical TIF District	426	764,755.26	95%	726,517.50	851,210.84	0.00	(124,693.34)
Northeast TIF District	429	1,649,304.42	95%	1,566,839.20	1,568,239.76	0.00	(1,400.56)
Southside TIF District #1	430	2,478,709.77	95%	2,354,774.28	2,379,211.99	0.00	(24,437.71)
Erskine Commons TIF District #2	431	0.00	95%	0.00	0.00	0.00	0.00
Erskine Village TIF District #3	432	0.00	95%	0.00	9,175.08	0.00	(9,175.08)
Douglas Road TIF District	435	321,894.56	95%	305,799.83	321,894.56	0.00	(16,094.73)
Northeast Residential TIF District	436	2,674,146.48	95%	2,540,439.16	2,725,908.77	0.00	(185,469.61)
Airport Urban Enterprise Zone	454	<u>0.00</u>	95%	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total - Tax Increment Financing		28,469,391.73		27,045,922.14	27,031,089.69	0.00	14,832.45
Grand Total		<u>\$75,923,676.87</u>		<u>\$72,127,493.03</u>	<u>\$72,034,020.56</u>	<u>\$0.00</u>	<u>\$93,472.47</u>

City of South Bend, Indiana
Property Taxes Budget vs Collections
December 31, 2014

Fund Name	Fund No.	2012 Actual Collections	2013 Actual Collections	2015 Revenue Budget	2014 Revenue Budget	12/31/14 YTD Collections	2014 Budget Variance	Percent of Budget
Civil City								
General Fund	101	\$39,368,430.88	\$36,251,396.68	\$36,638,888.00	\$36,638,000.00	\$36,708,989.23	\$70,989.23	100.19%
Parks & Recreation	201	7,824,056.13	7,207,059.57	7,340,000.00	7,350,000.00	7,365,387.92	15,387.92	100.21%
College Football Hall of Fame	313	1,133,205.12	1,268,178.59	1,177,620.00	497,000.00	497,767.83	767.83	100.15%
Cumulative Capital Development	406	<u>517,710.39</u>	<u>463,331.15</u>	<u>450,000.00</u>	<u>430,000.00</u>	<u>430,785.89</u>	<u>785.89</u>	100.18%
Total - City		48,843,402.52	45,189,965.99	45,606,508.00	44,915,000.00	45,002,930.87	87,930.87	100.20%
Tax Increment Financing								
Airport TIF District	324	11,631,287.13	13,340,353.87	13,400,000.00	14,284,735.00	14,284,734.43	(0.57)	100.00%
South Bend Central TIF District	420	3,671,478.32	2,590,808.06	3,500,000.00	4,309,727.00	4,309,726.91	(0.09)	100.00%
West Washington TIF District	422	422,714.50	493,608.45	420,000.00	580,988.00	580,987.35	(0.65)	100.00%
Central Medical TIF District	426	1,606,914.83	1,221,676.17	625,000.00	851,211.00	851,210.84	(0.16)	100.00%
Northeast TIF District	429	1,351,048.08	841,627.37	820,000.00	1,568,240.00	1,568,239.76	(0.24)	100.00%
Southside TIF District #1	430	2,466,202.75	2,404,415.84	2,400,000.00	2,500,000.00	2,379,211.99	(120,788.01)	95.17%
Erskine Commons TIF District #2	431	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Erskine Village TIF District #3	432	0.00	1,311,128.78	0.00	27,575.00	9,175.08	(18,399.92)	33.27%
Douglas Road TIF District	435	285,713.22	323,938.75	320,000.00	321,895.00	321,894.56	(0.44)	100.00%
Northeast Residential TIF District	436	2,514,047.92	2,262,764.70	2,599,000.00	2,725,909.00	2,725,908.77	(0.23)	100.00%
Airport Enterprise TIF Fund	454	<u>111,721.26</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	100.00%
Total - Tax Increment Financing		24,061,128.01	24,790,321.99	24,084,000.00	27,170,280.00	27,031,089.69	(139,190.31)	99.49%
Grand Total		<u>\$72,904,530.53</u>	<u>\$69,980,287.98</u>	<u>\$69,690,508.00</u>	<u>\$72,085,280.00</u>	<u>\$72,034,020.56</u>	<u>(\$51,259.44)</u>	99.93%

City of South Bend, Indiana - All Funds
 2013/Pay 2014 Property Tax Collections - City
 December 31, 2014

Tax Payment	Deposit Date	Group Number	101 General Fund	201 Parks & Recreation	313 College Football Hall of Fame	406 Cumulative Capital Dev.	Subtotal - City	TIF Funds (see attached)	Total
Advance	6/6/14	03807	13,984,752.01	2,803,248.70	0.00	163,956.07	16,951,956.78	0.00	16,951,956.78
Advance	6/25/14	04240	0.00	0.00	271,788.05	0.00	271,788.05	14,399,839.94	14,671,627.99
Settlement	6/25/14	04239	6,078,082.84	1,218,353.96	0.00	71,258.93	7,367,695.73	0.00	7,367,695.73
Advance	12/05/14	08385	10,373,857.97	2,079,443.67	0.00	121,622.24	12,574,923.88	0.00	12,574,923.88
Settlement	12/23/14	08923	0.00	0.00	225,979.78	0.00	225,979.78	12,631,249.75	12,857,229.53
Settlement	12/23/14	08924	2,661,402.37	540,536.56	0.00	31,614.82	3,233,553.75	0.00	3,233,553.75
Settlement - Cor	12/24/14	09007	<u>3,610,894.04</u>	<u>723,805.03</u>	<u>0.00</u>	<u>42,333.83</u>	<u>4,377,032.90</u>	<u>0.00</u>	<u>4,377,032.90</u>
Total			36,708,989.23	7,365,387.92	497,767.83	430,785.89	45,002,930.87	27,031,089.69	72,034,020.56

City of South Bend, Indiana - TIF Funds
2013/Pay 2014 Property Tax Collections
 December 31, 2014

Tax Payment	Deposit Date	Group Number	324 Airport TIF District	420 S. Bend Central TIF District	422 West Washington TIF District	426 Central Medical TIF District	429 Northeast TIF District	430 Southside Area TIF District	431 Erskine Commons TIF District	432 Erskine Village TIF District	435 Douglas Road TIF District
Settlement	6/25/14	04240	7,521,012.22	2,485,265.66	304,152.20	459,659.10	808,183.73	1,268,946.48	0.00	9,175.08	160,947.28
Settlement	12/23/14	08923	6,763,722.21	1,824,461.25	276,835.15	391,551.74	760,056.03	1,110,265.51	0.00	0.00	160,947.28
			<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total			14,284,734.43	4,309,726.91	580,987.35	851,210.84	1,568,239.76	2,379,211.99	0.00	9,175.08	321,894.56

City of South Bend, Indiana - TIF Funds
2013/Pay 2014 Property Tax Collections
 December 31, 2014

Tax Payment	Deposit Date	Group Number	436 Northeast Res. TIF	454 Airport Enterprise Fund	Total
Settlement	6/25/14	04240	1,382,498.19	0.00	14,399,839.94
Settlement	12/23/14	08923	1,343,410.58	0.00	12,631,249.75
			<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total			2,725,908.77	0.00	27,031,089.69

City of South Bend, Indiana
 Estimated Property Tax Collections - Cash Basis - Budget vs Actual
 December 31, 2014

Fund Name	Fund Number	Tax Rate	"Budget Order" DLGF Gross Levy	"Circuit Breaker" Levy Reductions	County Abstract Levy	Actual Tax Amount Collected	Property Tax Revenue Budget	Over/(Under) Budget
2013 pay 2014								
General Fund	101	\$2.7977	\$61,032,119	\$22,316,718	\$38,715,401	\$36,708,989	\$36,638,000	\$70,989
Parks & Recreation	201	0.5608	12,233,911	4,473,395	7,760,516	7,365,388	7,350,000	15,388
Cumulative Capital Development	406	0.0328	715,535	261,638	453,897	430,786	430,000	786
Fire Pension Fund	701	0.0000	0	0	0	0	0	0
Police Pension Fund	702	0.0000	0	0	0	0	0	0
Subtotal		3.3913	73,981,565	27,051,751	46,929,814	44,505,163	44,418,000	87,163
Hall of Fame Bond	313	0.0379	826,792	302,321	524,471	497,768	497,000	768
Total		\$3.4292	\$74,808,357	\$27,354,072	\$47,454,285	\$45,002,931	\$44,915,000	\$87,931
2012 pay 2013								
General Fund	101	\$2.5678	\$60,007,093	\$21,637,154	\$38,369,939	\$36,251,397	\$39,000,000	(\$2,748,603)
Parks & Recreation	201	0.5102	11,922,899	4,299,119	7,623,780	7,207,060	7,800,000	(592,940)
Cumulative Capital Development	406	0.0328	766,505	276,384	490,122	463,331	530,000	(66,669)
Fire Pension Fund	701	0.0000	0	0	0	0	0	0
Police Pension Fund	702	0.0000	0	0	0	0	0	0
Subtotal		3.1108	72,696,497	26,212,656	46,483,841	43,921,788	47,330,000	(3,408,212)
Hall of Fame Bond	313	0.0599	1,399,807	58,199	1,341,608	1,268,179	1,118,460	149,719
Total		\$3.1707	\$74,096,304	\$26,270,856	\$47,825,448	\$45,189,967	\$48,448,460	(\$3,258,493)
2011 pay 2012								
General Fund	101	\$2.4954	\$58,390,366	\$16,230,407	\$42,159,959	\$39,368,431	\$39,950,000	(\$581,569)
Parks & Recreation	201	0.4957	11,598,984	3,224,098	8,374,886	7,824,056	7,900,000	(75,944)
Cumulative Capital Development	406	0.0328	767,494	213,336	554,158	517,710	550,000	(32,290)
Fire Pension Fund	701	0.0000	0	0	0	0	0	0
Police Pension Fund	702	0.0000	0	0	0	0	0	0
Subtotal		3.0239	70,756,844	19,667,841	51,089,003	47,710,197	48,400,000	(689,803)
Hall of Fame Bond	313	0.0509	1,191,019	331,060	859,959	1,133,205	1,000,000	133,205
Total		\$3.0748	\$71,947,863	\$19,998,901	\$51,948,962	\$48,843,402	\$49,400,000	(\$556,598)
2010 pay 2011								
General Fund	101	\$2.4381	\$56,668,721	\$14,602,344	\$42,066,377	\$38,514,550	\$40,500,000	(\$1,985,450)
Parks & Recreation	201	0.4818	11,198,470	2,885,611	8,312,859	7,613,760	7,900,000	(286,240)
Cumulative Capital Development	406	0.0342	794,910	204,832	590,078	540,454	600,000	(59,546)
Fire Pension Fund	701	0.0000	0	0	0	0	0	0
Police Pension Fund	702	0.0000	0	0	0	0	0	0
Subtotal		2.9541	68,662,101	17,692,787	50,969,314	46,668,764	49,000,000	(2,331,236)
Hall of Fame Bond	313	0.0727	1,689,765	435,417	1,254,348	1,549,954	1,200,000	349,954
Total		\$3.0268	\$70,351,866	\$18,128,204	\$52,223,662	\$48,218,717	\$50,200,000	(\$1,981,283)
2009 pay 2010								
General Fund	101	\$2.2536	\$55,292,202	\$11,851,752	\$43,440,450	\$39,814,543	\$41,000,000	(\$1,185,457)
Parks & Recreation	201	0.4401	10,797,878	2,314,499	8,483,379	7,775,284	7,100,000	675,284
Cumulative Capital Development	406	0.0342	839,099	179,859	659,240	604,214	757,000	(152,786)
Fire Pension Fund	701	0.0000	0	0	0	0	0	0

92.33% Actual

92.26% Actual

City of South Bend, Indiana
 Estimated Property Tax Collections - Cash Basis - Budget vs Actual
 December 31, 2014

Fund Name	Fund Number	Tax Rate	"Budget Order" DLGF Gross Levy	"Circuit Breaker" Levy Reductions	County Abstract Levy	Actual Tax Amount Collected	Property Tax Revenue Budget	Over/(Under) Budget
Police Pension Fund	702	0.0000	0	0	0	0	0	0
Subtotal		2.7279	66,929,179	14,346,110	52,583,069	48,194,042	48,857,000	(662,958)
Hall of Fame Bond	313	0.0672	1,648,756	353,406	1,295,350	1,516,487	1,600,000	(83,513)
Total		2.7951	68,577,935	14,699,516	53,878,419	49,710,529	50,457,000	(746,471)
2008 pay 2009						89.72% Actual		
General Fund	101	\$1.9777	\$53,009,727	\$6,458,340	\$46,551,387	\$41,760,552	\$43,900,000	(\$2,139,448)
Parks & Recreation	201	0.3656	9,799,442	1,193,897	8,605,545	7,723,389	7,518,000	205,389
Cumulative Capital Development	406	0.0342	916,687	111,682	805,005	722,484	783,100	(60,616)
Fire Pension Fund	701	0.0117	313,604	38,208	275,396	247,166	0	247,166
Police Pension Fund	702	0.0189	506,590	61,719	444,871	399,267	0	399,267
Subtotal		2.4081	64,546,050	7,863,846	56,682,204	50,852,858	52,201,100	(1,348,242)
Hall of Fame Bond	313	0.0559	1,498,328	182,546	1,315,782	1,180,901	1,408,000	(227,099)
Total		2.4640	66,044,378	8,046,392	57,997,986	52,033,759	53,609,100	(\$1,575,341)

Circuit breaker net credits per Legislative Services Agency (South Bend Civil City):

2009 actual	\$8,679,919
2010 actual	16,595,854
2011 estimated	19,830,132
2012 estimated	20,545,596

DLGF Impact of Property Tax Caps Reports:

2013	\$27,863,156
2014	28,708,050

**City of South Bend
Property Tax Trends
December 31, 2014**

Historical Facts & Data

Certified Assessed Valuation				Property Tax Rates per \$100 Assessed Valuation								
Tax Year	Pay Year	NET AV	% Chg vs Prior	General	Parks	Cum Cap Dev	Fire Pension	Police Pension	Civil City	HoF Bond	Total	
2005 Tax	Pay 2006	2,835,265,890										
2006 Tax	Pay 2007	3,022,357,147	6.6%						2.17950%		2.17950%	certified
2007 Tax	Pay 2008	2,976,080,798	-1.5%	1.79240%	0.29790%	0.03420%	0.05790%	0.05720%	2.23960%	0.05320%	2.29280%	certified
2008 Tax	Pay 2009	2,668,887,419	-10.3%	1.97770%	0.36560%	0.03420%	0.01170%	0.01890%	2.40810%	0.00000%	2.40810%	certified
2009 Tax	Pay 2010	2,453,505,573	-8.1%	2.25360%	0.44010%	0.03420%			2.72790%	0.06720%	2.79510%	certified
2010 Tax	Pay 2011	2,324,451,862	-5.3%	2.43810%	0.48180%	0.03420%			2.95410%	0.07270%	3.02680%	certified
2011 Tax	Pay 2012	2,380,874,608	2.4%	2.49540%	0.49570%	0.03280%			3.02390%	0.05090%	3.07480%	certified
2012 Tax	Pay 2013	2,371,087,697	-0.4%	2.56780%	0.51020%	0.03280%			3.11080%	0.05990%	3.17070%	certified
2013 Tax	Pay 2014	2,209,726,672	-6.8%	2.79770%	0.56080%	0.03280%			3.39130%	0.03790%	3.42920%	certified

Certified Tax Levy			Property Tax Rates per \$100 Assessed Valuation							
Tax Year	Pay Year	\$ (000)	General	Parks	Cum Cap Dev	Fire Pension	Police Pension	Civil City	HoF Bond	Total
2007 Tax	Pay 2008									
2008 Tax	Pay 2009	certified	53,010	9,799	917	314	506	64,546	1,498	66,044
2009 Tax	Pay 2010	certified	55,292	10,798	839			66,929	1,649	68,578
2010 Tax	Pay 2011	certified	56,669	11,198	795			68,662	1,690	70,352
2011 Tax	Pay 2012	certified	58,390	11,599	767			70,756	1,191	71,947
2012 Tax	Pay 2013	certified	60,007	11,923	766			72,696	1,400	74,096
2013 Tax	Pay 2014	certified	61,032	12,233	716			73,981	827	74,808

Levy Reductions			Property Tax Rates per \$100 Assessed Valuation								
Tax Year	Pay Year	\$ (000)	Reduce %	General	Parks	Cum Cap Dev	Fire Pension	Police Pension	Civil City	HoF Bond	Total
2007 Tax	Pay 2008										
2008 Tax	Pay 2009		12.2%	6,458	1,194	112	38	62	7,864	182	8,046
2009 Tax	Pay 2010		21.4%	11,852	2,314	180			14,346	353	14,699
2010 Tax	Pay 2011		25.8%	14,602	2,886	205			17,693	435	18,128
2011 Tax	Pay 2012		27.8%	16,230	3,224	213			19,667	331	19,998
2012 Tax	Pay 2013		35.5%	21,637	4,299	276			26,212	58	26,270
2013 Tax	Pay 2014		36.6%	22,317	4,473	262			27,052	302	27,354

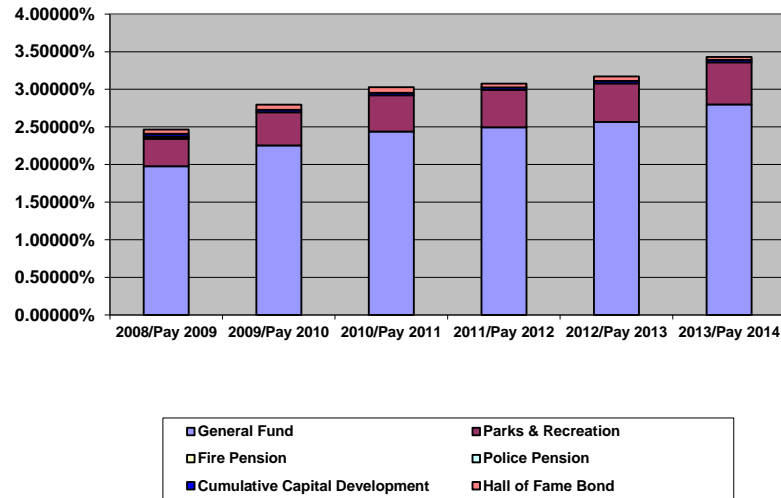
Net Tax Billings Issued to Taxpayers (per County Abstract)			Property Tax Rates per \$100 Assessed Valuation							
Tax Year	Pay Year	\$ (000)	General	Parks	Cum Cap Dev	Fire Pension	Police Pension	Civil City	HoF Bond	Total
2007 Tax	Pay 2008									
2008 Tax	Pay 2009		46,552	8,605	805	276	444	56,682	1,316	57,998
2009 Tax	Pay 2010		43,440	8,484	659			52,583	1,296	53,879
2010 Tax	Pay 2011		42,067	8,312	590			50,969	1,255	52,224
2011 Tax	Pay 2012		42,160	8,375	554			51,089	860	51,949
2012 Tax	Pay 2013		38,370	7,624	490			46,484	1,342	47,826
2013 Tax	Pay 2014		38,715	7,760	454			46,929	525	47,454

**City of South Bend
Property Tax Trends
December 31, 2014**

Tax Collection Rates		Collection
Tax Year	Pay Year	Rate %
2008 Tax	Pay 2009	89.7%
2009 Tax	Pay 2010	92.2%
2010 Tax	Pay 2011	92.3%
2011 Tax	Pay 2012	94.0%
2012 Tax	Pay 2013	94.5%
2013 Tax	Pay 2014	94.4%

Net Property Tax Collections											
Tax Year	Pay Year	\$ (000)		General	Parks	Cum Cap Dev	Fire Pension	Police Pension	Civil City	HoF Bond	Total
2006 Tax	Pay 2007		1	48,732	8,272	990	1,537	1,380	60,911	1,127	62,038
2007 Tax	Pay 2008			50,966	8,473	973	1,647	1,627	63,686	1,514	65,200
2008 Tax	Pay 2009			41,761	7,723	722	247	399	50,852	1,181	52,033
2009 Tax	Pay 2010			39,815	7,775	604			48,194	1,516	49,710
2010 Tax	Pay 2011			38,515	7,614	540			46,669	1,550	48,219
2011 Tax	Pay 2012			39,368	7,824	518			47,710	1,133	48,843
2012 Tax	Pay 2013			36,251	7,207	463			43,921	1,268	45,189
2013 Tax	Pay 2014			36,715	7,365	431			44,511	498	45,009

South Bend Property Tax Rates



Name	2007/Pay 2008	2008/Pay 2009	2009/Pay 2010	2010/Pay 2011	2011/Pay 2012	2012/Pay 2013	2013/Pay 2014
General Fund	1.78922%	1.97770%	2.25360%	2.43810%	2.49540%	2.56780%	2.79770%
Parks & Recreation	0.29737%	0.36560%	0.44010%	0.48180%	0.49570%	0.51020%	0.56080%
Fire Pension	0.05780%	0.01170%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Police Pension	0.05710%	0.01890%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Cumulative Capital Development	0.03414%	0.03420%	0.03420%	0.03420%	0.03280%	0.03280%	0.03280%
Hall of Fame Bond	0.05311%	0.05590%	0.06720%	0.07270%	0.05090%	0.05990%	0.03790%
Total	2.28874%	2.46400%	2.79510%	3.02680%	3.07480%	3.17070%	3.42920%

**Property Tax Rates & DLGF Tax Levy (before circuit breaker reductions)
Revised - January 30, 2014**

DLGF Code	Fund Name	Approved 2007 pay 2008		Approved 2008 pay 2009		Approved 2009 pay 2010		Approved 2010 pay 2011		Approved 2011 pay 2012		Approved 2012 pay 2013		Approved 2013 pay 2014	
		Rate	Levy \$	Rate	Levy \$	Rate	Levy \$	Rate	Levy \$	Rate	Levy \$	Rate	Levy \$	Rate	Levy \$
0101	General	1.78923%	53,248,815	1.97770%	53,009,727	2.25360%	55,292,202	2.43810%	56,668,721	2.49540%	58,390,366	2.56780%	60,007,093	2.79770%	61,032,119
1301	Parks & Recreation	0.29737%	8,850,046	0.36560%	9,799,442	0.44010%	10,797,878	0.48180%	11,198,470	0.49570%	11,598,984	0.51020%	11,922,899	0.56080%	12,233,911
0341	Fire Pension	0.05780%	1,720,100	0.01170%	313,604	0.00000%	-	0.00000%	-	0.00000%	-	0.00000%	-	0.00000%	-
0342	Police Pension	0.05710%	1,699,304	0.01890%	506,590	0.00000%	-	0.00000%	-	0.00000%	-	0.00000%	-	0.00000%	-
2391	Cum Capital Development	0.03414%	1,016,017	0.03420%	916,687	0.03420%	839,099	0.03420%	794,910	0.03280%	767,494	0.03280%	766,505	0.03280%	715,535
	Civil City	2.23563%	66,534,282	2.40810%	64,546,050	2.72790%	66,929,179	2.95410%	68,662,101	3.02390%	70,756,844	3.11080%	72,696,497	3.39130%	73,981,565
8485	Redevelopment Bond (HoF)	0.05311%	1,580,471	0.05590%	1,498,328	0.06720%	1,648,756	0.07270%	1,689,765	0.05090%	1,191,019	0.05990%	1,399,807	0.03790%	826,792
	Total	2.28874%	68,114,753	2.46400%	66,044,378	2.79510%	68,577,935	3.02680%	70,351,866	3.07480%	71,947,863	3.17070%	74,096,304	3.42920%	74,808,357
	Net Assessed value Change in Net AV		2,976,080,798		2,668,887,419		2,453,505,573		2,324,451,862		2,380,874,608		2,371,087,697		2,209,726,672
					-10.32%		-8.07%		-5.26%		2.43%		-0.41%		-6.81%

CITY OF SOUTH BEND, INDIANA
DETAIL OF NET ASSESSED VALUATION
(Assessment For the Year 2012 Payable in 2013)

	South Bend Centre Twp	South Bend Clay Twp	South Bend German Twp	South Bend Penn Twp	South Bend Warren Twp	South Bend Portage Twp	Totals	Percent
Value of land	\$112,649,600	\$24,480,200	\$69,431,600	\$16,784,300	\$2,174,300	\$392,663,300	\$618,183,300	
Value of improvements	477,640,200	122,403,400	434,165,900	91,189,100	26,117,900	2,683,188,170	3,834,704,670	
Total value of real estate	590,289,800	146,883,600	503,597,500	107,973,400	28,292,200	3,075,851,470	4,452,887,970	
Less: Mortgage, veterans, blind, age 65 & other exemptions	(234,399,434)	(34,719,574)	(81,887,303)	(27,092,434)	0	(1,017,117,465)	(1,395,216,210)	
Tax-exempt property	(41,023,590)	(7,986,942)	(32,058,380)	(9,400,300)	0	(298,961,578)	(389,430,790)	
Investment Deduction	0	0	0	0	0	(1,918,700)	(1,918,700)	
Tax increment financing	(94,770,861)	(8,513,401)	(257,726,946)	0	(25,818,670)	(363,550,241)	(750,380,119)	
Tax abatements	(6,835,963)	(203,588)	(18,839,488)	(3,007,895)	(2,473,530)	(26,368,506)	(57,728,970)	
Net value of real estate	213,259,952	95,460,095	113,085,383	68,472,771	0	1,367,934,980	1,858,213,181	78.37%
Gross personal property assessments	26,717,540	7,923,880	155,011,460	2,064,030	6,455,040	339,328,540	537,500,490	
Less: Tax abatements	0	0	(6,092,993)	0	0	(8,864,874)	(14,957,867)	
Tax-exempt property	(1,574,950)	(201,740)	(2,987,960)	(929,160)	0	(93,837,377)	(99,531,187)	
Investment deduction	0	0	0	0	0	0	0	
Tax increment financing	0	0	0	0	0	(10,969,370)	(10,969,370)	
Net value of personal property	25,142,590	7,722,140	145,930,507	1,134,870	6,455,040	225,656,919	412,042,066	17.38%
Net value of utilities	10,996,270	4,668,400	9,919,770	1,210,340	470,610	73,567,060	100,832,450	4.25%
Total net assessed valuation	249,398,812	107,850,635	268,935,660	70,817,981	6,925,650	1,667,158,959	2,371,087,697	100.00%
Percentage of Total	10.52%	4.55%	11.34%	2.99%	0.29%	70.31%	100.00%	

Summary

	Real Property	Personal Property/ Utilities	Total	Percent
Total value	4,452,887,970	638,332,940	5,091,220,910	100.00%
Deductions & exemptions	(1,397,134,910)	0	(1,397,134,910)	-27.44%
Tax exempt property	(389,430,790)	(99,531,187)	(488,961,977)	-9.60%
Tax increment financing	(750,380,119)	(10,969,370)	(761,349,489)	-14.95%
Tax abatements	(57,728,970)	(14,957,867)	(72,686,837)	-1.43%
Total net assessed valuation	1,858,213,181	512,874,516	2,371,087,697	46.57%
Percent	78.37%	21.63%	100.00%	

Source: St. Joseph County Auditor's Office - Information from the County Abstract prepared by the Indiana Department of Local Government Finance.

CITY OF SOUTH BEND, INDIANA
DETAIL OF NET ASSESSED VALUATION
(Assessment For the Year 2013 Payable in 2014)

	South Bend Centre Twp	South Bend Clay Twp	South Bend German Twp	South Bend Penn Twp	South Bend Warren Twp	South Bend Portage Twp	Totals	Percent
Value of land	\$108,897,100	\$25,180,600	\$70,082,200	\$16,860,800	\$2,104,100	\$376,407,050	\$599,531,850	
Value of improvements	455,679,500	118,920,100	416,802,200	84,056,900	23,157,700	2,501,609,250	3,600,225,650	
Total value of real estate	564,576,600	144,100,700	486,884,400	100,917,700	25,261,800	2,878,016,300	4,199,757,500	
Less: Mortgage, veterans, blind, age 65 & other exemptions	(226,782,879)	(34,751,678)	(81,826,030)	(26,878,588)	0	(956,849,205)	(1,327,088,380)	
Tax-exempt property	(41,595,520)	(7,886,172)	(31,913,930)	(9,323,600)	0	(338,719,623)	(429,438,845)	
Investment Deduction	0	0	0	0	0	(2,220,700)	(2,220,700)	
Tax increment financing	(54,830,088)	(8,296,644)	(254,036,780)	0	(23,635,380)	(372,649,260)	(713,448,152)	
Tax abatements	(3,509,402)	0	(16,005,217)	(2,044,390)	(1,626,420)	(16,703,842)	(39,889,271)	
Net value of real estate	237,858,711	93,166,206	103,102,443	62,671,122	0	1,190,873,670	1,687,672,152	76.37%
Gross personal property assessments	27,588,490	7,943,500	165,860,160	2,093,660	6,867,500	342,519,210	552,872,520	
Less: Tax abatements	0	0	(14,974,063)	0	0	(7,448,676)	(22,422,739)	
Tax-exempt property	(1,524,050)	(150,390)	(2,923,850)	(938,290)	0	(77,717,165)	(83,253,745)	
Investment deduction	0	0	0	0	0	(15,393,696)	(15,393,696)	
Tax increment financing	0	0	0	0	0	0	0	
Net value of personal property	26,064,440	7,793,110	147,962,247	1,155,370	6,867,500	241,959,673	431,802,340	19.54%
Net value of utilities	11,365,950	3,708,780	7,323,120	1,088,910	338,560	66,426,860	90,252,180	4.08%
Total net assessed valuation	275,289,101	104,668,096	258,387,810	64,915,402	7,206,060	1,499,260,203	2,209,726,672	100.00%
Percentage of Total	12.46%	4.74%	11.69%	2.94%	0.33%	67.85%	100.00%	

Summary

	Real Property	Personal Property/ Utilities	Total	Percent
Total value	4,199,757,500	643,124,700	4,842,882,200	100.00%
Deductions & exemptions	(1,329,309,080)	(15,393,696)	(1,344,702,776)	-27.77%
Tax exempt property	(429,438,845)	(83,253,745)	(512,692,590)	-10.59%
Tax increment financing	(713,448,152)	0	(713,448,152)	-14.73%
Tax abatements	(39,889,271)	(22,422,739)	(62,312,010)	-1.29%
Total net assessed valuation	1,687,672,152	522,054,520	2,209,726,672	45.63%
Percent	76.37%	23.63%	100.00%	

Source: St. Joseph County Auditor's Office - Information from the County Abstract prepared by the Indiana Department of Local Government Finance.

City of South Bend, Indiana
Assessed Value and Actual Value of Taxable Property

Tax Year/ Collection Year	Gross Assessed Values				Less: Non-Taxed Property (1)	Total Net Taxable Value	(2) City Tax Rate	% Taxable
	Real Property	Personal Property	Utilities Property	Total Value				
2002/2003	3,849,091,300	816,672,723	74,065,200	4,739,829,223	1,771,726,609	2,968,102,614	1.9606	62.62%
2003/2004	3,731,377,160	659,263,940	103,129,310	4,493,770,410	1,685,920,064	2,807,850,346	2.1115	62.48%
2004/2005	3,764,507,180	689,419,365	105,604,270	4,559,530,815	1,740,625,997	2,818,904,818	2.1148	61.82%
2005/2006	3,789,447,190	655,066,401	98,165,420	4,542,679,011	1,707,413,121	2,835,265,890	2.1795	62.41%
2006/2007	4,374,431,415	544,460,152	90,443,780	5,009,335,347	1,986,978,200	3,022,357,147	2.1046	60.33%
2007/2008	4,420,513,240	527,383,785	92,736,090	5,040,633,115	2,064,552,317	2,976,080,798	2.2396	59.04%
2008/2009	4,698,989,240	592,538,950	95,891,770	5,387,419,960	2,718,532,541	2,668,887,419	2.4081	49.54%
2009/2010	4,368,497,000	604,951,450	98,433,750	5,071,882,200	2,618,376,627	2,453,505,573	2.7279	48.37%
2010/2011	4,339,037,300	551,819,290	101,009,760	4,991,866,350	2,667,414,488	2,324,451,862	2.9541	46.56%
2011/2012	4,255,238,900	560,331,660	95,165,650	4,910,736,210	2,529,861,602	2,380,874,608	3.0239	48.48%
2012/2013	4,452,887,970	537,500,490	100,832,450	5,091,220,910	2,720,133,213	2,371,087,697	3.1108	46.57%
2013/2014	4,199,757,500	552,872,520	90,252,180	4,842,882,200	2,633,155,528	2,209,726,672	3.3913	45.63%

(1) non-taxed property includes adjustments for deductions & exemptions, tax exempt property, tax increment financing property, and tax abatements.

(2) excludes Redevelopment Commission (Hall of Fame) tax rate

Source: St. Joseph County Auditor's Office Abstract

**CITY OF SOUTH BEND, INDIANA
NET ASSESSED VALUE OF TAXABLE PROPERTY (1)**

Tax Year/ Collection Year	Real Net Assessed Value	Personal Net Assessed Value	Utilities Net Assessed Value	Total Net Assessed Value	Percent Change
2002/2003	2,320,892,057	573,145,357	74,065,200	2,968,102,614	51.52%
2003/2004	2,215,693,906	489,027,130	103,129,310	2,807,850,346	-5.40%
2004/2005	2,179,070,901	534,229,647	105,604,270	2,818,904,818	0.39%
2005/2006	2,200,118,689	536,981,781	98,165,420	2,835,265,890	0.58%
2006/2007	2,520,098,365	411,815,002	90,443,780	3,022,357,147	6.60%
2007/2008	2,493,481,003	389,863,705	92,736,090	2,976,080,798	-1.53%
2008/2009	2,137,129,242	435,866,407	95,891,770	2,668,887,419	-10.32%
2009/2010	1,911,818,036	443,253,787	98,433,750	2,453,505,573	-8.07%
2010/2011	1,809,523,734	413,918,368	101,009,760	2,324,451,862	-5.26%
2011/2012	1,858,836,588	426,872,370	95,165,650	2,380,874,608	2.43%
2012/2013	1,858,213,181	412,042,066	100,832,450	2,371,087,697	-0.41%
2013/2014	1,687,672,152	431,802,340	90,252,180	2,209,726,672	-6.81%

Source: St. Joseph County Auditor's Office Abstract

(1) net of deductions & exemptions, tax exempt property, tax increment financing property, and tax abatements.