

**City of South Bend, Indiana
2015 Property Tax File (2014 pay 2015)
December 31, 2015**

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City of South Bend, Indiana
Property Tax Collections - Comparative Years
December 31, 2015

Fund Name	Fund No.	Actual 2014/Pay 2015 Collections	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	\$37,349,387.81	\$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	7,487,554.34	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	0.00	11,590.00
College Football Hall of Fame	313	906,263.17	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	428,727.12	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	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	0.00	399,267.00	1,626,919.00	1,380,555.00
Total - City		46,171,932.44	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										
River West (Airport) TIF District	324	16,293,239.93	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	0.00	778,093.13
South Bend Central TIF District (3)	420	0.00	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	402,910.59	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 (3)	426	0.00	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
River East (Northeast) TIF District	429	2,421,308.12	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	2,205,822.13	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	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	19,182.73	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	270,757.85	321,894.56	323,938.75	285,713.22	306,053.20	273,511.59	187,247.91	125,293.98	13,940.78
River East (NE Residential) TIF	436	3,129,681.13	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	0.00	111,721.26	123,164.82	132,019.50	169,410.67	0.00	0.00
Total - Tax Increment Financing		24,742,902.48	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		<u>\$70,914,834.92</u>	<u>\$72,034,020.56</u>	<u>\$69,980,288.16</u>	<u>\$72,904,530.53</u>	<u>\$72,962,172.49</u>	<u>\$77,288,804.09</u>	<u>\$74,290,473.97</u>	<u>\$84,486,986.15</u>	<u>\$77,422,867.31</u>

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

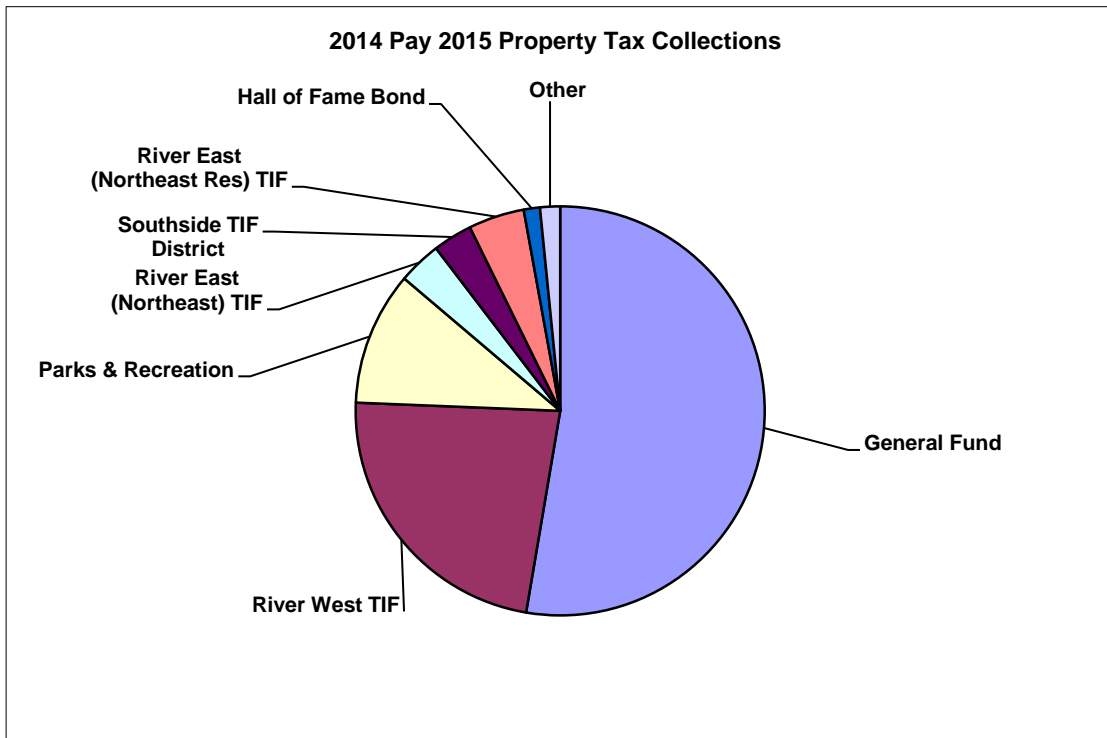
(2) TIF tax increment eliminated for one year, 2011/pay 2012. Available for 2012/pay 2013. Redevelopment Commission released TIF for 2013/pay 2014.

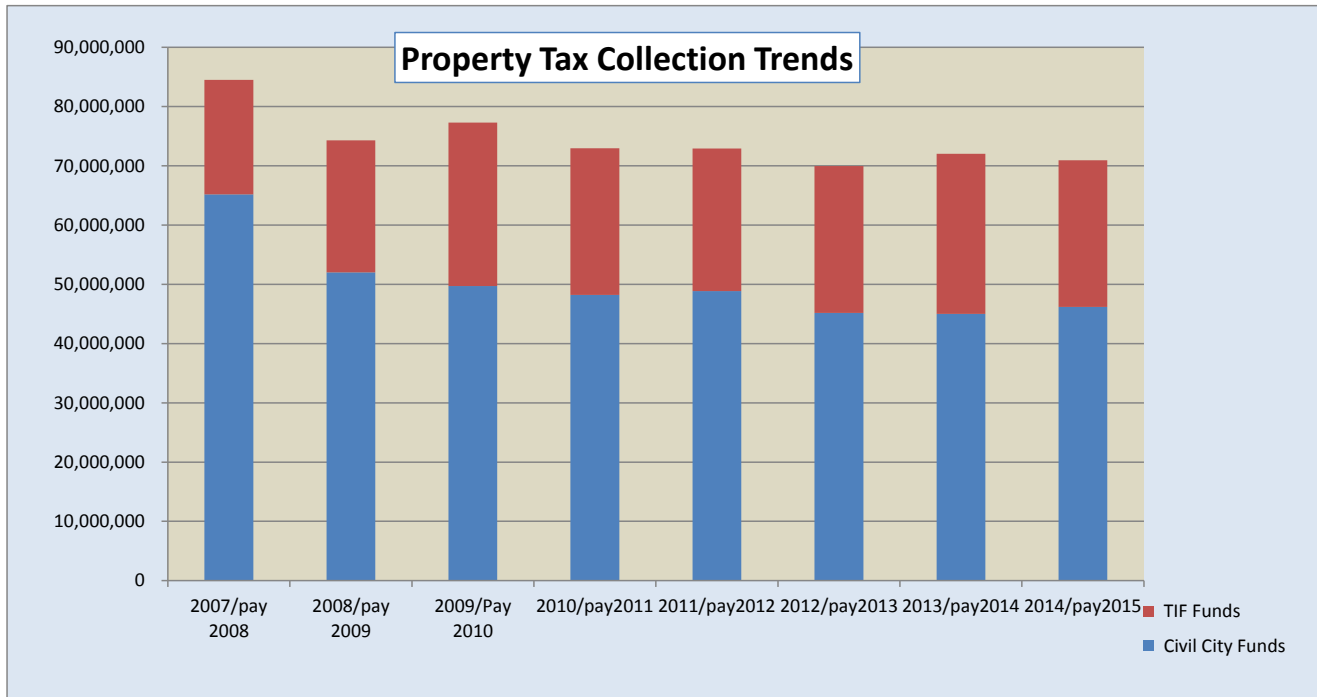
(3) TIF realignment during 2015 eliminates property tax revenue in these funds.

Actual collections include delinquent taxes from prior tax periods.

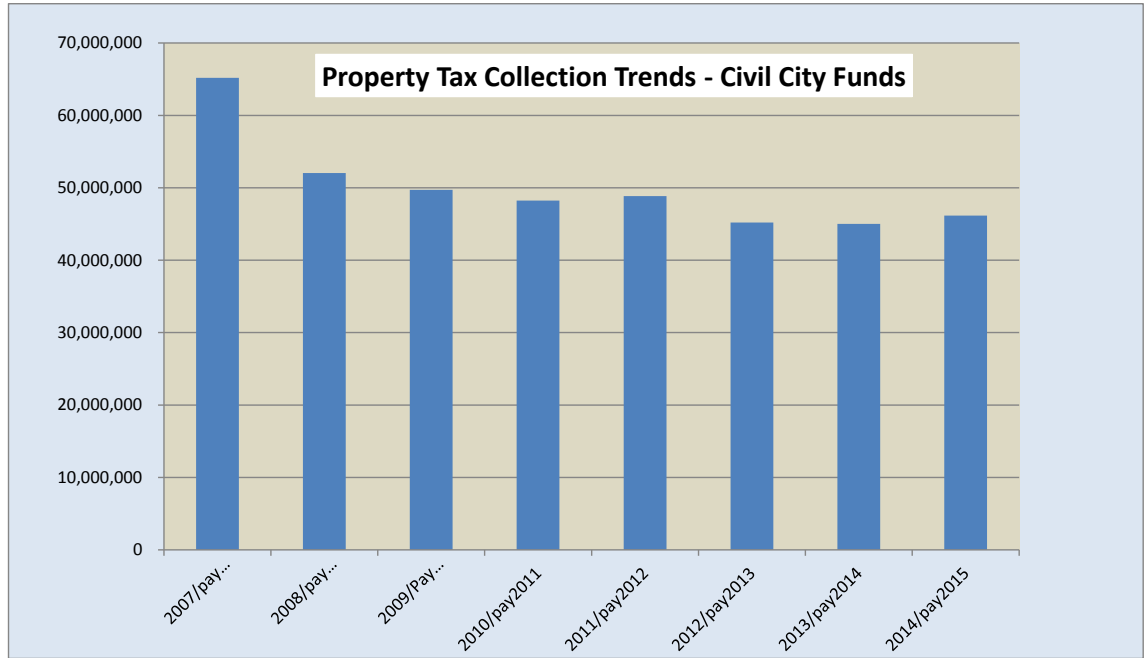
City of South Bend, Indiana
Property Tax Collections - 2014 pay 2015
December 31, 2015

Fund Name	YTD Collections	Percent of Total
General Fund	\$37,349,387.81	52.67%
River West TIF	16,293,239.93	22.98%
Parks & Recreation	7,487,554.34	10.56%
River East (Northeast) TIF	2,421,308.12	3.41%
Southside TIF District	2,205,822.13	3.11%
River East (Northeast Res) TIF	3,129,681.13	4.41%
Hall of Fame Bond	906,263.17	1.28%
Other	1,121,578.29	1.58%
Grand Total	\$70,914,834.92	100.00%

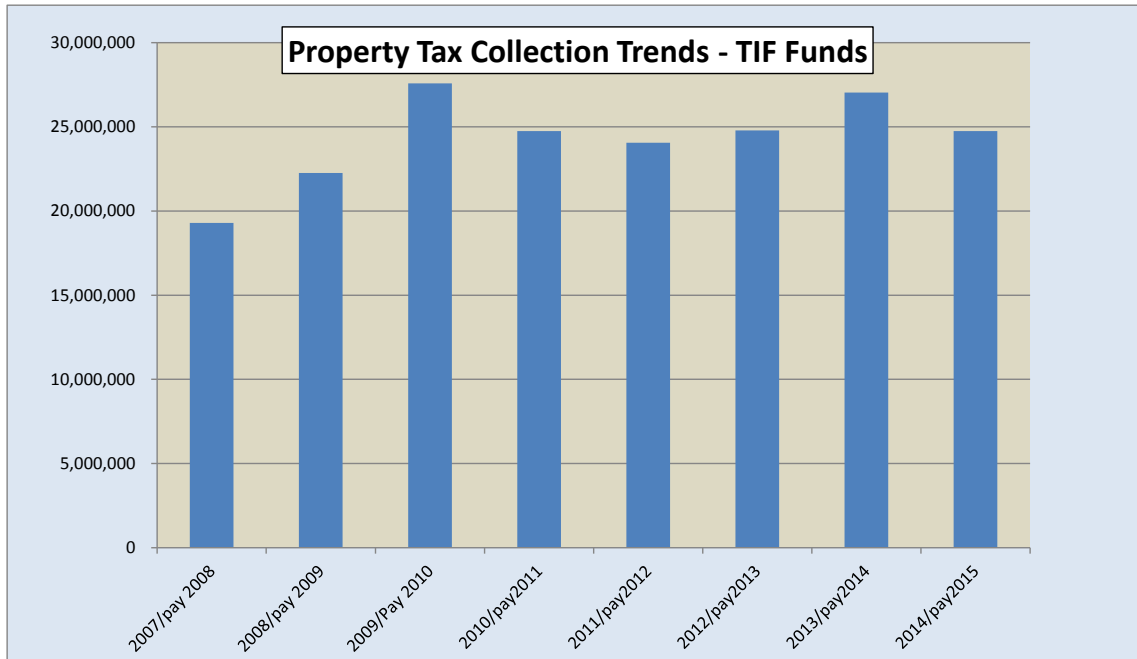




Type	2007/pay 2008	2008/pay 2009	2009/Pay 2010	2010/pay2011	2011/pay2012	2012/pay2013	2013/pay2014	2014/pay2015
Civil City Funds	65,200,047	52,033,758	49,710,529	48,218,718	48,843,403	45,189,966	45,002,931	46,171,932
TIF Funds	19,286,939	22,256,716	27,578,275	24,743,455	24,061,128	24,790,322	27,031,090	24,742,902
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>	<u>70,914,835</u>



Type	2007/pay 2008	2008/pay 2009	2009/Pay 2010	2010/pay2011	2011/pay2012	2012/pay2013	2013/pay2014	2014/pay2015
Civil City Funds	65,200,047	52,033,758	49,710,529	48,218,718	48,843,403	45,189,966	45,002,931	46,171,932



Type	2007/pay 2008	2008/pay 2009	2009/Pay 2010	2010/pay2011	2011/pay2012	2012/pay2013	2013/pay2014	2014/pay2015
TIF Funds	19,286,939	22,256,716	27,578,275	24,743,455	24,061,128	24,790,322	27,031,090	24,742,902

City of South Bend, Indiana
Property Taxes Receivable Collections vs Levy
2015 Pay 2015
December 31, 2015

Fund Name	Fund No.	2011-2012 Levy Per County Abstract	2012-2013 Levy Per County Abstract	2013-2014 Levy Per County Abstract	2014-2015 Levy Per County Abstract	Total Collections	Uncollected Levy	Percent Collections/ Levy
Civil City								
General Fund	101	\$42,159,959.10	\$38,369,939.03	\$38,715,401.11	\$38,619,247.00	\$37,349,387.81	\$1,269,859.19	96.71%
Parks & Recreation	201	8,374,886.47	7,623,780.24	7,760,516.48	7,742,127.00	7,487,554.34	254,572.66	96.71%
College Football Hall of Fame	313	859,959.09	1,341,607.54	524,471.43	937,076.00	906,263.17	30,812.83	96.71%
Cumulative Capital Development	406	<u>554,158.31</u>	<u>490,121.50</u>	<u>453,896.12</u>	<u>443,304.00</u>	<u>428,727.12</u>	<u>14,576.88</u>	96.71%
Total - City		51,948,962.97	47,825,448.31	47,454,285.14	47,741,754.00	46,171,932.44	1,569,821.56	96.71%
Tax Increment Financing								
River West (Airport) TIF District (5)	324	12,266,234.17	15,275,702.92	15,600,858.95	17,709,737.84	16,293,239.93	\$1,416,497.91	92.00%
South Bend Central TIF District (5)	420	3,781,492.40	3,761,712.00	4,376,939.50	0.00	0.00	0.00	0.00%
West Washington TIF District	422	483,719.73	584,897.07	602,782.79	512,917.39	402,910.59	110,006.80	78.55%
Central Medical TIF District (4) (5)	426	3,668,649.86	2,128,725.48	764,755.26	0.00	0.00	0.00	0.00%
River East (Northeast) TIF (5) (6)	429	1,685,484.97	1,152,857.67	1,649,304.42	2,743,819.42	2,421,308.12	322,511.30	88.25%
Southside TIF District #1	430	2,608,924.21	2,618,580.97	2,478,709.77	2,504,494.11	2,205,822.13	298,671.98	88.07%
Erskine Commons TIF District #2 (2)	431	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Erskine Village TIF District #3 (7)	432	0.00	1,319,469.76	0.00	19,182.73	19,182.73	0.00	100.00%
Douglas Road TIF District (3)	435	561,079.06	322,082.97	321,894.56	327,887.96	270,757.85	57,130.11	82.58%
River East (Northeast Residential) TIF (5) (6)	436	2,542,578.19	2,607,578.70	2,674,146.48	3,273,328.42	3,129,681.13	143,647.29	95.61%
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>	<u>0.00</u>	0.00%
Total - Tax Increment Financing		27,672,643.43	29,771,607.54	28,469,391.73	27,091,367.87	24,742,902.48	2,348,465.39	91.33%
Grand Total		<u>\$79,621,606.40</u>	<u>\$77,597,055.85</u>	<u>\$75,923,676.87</u>	<u>\$74,833,121.87</u>	<u>\$70,914,834.92</u>	<u>\$3,918,286.95</u>	94.76%

(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 disctrict 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.

(5) TIF realignment during 2015.

(6) Total 2014/pay 2015 levy of \$6,017,147.84

(7) Release of tax increment for 2015/pay 2016

Total collections include both current and delinquent tax collections.

City of South Bend, Indiana
CAFR Property Taxes Receivable Calculation
2014 Pay 2015
December 31, 2015

Fund Name	Fund No.	2013-2014 Levy Per County Records	2014-2015 Levy Per County Records	Estimated Collection Percentage	Estimated Collections	Actual Collections	CAFR Adjustments	CAFR Accounts Receivable
Civil City								
General Fund	101	\$38,715,401.11	\$38,619,247.00	95%	\$36,688,284.65	\$37,349,387.81	\$0.00	(\$661,103.16)
Parks & Recreation	201	7,760,516.48	7,742,127.00	95%	7,355,020.65	7,487,554.34	0.00	(132,533.69)
College Football Hall of Fame	313	524,471.43	937,076.00	95%	890,222.20	906,263.17	0.00	(16,040.97)
Cumulative Capital Development	406	<u>453,896.12</u>	<u>443,304.00</u>	95%	<u>421,138.80</u>	<u>428,727.12</u>	<u>0.00</u>	<u>(7,588.32)</u>
Total - City		47,454,285.14	47,741,754.00		45,354,666.30	46,171,932.44	0.00	(817,266.14)
Tax Increment Financing								
River West (Airport) TIF District	324	15,600,858.95	17,709,737.84	95%	16,824,250.95	16,293,239.93	0.00	531,011.02
South Bend Central TIF District	420	4,376,939.50	0.00	95%	0.00	0.00	0.00	0.00
West Washington TIF District	422	602,782.79	512,917.39	95%	487,271.52	402,910.59	0.00	84,360.93
Central Medical TIF District	426	764,755.26	0.00	95%	0.00	0.00	0.00	0.00
River East (Northeast) TIF District	429	1,649,304.42	2,743,819.42	95%	2,606,628.45	2,421,308.12	0.00	185,320.33
Southside TIF District #1	430	2,478,709.77	2,504,494.11	95%	2,379,269.40	2,205,822.13	0.00	173,447.27
Erskine Commons TIF District #2	431	0.00	0.00	95%	0.00	0.00	0.00	0.00
Erskine Village TIF District #3	432	0.00	19,182.73	95%	18,223.59	19,182.73	0.00	(959.14)
Douglas Road TIF District	435	321,894.56	327,887.96	95%	311,493.56	270,757.85	0.00	40,735.71
River East (Northeast Residential) TIF	436	2,674,146.48	3,273,328.42	95%	3,109,662.00	3,129,681.13	0.00	(20,019.13)
Airport Urban Enterprise Zone	454	<u>0.00</u>	<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	27,091,367.87		25,736,799.48	24,742,902.48	0.00	993,897.00
Grand Total		<u>\$75,923,676.87</u>	<u>\$74,833,121.87</u>		<u>\$71,091,465.78</u>	<u>\$70,914,834.92</u>	<u>\$0.00</u>	<u>\$176,630.86</u>

City of South Bend, Indiana
Property Taxes Budget vs Collections
December 31, 2015

Fund Name	Fund No.	2012 Actual Collections	2013 Actual Collections	2014 Actual Collections	2015 Revenue Budget	YTD Collections	2015 Budget Variance	Percent of Budget
Civil City								
General Fund	101	\$39,368,430.88	\$36,251,396.68	\$36,708,989.23	\$37,349,888.00	\$37,349,387.81	(\$500.19)	100.00%
Parks & Recreation	201	7,824,056.13	7,207,059.57	7,365,387.92	7,488,000.00	7,487,554.34	(445.66)	99.99%
College Football Hall of Fame	313	1,133,205.12	1,268,178.59	497,767.83	906,264.00	906,263.17	(0.83)	100.00%
Cumulative Capital Development	406	517,710.39	463,331.15	430,785.89	428,730.00	428,727.12	(2.88)	100.00%
Total - City		48,843,402.52	45,189,965.99	45,002,930.87	46,172,882.00	46,171,932.44	(949.56)	100.00%
Tax Increment Financing								
River West (Airport) TIF District	324	11,631,287.13	13,340,353.87	14,284,734.43	16,433,724.00	16,293,239.93	(140,484.07)	99.15%
South Bend Central TIF District	420	3,671,478.32	2,590,808.06	4,309,726.91	0.00	0.00	0.00	0.00%
West Washington TIF District	422	422,714.50	493,608.45	580,987.35	420,000.00	402,910.59	(17,089.41)	95.93%
Central Medical TIF District	426	1,606,914.83	1,221,676.17	851,210.84	0.00	0.00	0.00	0.00%
River East (Northeast) TIF District	429	1,351,048.08	841,627.37	1,568,239.76	2,421,310.00	2,421,308.12	(1.88)	100.00%
Southside TIF District #1	430	2,466,202.75	2,404,415.84	2,379,211.99	2,400,000.00	2,205,822.13	(194,177.87)	91.91%
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	9,175.08	19,185.00	19,182.73	(2.27)	100.00%
Douglas Road TIF District	435	285,713.22	323,938.75	321,894.56	320,000.00	270,757.85	(49,242.15)	84.61%
River East (Northeast Residential) TIF	436	2,514,047.92	2,262,764.70	2,725,908.77	3,129,690.00	3,129,681.13	(8.87)	100.00%
Airport Enterprise TIF Fund	454	111,721.26	0.00	0.00	0.00	0.00	0.00	100.00%
Total - Tax Increment Financing		24,061,128.01	24,790,321.99	27,031,089.69	25,143,909.00	24,742,902.48	(401,006.52)	98.41%
Grand Total		\$72,904,530.53	\$69,980,287.98	\$72,034,020.56	\$71,316,791.00	\$70,914,834.92	(\$401,956.08)	99.44%

City of South Bend, Indiana - All Funds
2014/Pay 2015 Property Tax Collections - City
December 31, 2015

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	6/8/2015	03778	13,463,468.56	2,699,065.71	0.00	154,544.81	16,317,079.08	0.00	16,317,079.08
Settlement	6/16/2015	03921	7,216,350.23	1,446,685.42	0.00	82,835.23	8,745,870.88	0.00	8,745,870.88
Settlement	6/16/2015	03922	0.00	0.00	501,784.88	0.00	501,784.88	14,121,026.46	14,622,811.34
Advance	10/30/2015	07364	2,012,110.57	403,374.41	0.00	23,096.67	2,438,581.65	0.00	2,438,581.65
Settlement	12/15/15	08369	14,657,458.45	2,938,428.80	0.00	168,250.41	17,764,137.66	0.00	17,764,137.66
Settlement	12/15/15	08370	0.00	0.00	404,478.29	0.00	404,478.29	10,621,876.02	11,026,354.31
			<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			37,349,387.81	7,487,554.34	906,263.17	428,727.12	46,171,932.44	24,742,902.48	70,914,834.92

City of South Bend, Indiana - TIF Funds
2014/Pay 2015 Property Tax Collections
 December 31, 2015

Tax Payment	Deposit Date	Group Number	324 River West TIF District	422 West Washington TIF District	429 River East NE TIF	430 Southside Area TIF District	432 Erskine Village TIF District	435 Douglas Road TIF District	436 River East Res. TIF	Total
Settlement	6/16/2015	03922	9,396,167.91	195,865.56	1,391,012.32	1,298,974.33	11,490.26	163,943.98	1,663,572.10	14,121,026.46
Settlement	12/15/15	08370	6,897,072.02	207,045.03	1,030,295.80	906,847.80	7,692.47	106,813.87	1,466,109.03	10,621,876.02
			<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			16,293,239.93	402,910.59	2,421,308.12	2,205,822.13	19,182.73	270,757.85	3,129,681.13	24,742,902.48

City of South Bend, Indiana
 Estimated Property Tax Collections - Cash Basis - Budget vs Actual
 December 31, 2015

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
2014 pay 2015								
General Fund	101	\$2.8313	\$63,148,609	\$24,529,362	\$38,619,247	\$37,349,388	\$37,349,888	(\$500)
Parks & Recreation	201	0.5676	12,659,609	4,917,482	7,742,127	7,487,554	7,488,000	(446)
Cumulative Capital Development	406	0.0325	724,872	281,568	443,304	428,727	428,730	(3)
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		3.4314	76,533,090	29,728,412	46,804,678	45,265,669	45,266,618	(949)
Hall of Fame Bond	313	0.0687	1,532,268	595,192	937,076	906,263	906,264	(1)
Total		3.5001	78,065,358	30,323,604	47,741,754	46,171,932	46,172,882	(950)
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
						92.33% Actual		

City of South Bend, Indiana
 Estimated Property Tax Collections - Cash Basis - Budget vs Actual
 December 31, 2015

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		2.9541	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						92.26% Actual		
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
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):				DLGF Impact of Property Tax Caps Reports:				
			2009 actual	\$8,679,919	2013	\$27,863,156		
			2010 actual	16,595,854	2014	28,708,050		
			2011 estimated	19,830,132				
			2012 estimated	20,545,596				

**City of South Bend
Property Tax Trends
December 31, 2015**

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
2014 Tax	Pay 2015	2,260,269,318	2.3%	2.83130%	0.56760%	0.03250%			3.43140%	0.06870%	3.50010%	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		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
2014 Tax	Pay 2015	certified	63,149	12,660	725			76,534	1,532	78,066

Levy Reductions		Reduce		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		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
2014 Tax	Pay 2015		38.8%	24,529	4,918	282			29,729	595	30,324

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

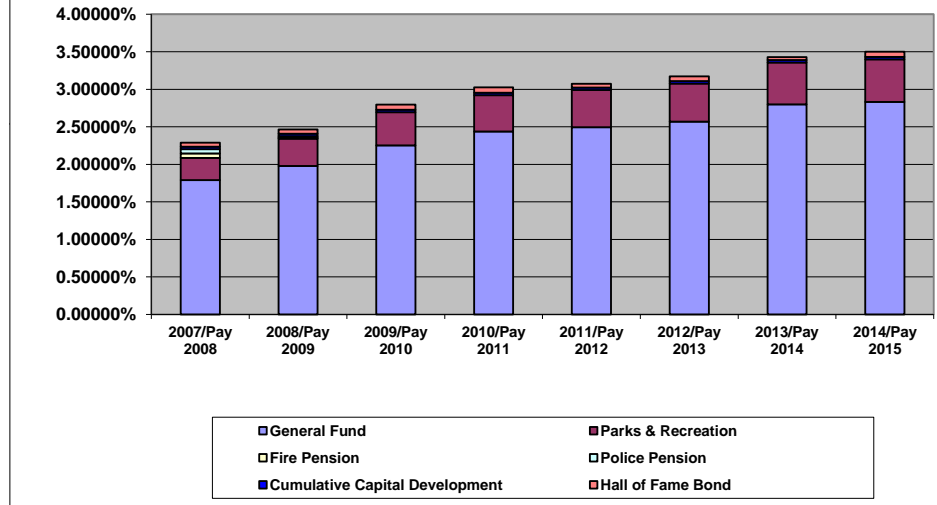
**City of South Bend
Property Tax Trends
December 31, 2015**

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
2014 Tax	Pay 2015		38,620	7,742	443		46,805	937	47,742

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%	
2014 Tax	Pay 2015	96.7%	

Net Property Tax Collections										
		\$ (000)								
Tax Year	Pay Year		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
2014 Tax	Pay 2015		37,349	7,488	429			45,266	906	46,172

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	2014/Pay 2015
General Fund	1.78922%	1.97770%	2.25360%	2.43810%	2.49540%	2.56780%	2.79770%	2.83130%
Parks & Recreation	0.29737%	0.36560%	0.44010%	0.48180%	0.49570%	0.51020%	0.56080%	0.56760%
Fire Pension	0.05780%	0.01170%	0.00000%	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%	0.00000%
Cumulative Capital Development	0.03414%	0.03420%	0.03420%	0.03420%	0.03280%	0.03280%	0.03280%	0.03250%
Hall of Fame Bond	0.05311%	0.05590%	0.06720%	0.07270%	0.05090%	0.05990%	0.03790%	0.06870%
Total	2.28874%	2.46400%	2.79510%	3.02680%	3.07480%	3.17070%	3.42920%	3.50010%

City of South Bend
Property Tax Rates & DLGF Tax Levy (before circuit breaker reductions)
December 31, 2015

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	
		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
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
0341	Fire Pension	0.05780%	1,720,100	0.01170%	313,604	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%	-
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
	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
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
	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
	Net Assessed value		2,976,080,798		2,668,887,419		2,453,505,573		2,324,451,862		2,380,874,608		2,371,087,697
	Change in Net AV				-10.32%		-8.07%		-5.26%		2.43%		-0.41%

**City of South Bend
Property Tax Rates & DLGF Tax
December 31, 2015**

DLGF Code	Fund Name	Approved 2013 pay 2014		Approved 2014 pay 2015	
		Rate	Levy \$	Rate	Levy \$
0101	General	2.79770%	61,032,119	2.83130%	63,148,609
1301	Parks & Recreation	0.56080%	12,233,911	0.56760%	12,659,609
0341	Fire Pension	0.00000%	-	0.00000%	-
0342	Police Pension	0.00000%	-	0.00000%	-
2391	Cum Capital Development	0.03280%	715,535	0.03250%	724,872
	Civil City	3.39130%	73,981,565	3.43140%	76,533,090
8485	Redevelopment Bond (HoF)	0.03790%	826,792	0.06870%	1,532,268
	Total	3.42920%	74,808,357	3.50010%	78,065,358
	Net Assessed value		2,209,726,672		2,260,269,318
	Change in Net AV		-6.81%		2.29%

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
DETAIL OF NET ASSESSED VALUATION
 (Assessment For the Year 2014 Payable in 2015)

	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	\$111,235,900	\$25,403,300	\$67,460,500	\$17,010,900	\$2,104,100	\$382,859,700	\$606,074,400	
Value of improvements	457,250,600	116,476,100	409,078,800	83,055,200	22,895,800	2,497,974,020	3,586,730,520	
Total value of real estate	568,486,500	141,879,400	476,539,300	100,066,100	24,999,900	2,880,833,720	4,192,804,920	
Less: Mortgage, veterans, blind, age 65 & other exemptions	(225,151,976)	(33,285,949)	(82,018,671)	(26,710,454)	0	(903,098,984)	(1,270,266,034)	
Tax-exempt property	(41,704,125)	(7,423,168)	(27,124,970)	(9,323,600)	0	(338,256,082)	(423,831,945)	
Investment Deduction	0	0	0	0	0	(1,702,500)	(1,702,500)	
Tax increment financing	(59,228,996)	(8,648,206)	(248,406,279)	0	(23,951,500)	(366,775,526)	(707,010,507)	
Tax abatements	(2,784,175)	0	(18,302,844)	(1,583,740)	(1,048,400)	(13,151,882)	(36,871,041)	
Net value of real estate	239,617,228	92,522,077	100,686,536	62,448,306	0	1,257,848,746	1,753,122,893	77.56%
Gross personal property assessments	27,801,510	8,667,670	166,310,462	2,283,340	6,991,780	345,705,220	557,759,982	
Less: Tax abatements	0	0	(18,079,655)	0	0	(11,780,800)	(29,860,455)	
Tax-exempt property	(1,557,090)	(155,400)	(2,796,240)	(1,065,870)	0	(81,148,643)	(86,723,243)	
Investment deduction	0	0	0	0	0	(20,954,569)	(20,954,569)	
Tax increment financing	0	0	0	0	0	0	0	
Net value of personal property	26,244,420	8,512,270	145,434,567	1,217,470	6,991,780	231,821,208	420,221,715	18.59%
Net value of utilities	9,260,250	3,696,780	6,771,990	1,101,960	336,000	65,757,730	86,924,710	3.85%
Total net assessed valuation	275,121,898	104,731,127	252,893,093	64,767,736	7,327,780	1,555,427,684	2,260,269,318	100.00%
Percentage of Total	12.17%	4.63%	11.19%	2.87%	0.32%	68.82%	100.00%	

Summary

	Real Property	Personal Property/ Utilities	Total	Percent
Total value	4,192,804,920	644,684,692	4,837,489,612	100.00%
Deductions & exemptions	(1,271,968,534)	(20,954,569)	(1,292,923,103)	-26.73%
Tax exempt property	(423,831,945)	(86,723,243)	(510,555,188)	-10.55%
Tax increment financing	(707,010,507)	0	(707,010,507)	-14.62%
Tax abatements	(36,871,041)	(29,860,455)	(66,731,496)	-1.38%
Total net assessed valuation	1,753,122,893	507,146,425	2,260,269,318	46.72%
Percent	77.56%	22.44%	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 of Taxable Property
2003 - 2015

Tax Year/ Collection Year	Total Gross Valuation	Deductions (1)	Tax Exempt Property	Tax Increment Financing	Tax Abatements	Net Assessed Valuation
2002/2003	4,739,829,223	(904,251,939)	(453,994,867)	(294,204,668)	(119,275,135)	2,968,102,614
2003/2004	4,493,770,410	(854,260,596)	(447,837,997)	(259,920,246)	(123,901,225)	2,807,850,346
2004/2005	4,559,530,815	(867,415,614)	(462,449,832)	(269,578,611)	(141,181,940)	2,818,904,818
2005/2006	4,542,679,011	(867,578,331)	(413,587,899)	(290,451,066)	(135,795,825)	2,835,265,890
2006/2007	5,009,335,347	(1,014,750,501)	(494,545,149)	(382,668,480)	(95,014,070)	3,022,357,147
2007/2008	5,040,633,115	(996,413,450)	(494,748,890)	(471,656,927)	(101,733,050)	2,976,080,798
2008/2009	5,387,419,960	(1,557,329,781)	(436,861,027)	(625,910,065)	(98,431,668)	2,668,887,419
2009/2010	5,071,882,200	(1,344,563,829)	(449,848,037)	(707,096,696)	(116,868,065)	2,453,505,573
2010/2011	4,991,866,350	(1,353,769,271)	(439,343,852)	(777,038,302)	(97,263,063)	2,324,451,862
2011/2012	4,910,736,210	(1,331,068,608)	(417,907,225)	(702,724,247)	(78,161,522)	2,380,874,608
2012/2013	5,091,220,910	(1,397,134,910)	(488,961,977)	(761,349,489)	(72,686,837)	2,371,087,697
2013/2014	4,842,882,200	(1,344,702,776)	(512,692,590)	(713,448,152)	(62,312,010)	2,209,726,672
2014/2015	4,837,489,612	(1,292,923,103)	(510,555,188)	(707,010,507)	(66,731,496)	2,260,269,318

(1) Includes homestead standard deduction, supplemental standard deduction, mortgage deduction, blind/disabled deduction, investment deduction, veteran's deduction, over 65 years old deduction, and geothermal deduction. In 2009, a new 35% supplemental standard deduction was provided as a part of "circuit breaker" property tax reform legislation.

Deductions	2014/Pay 2015	2014/Pay 2015
Homestead Standard Deduction	814,820,960	865,700,222
Supplemental Standard Deduction	368,795,377	370,952,895
Mortgage Deduction	44,358,618	46,396,568
Veteran's Deduction	11,027,128	10,105,601
Age 65 and Over Deduction	25,146,428	27,283,686
Energy Systems Deduction	403,400	403,600
Blind & Disabled Deduction	5,714,123	6,245,808
Investment Deduction	22,657,069	17,614,396
Total	1,292,923,103	1,344,702,776

Source: St. Joseph County Auditor's Office Abstract

**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	2.2356	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%
2014/2015	4,192,804,920	557,759,982	86,924,710	4,837,489,612	2,577,220,294	2,260,269,318	3.4314	46.72%

(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%
2014/2015	1,753,122,893	420,221,715	86,924,710	2,260,269,318	2.29%

Source: St. Joseph County Auditor's Office Abstract

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