Greenfield-Central Community School Corporation

Senate Enrolled Act 1 Impacts

Policy Analytics LLC

RESEARCH. ANALYSIS. RESULTS.

SEA 1 Focus on IMPACT

- Impact on:
  - Tax Rate
  - Tax Levy or Revenue
  - Taxpayer

Reset of the Tax Rate impact on Taxpayer

Policy Analytics LLC

The relationship between Net Assessed Valuation vs Tax Rate vs Revenue (or levy collected)

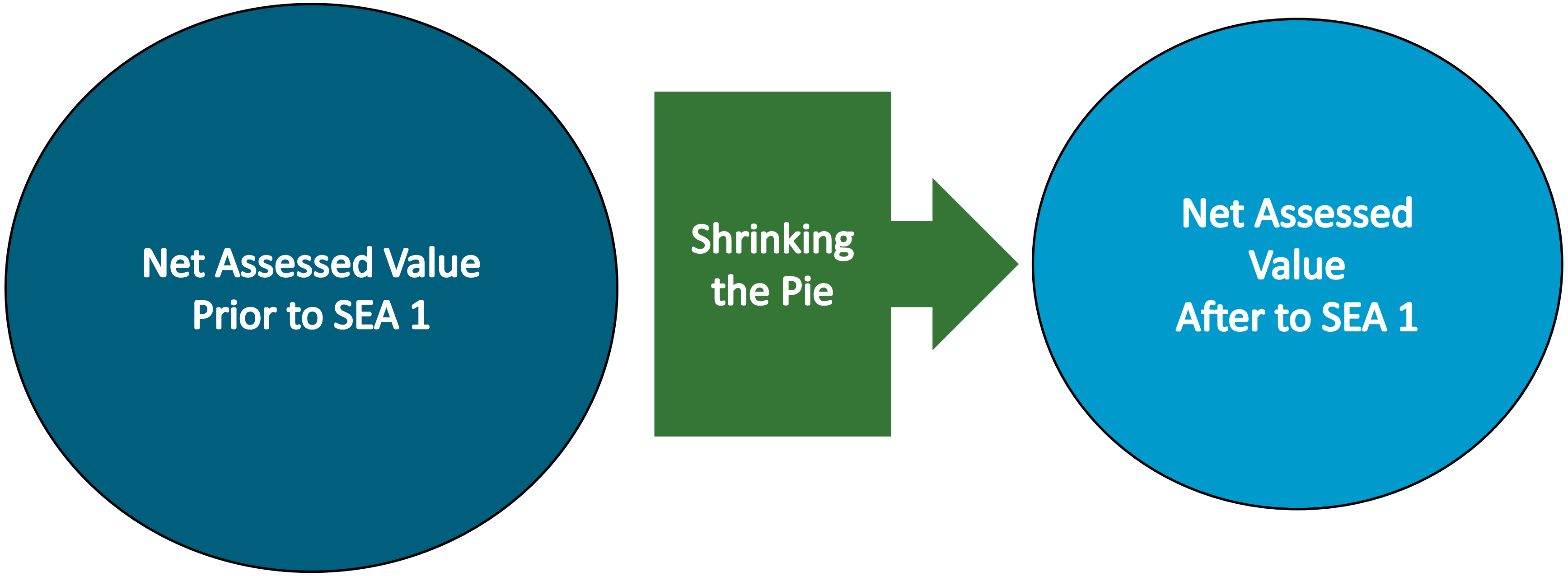
To receive the same revenue, district will need a higher tax rate due to less assessed value.

Assessed Value	x	Tax Rate	=	Revenue
$2,800 M	↑	$0.90	↓	$25.2 M
$3,000 M	↑	$0.90	=	$27.0 M
$2,600 M	↓	$0.90	↓	$23.5M
$2,600 M	↓	$1.38	=	$27.0 M

Possible result of SEA 1

Tax rates are applied to each $100 of assessed valuation of taxable parcels within the school corporation boundary.

How did SEA 1 slow the growth or decrease Net Assessed Value?



Homestead Related Changes

- **Property Tax Deductions:**
  - **Standard Deduction** - Property assessed in 2025 receives $48,000, deduction decreasing each year until $0 in 2031.
  - **Supplemental Deduction** – For taxes due & payable after 2025: Deduction is equal to the assessed valuation of property reduced by the standard deduction multiplied by 40% in 2026 increasing to 66.7% in 2031 and thereafter.

Taxed value reduced to 1/3 by 2031

STANDARD AND SUPPLEMENTAL DEDUCTIONS		
Year taxes due & payable	Standard Deduction	Supplemental Deduction (assessed value reduced by standard & multiplied by
2025	Lesser of $48,000 or 60%	37.5% $600,000 or less & 27.5% more than $600,000
2026	$48,000	40%
2027	$40,000	46%
2028	$30,000	52%
2029	$20,000	57%
2030	$10,000	62%
2031	$0	66.7%

Homestead Related Changes

- **Local Property Tax Credits**
  - **Beginning in 2026, a person who qualifies for standard deductions on homestead, is also entitled to a supplemental homestead credit equal to the lesser of result of:**
    - **0.10 of tax liability**
    - **$300**

    Referendum rate excluded in calculating this credit. No application required. Applied after tax caps.
  - Credit against local property tax imposed on real property, mobile home or manufactured home in the amount of:
    - $150 for Single Individual who is **65 years of age or older** gross income not more than $60,000
    - $150 for Individual filing jointly who is **65 years of age or older** gross income not more than $70,000
    - $125 for Individual if **blind or has a disability**
    - $150 for Individual if served in **military or naval forces** for at least 90 days, honorably discharged and disabled

    $250 for Individual if served in military or naval forces during any war, honorably discharged and disabled
  - Certain other property tax deductions expire

County Option Homestead Property Tax Deferral Program if County adopts the program. Max of $500 a year with a total not to exceed $10,000 over time. County may put in place income and other limits.

2% Property Related Changes

- **Excessive Property Tax Deductions on 2% Properties:**
  - Applies to **2% Circuit Breaker Properties** – **residential (non-homestead), long term care & agriculture**. No filing requirement.
  - Taxpayer receives additional deduction (after any other deductions applied) as a percentage of assessment payable as follows:
    - 6% in 2026,
    - 12% in 2027,
    - 19% in 2028,
    - 25% in 2029,
    - 30% in 2030, and
    - 33.3% in 2031 and thereafter

- **Changes to AG Base Rate calculation** – capitalization rate from 8% to 9% for January 1, 2025 and January 1, 2026 assessment dates.

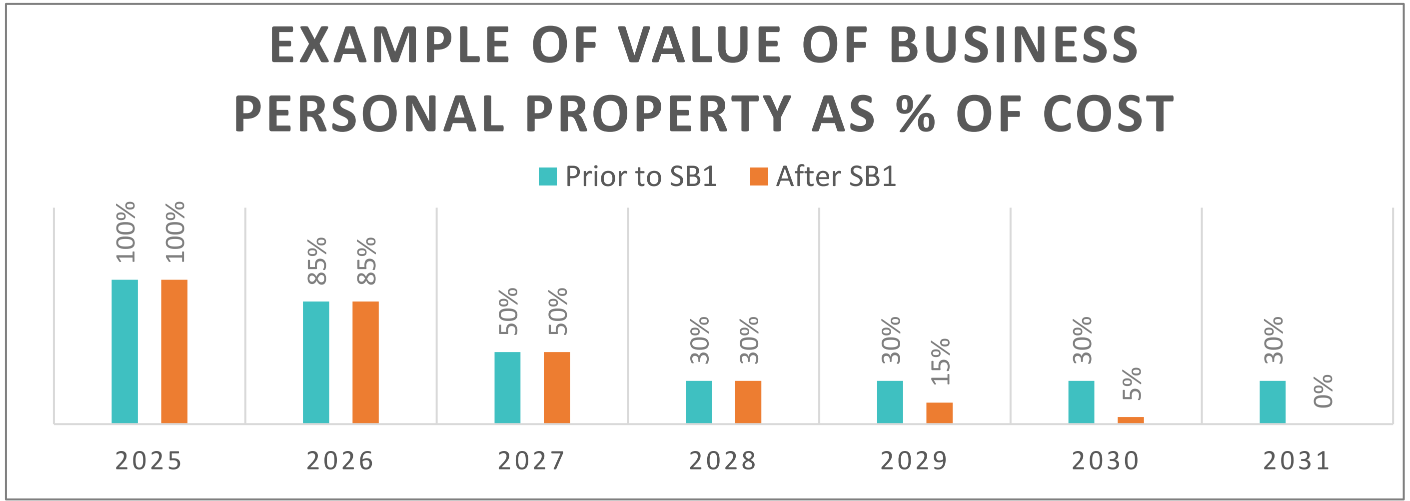
Business Related Changes

- **Business Personal Property:**
  - Effective 1/1/2025, business personal property (BPP) with an acquisition cost of **$2,000,000** for 2026 assessment date

  is **exempt from taxation** in that county.
  - Property placed in serve prior to 1/1/2025, taxable value may not be less than 30% of the adjusted cost.
  - Property placed in service on **1/1/2025 and thereafter, does not have a value limit floor** except with located in TIF district and revenue pledged to bonds.

Changed from $80,000 to $2,000,000

Business Personal Property = tangible assets used in a business such as computers, furniture, fixtures, equipment, machinery, etc. to generate income.



- **Controlled Projects -** For Preliminary Determination Hearings held **after 6/30/2025 (possible exception if project hearing held prior to 7/1/25):**
  - project payable from bonds or leases is controlled and **subject to possible petition-remonstrance process** if the unit has the following total debt service rates:

UNIT	TOTAL DEBT SERVICE RATE (excluding referendum debt rate)
School Corporation	More than $0.40 up to $0.70
City, County, Town	More than $0.25 up to $0.40
Other political subdivisions	More than $0.05 up to $0.10

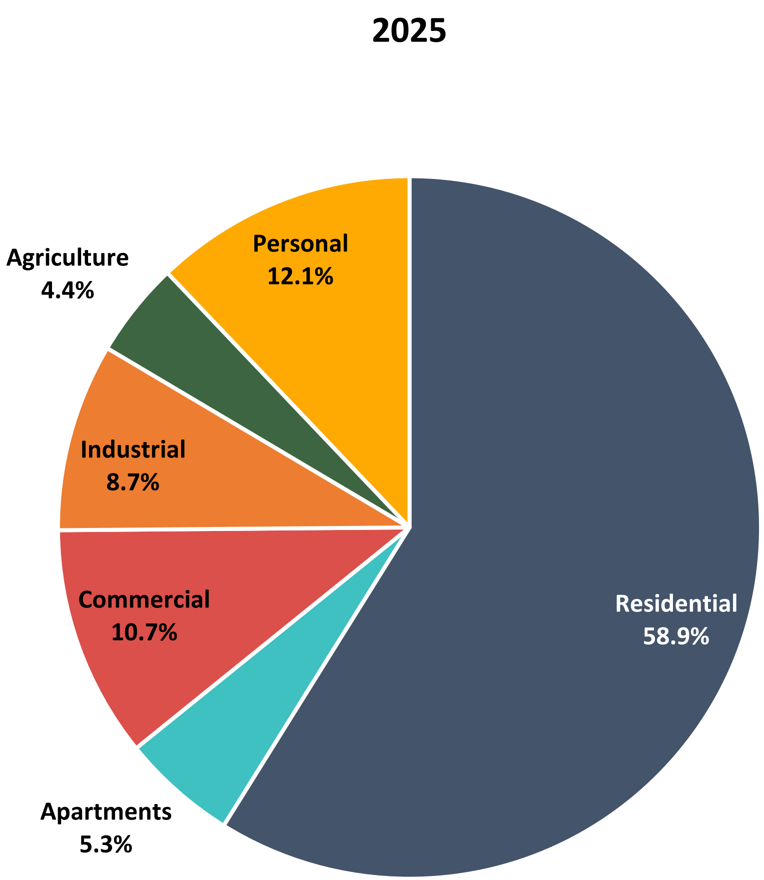
Changed from $0.40 to $0.80

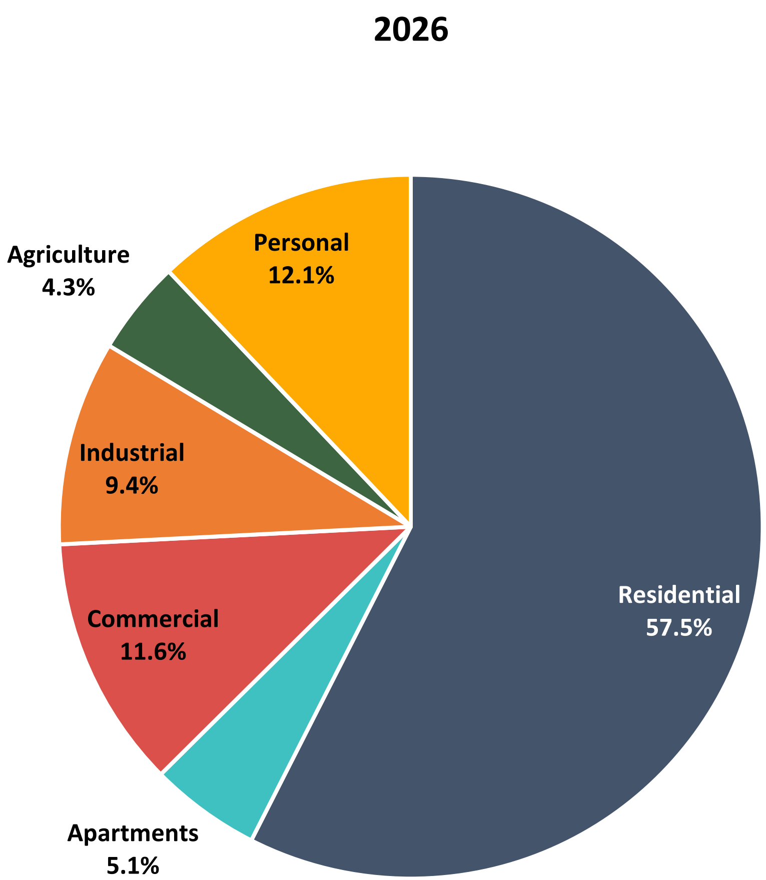
  - project payable from bonds or leases is controlled and must be **approved by referendum election** if the unit has the following total debt service rates:

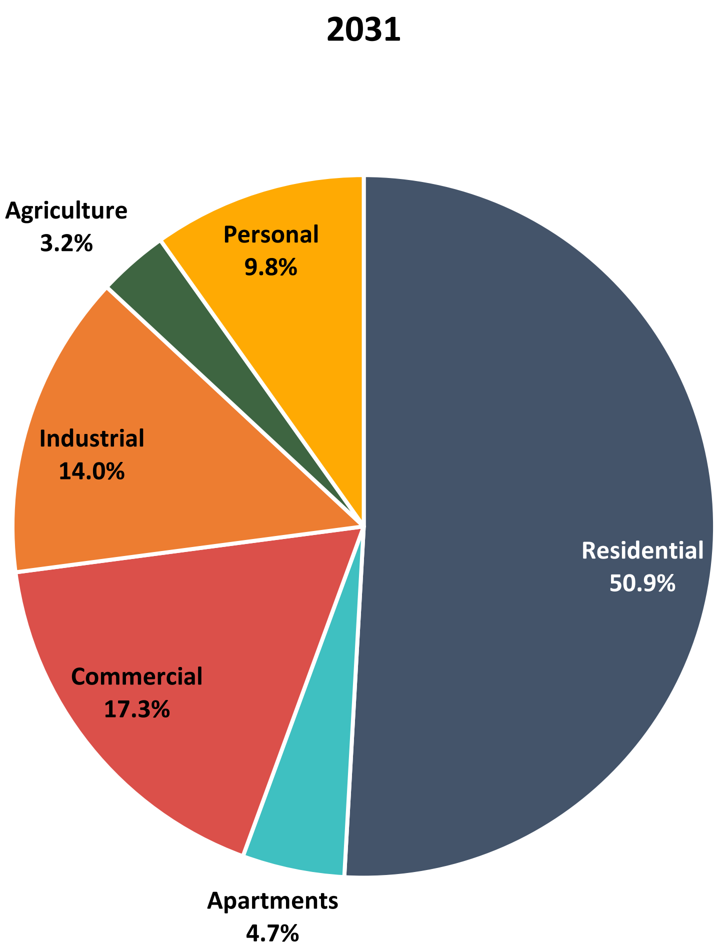
UNIT	TOTAL DEBT SERVICE RATE (excluding referendum debt rate)
School Corporation	More than $0.70
City, County, Town	More than $0.40
Other political subdivisions	More than $0.10

Changed from $0.80

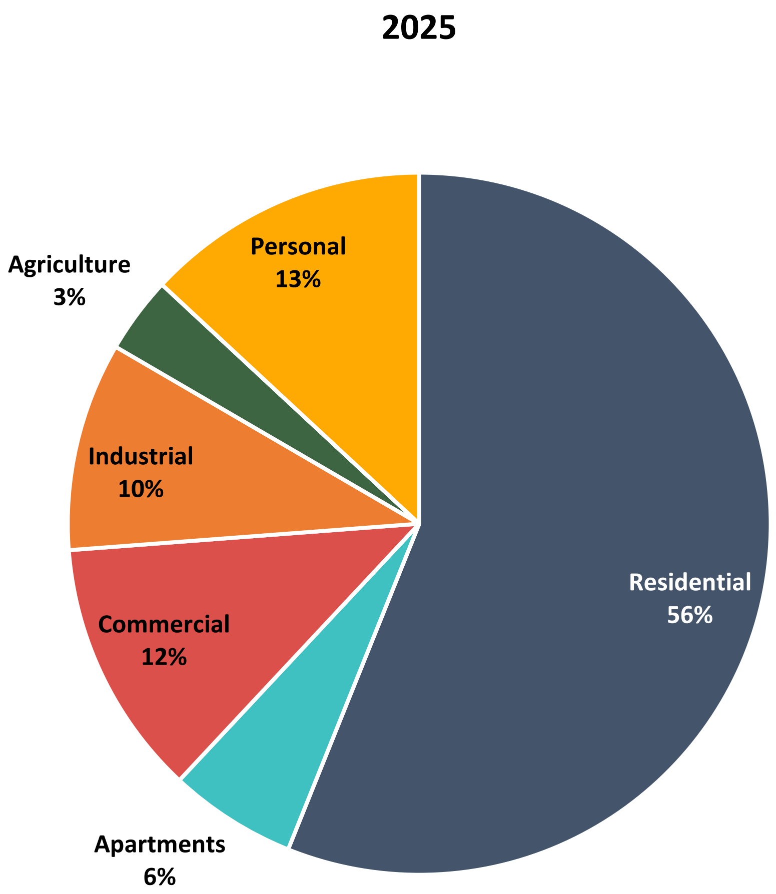
NAV Composition

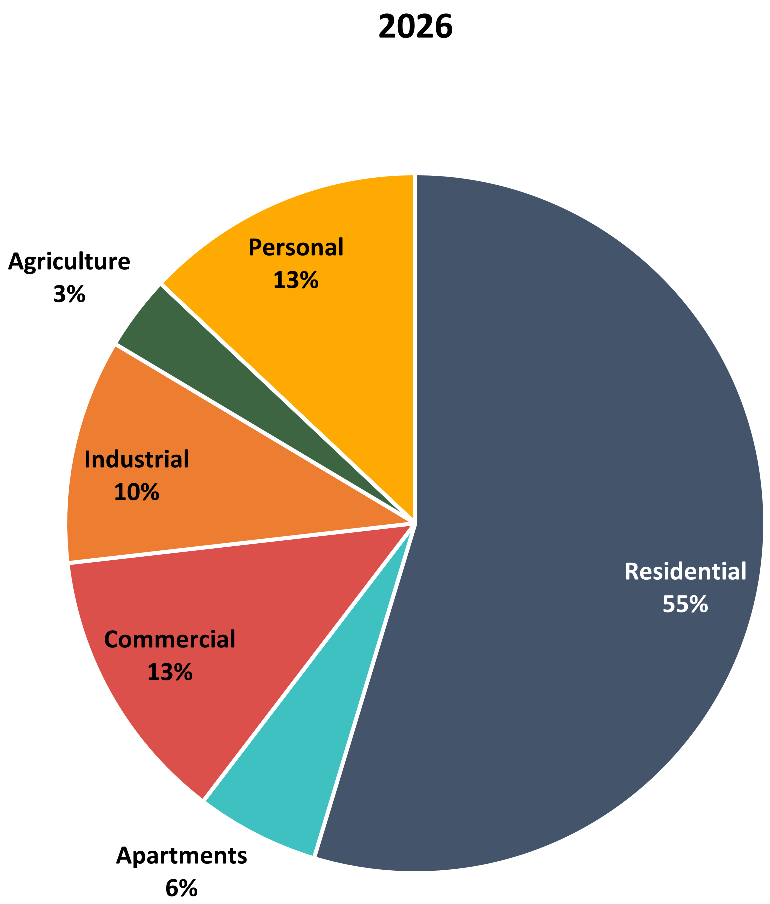


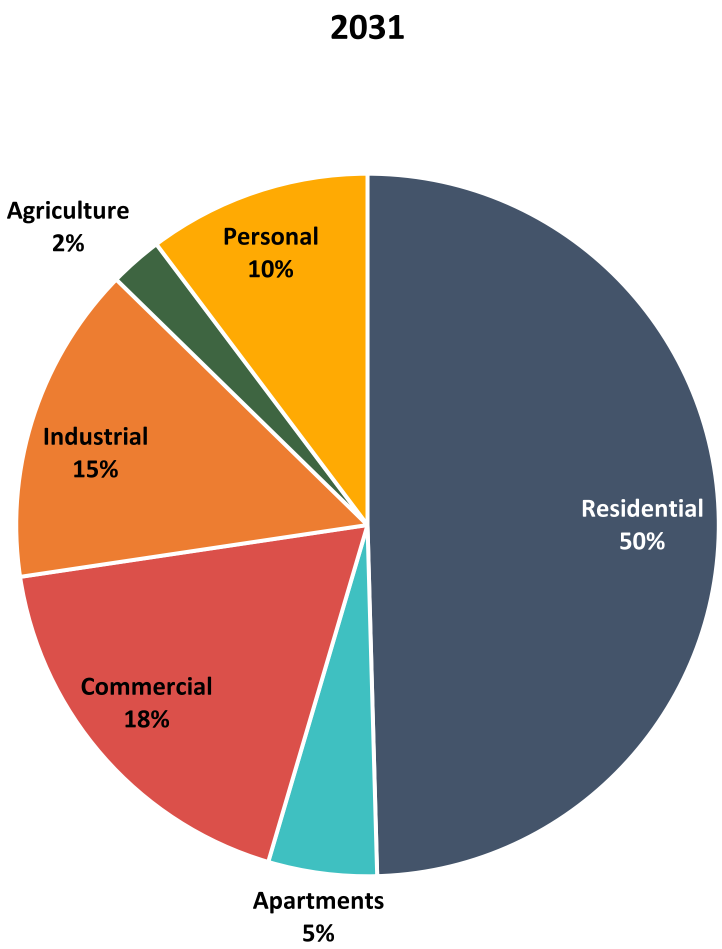




Tax Burden Shift







Scenarios

- **2025 LEVY SCENARIO**
  - Pre-SB1
    - Holds 2025 Debt Service Levy constant
  - Post-SB1
    - Uses Debt Service Levies from the 2025 Levy – Pre-SB1 scenario

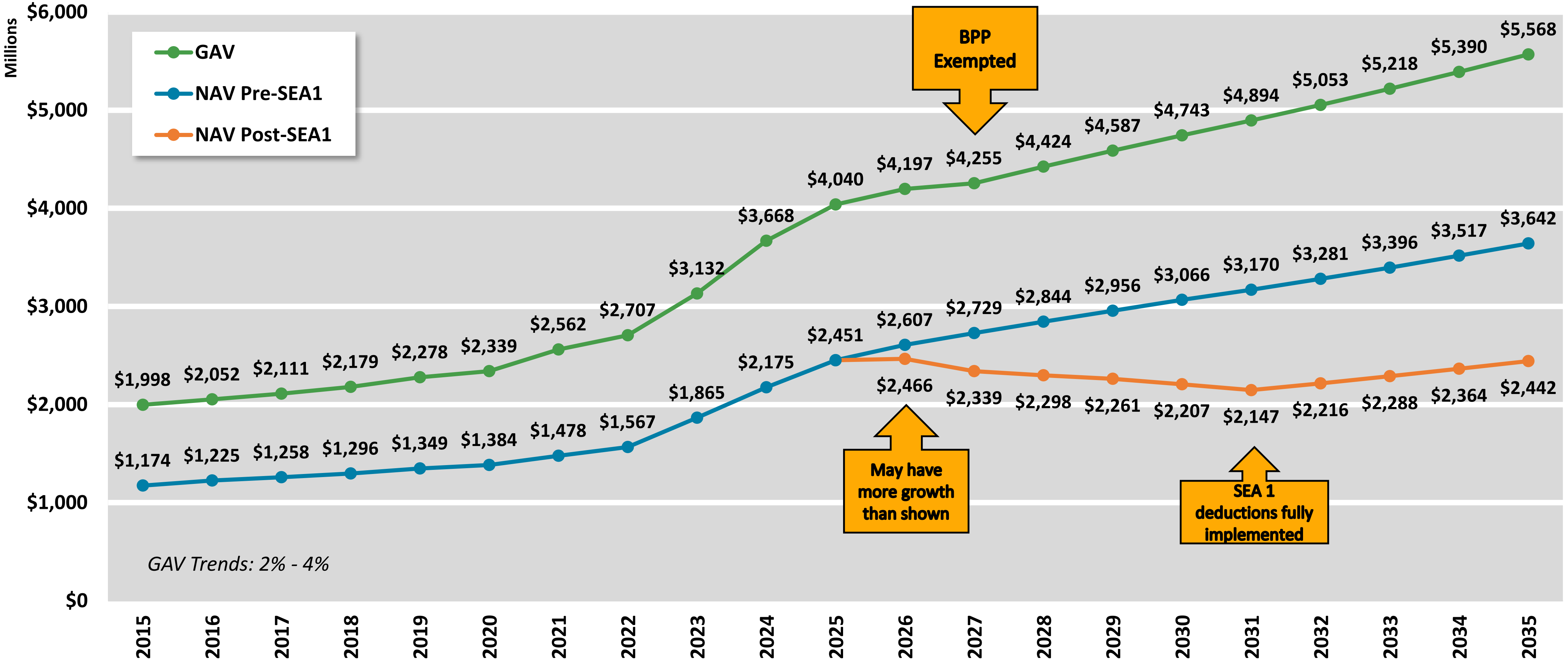
- **2025 RATE SCENARIO**
  - Pre-SB1
    - Holds 2025 Debt Service Rate constant
  - Post-SB1
    - Uses Debt Service Levies from the 2025 Rate – Pre-SB1 scenario

Scenarios

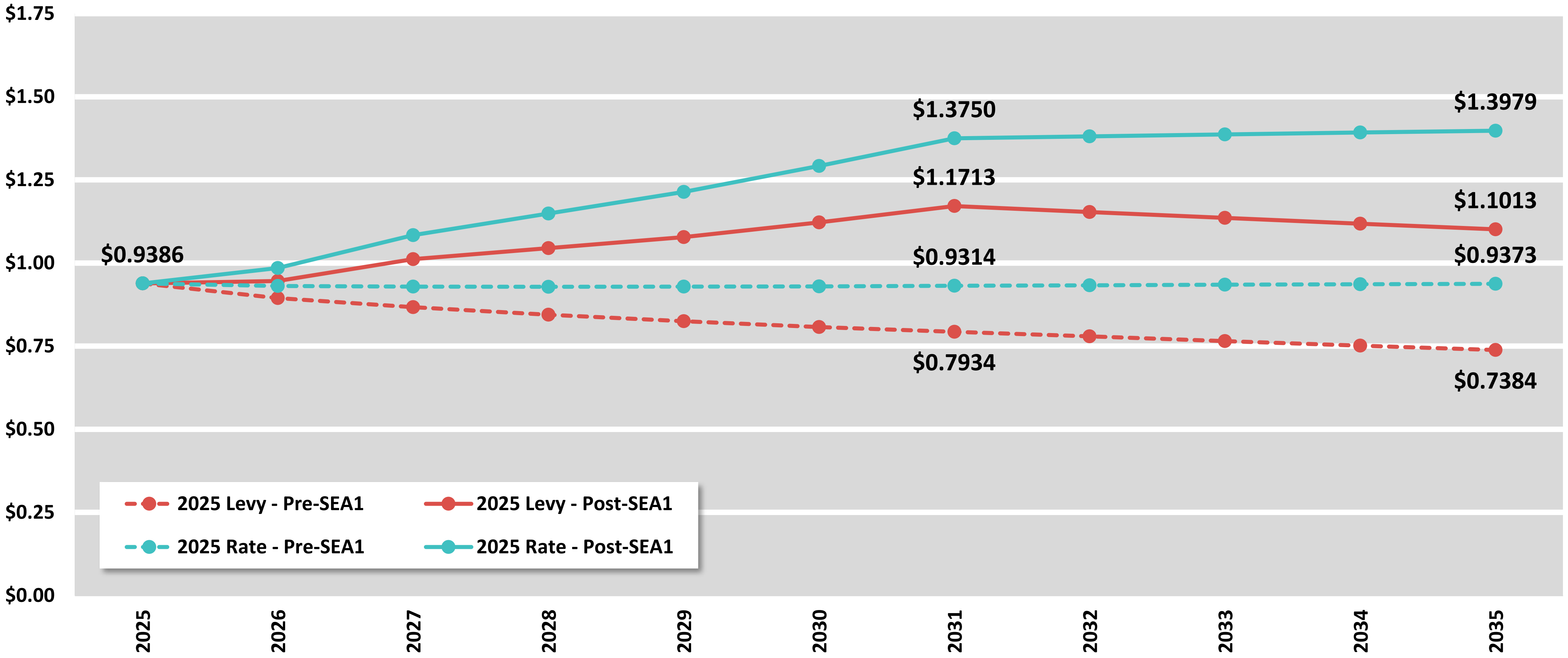
Debt Service Levies & Rates

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
2025 Levy	**12,690.1**	**14,905.9**	**14,905.9**	**14,905.9**	**14,905.9**	**14,905.9**	**14,905.9**	**14,905.9**	**14,905.9**	**14,905.9**	**14,905.9**	**14,905.9**
Pre-SB1	0.5834	0.6082	0.5717	0.5463	0.5242	0.5043	0.4861	0.4702	0.4544	0.4390	0.4239	0.4093
Post-SB1	0.5834	0.6082	0.6045	0.6372	0.6486	0.6592	0.6755	0.6942	0.6725	0.6514	0.6306	0.6104
2025 Rate	**12,690.1**	**14,905.9**	**15,858.4**	**16,594.9**	**17,295.4**	**17,977.6**	**18,649.1**	**19,281.8**	**19,952.3**	**20,652.9**	**21,387.4**	**22,148.2**
Pre-SB1	0.5834	0.6082	0.6082	0.6082	0.6082	0.6082	0.6082	0.6082	0.6082	0.6082	0.6082	0.6082
Post-SB1	0.5834	0.6082	0.6431	0.7094	0.7526	0.7950	0.8451	0.8979	0.9002	0.9025	0.9048	0.9070

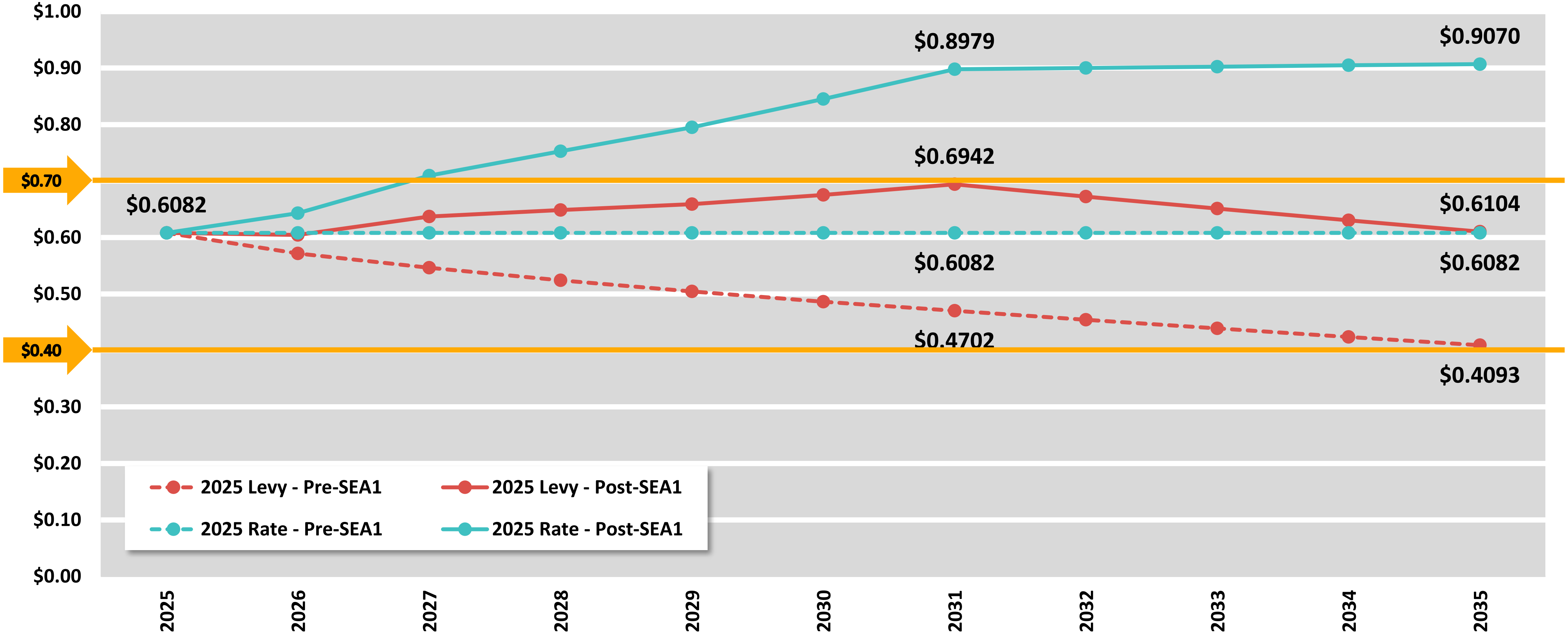
NAV Projection



Total Property Tax Rate



Debt Service Property Tax Rate



Local Income Tax – LIT

STATE OF INDIANA
INDIANA DEPARTMENT OF LOCAL GOVERNMENT FINANCE

2025 Local Income Tax Distributions
Calculations based on SBA Certified Totals on November 27, 2024 (Amended 4/28/2025)

County 30 Hancock

Expenditure Rate - Certified Shares Revenue	32,964,305	Expenditure Rate - Public Safety Revenue	7,911,433	Expenditure Rate - Economic Development Revenue	3,296,431
		PSAP Distribution	1,318,572		
IC 6-3.6-6-3(a)(2) Distribution	8,241,076	Public Safety Distribution	6,592,861		
Certified Shares Distribution	24,723,229				

Unit	Expenditure Rate - Certified Shares: IC 6-3.6-6-3(a)(2) Distribution	Expenditure Rate - Certified Shares: Certified Shares Distribution	Total Expenditure Rate - Certified Shares Distribution	Public Safety Distribution	Economic Development Distribution
SHIRLEY CIVIL TOWN	35,997	145,904	181,901	53,195	24,024
SPRING LAKE CIVIL TOWN	4,297	17,418	21,715	6,350	2,790
WILKINSON CIVIL TOWN	14,150	57,352	71,502	20,910	9,068
CUMBERLAND CIVIL TOWN	259,917	1,053,502	1,313,419	384,094	185,036
MCCORDSVILLE CIVIL TOWN	565,296	2,291,273	2,856,569	835,371	442,891
SOUTHERN HANCOCK COUNTY COMM SCHOOL CORP	449,254	0	449,254	0	0
GREENFIELD CENTRAL COMMUNITY SCHOOL CORP	603,191	0	603,191	0	0
MT. VERNON COMMUNITY SCHOOL CORPORATION	1,004,257	0	1,004,257	0	0
EASTERN HANCOCK COUNTY COMMUNITY SCHOOL	187,080	0	187,080	0	0

In addition to the above distributions, below is the certified revenue to be generated by local income tax rates imposed within the county for the following purposes:

Property Tax Relief	8,241,076	Special Purpose	4,944,646
Jail LIT	6,592,861		
		Total EMS Revenue	0

4/28/2025

Two ways Local Income Tax (LIT) impact a school corporation:

i) Certified shares/cash distributed to local units, and/or
ii) PTRC = Property Tax Replacement Credit is applied to taxpayer's tax bill which reduces tax liability.

SEA 1 eliminates the current LIT agreements which will result in the loss of PTRC and/or certified shares - resulting in the loss revenue.

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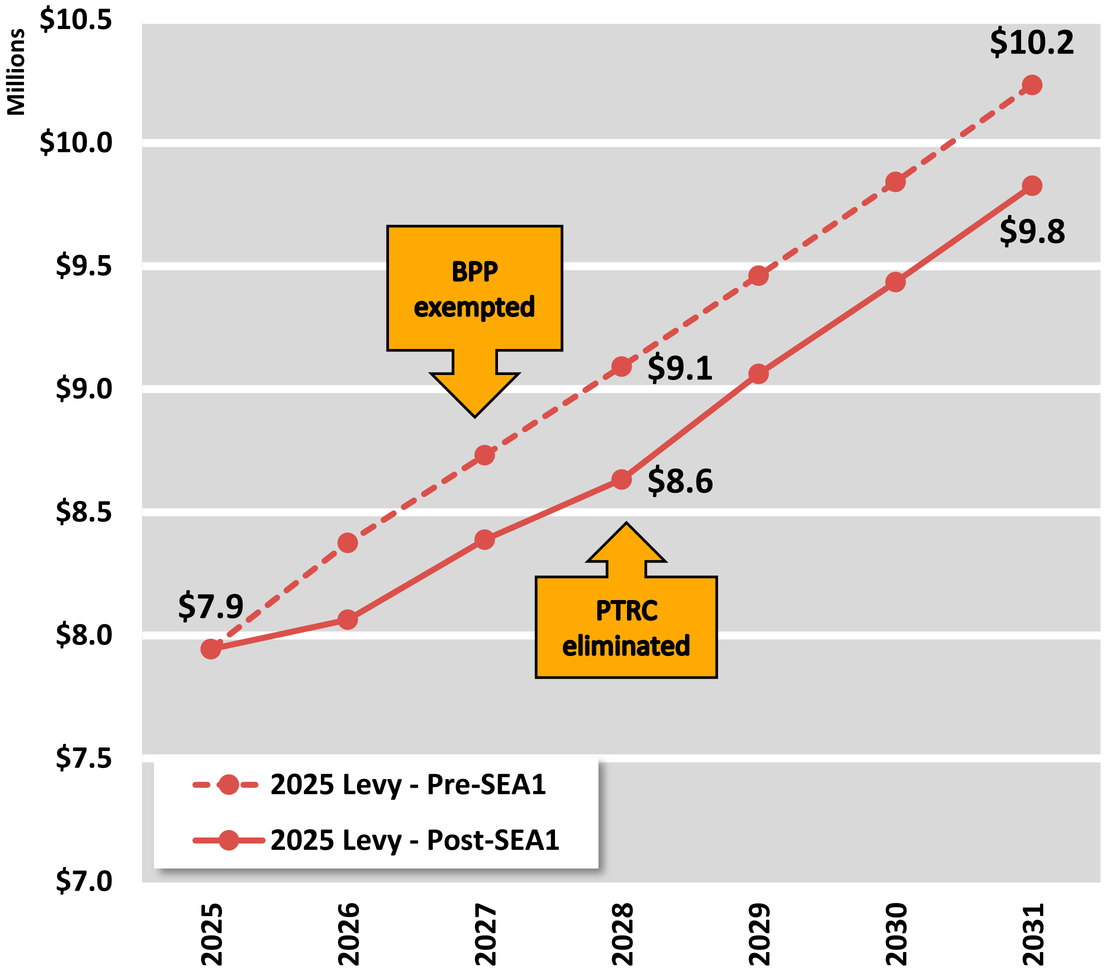
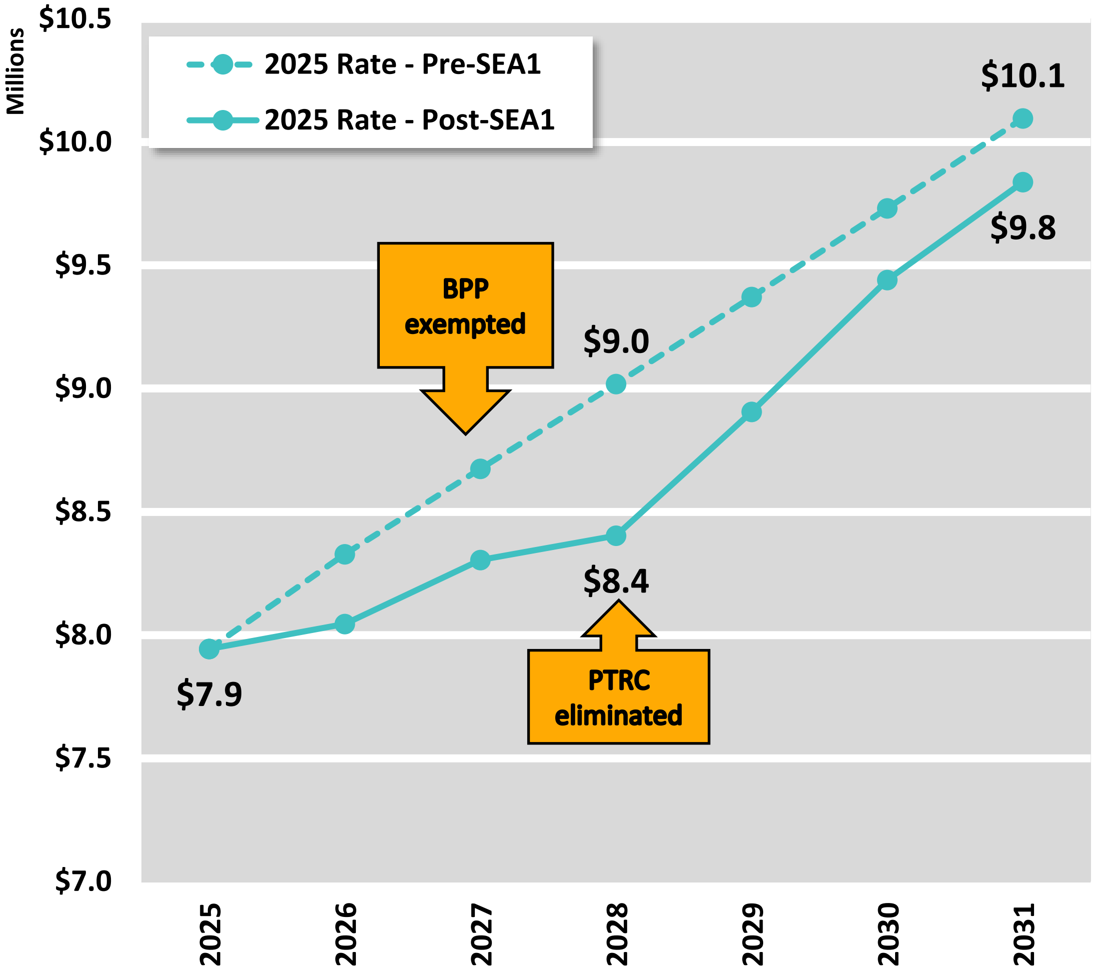
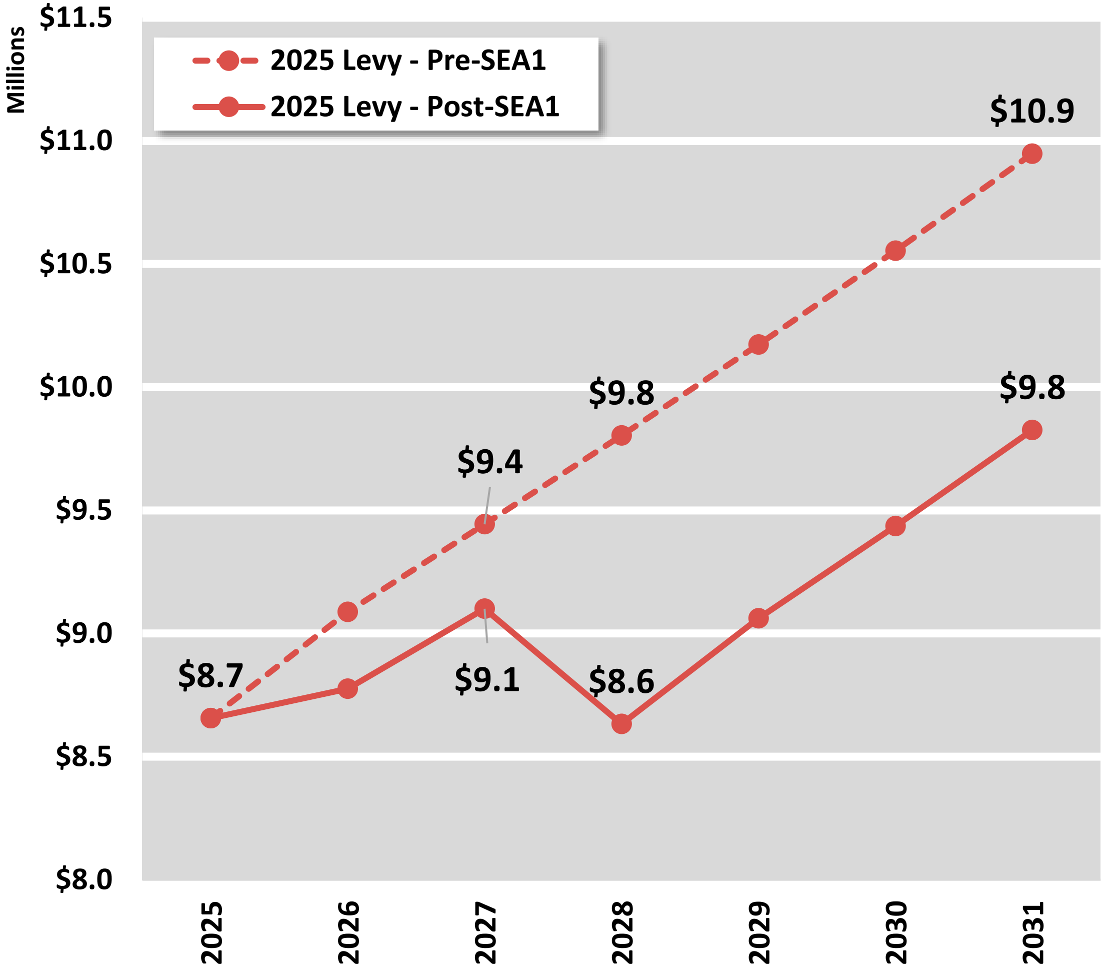
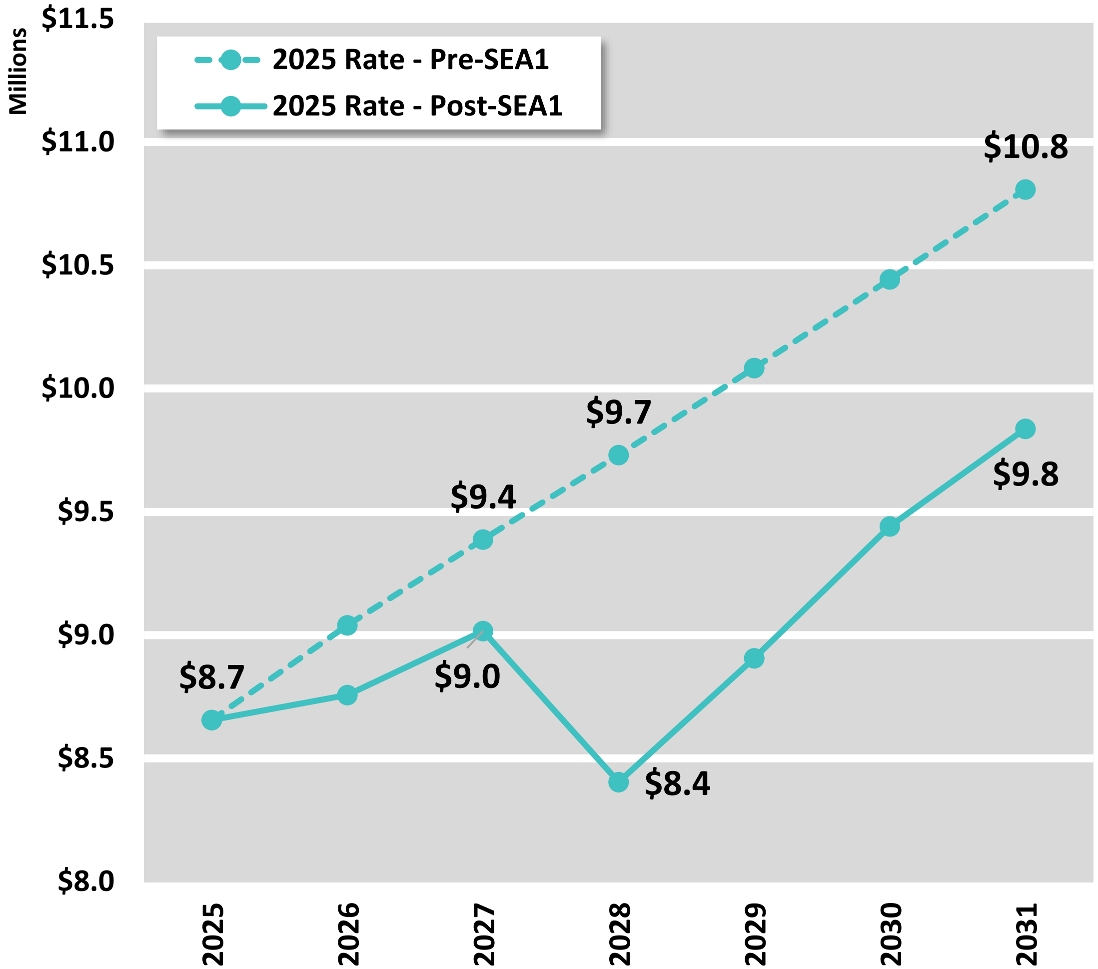
Operations Net Levy



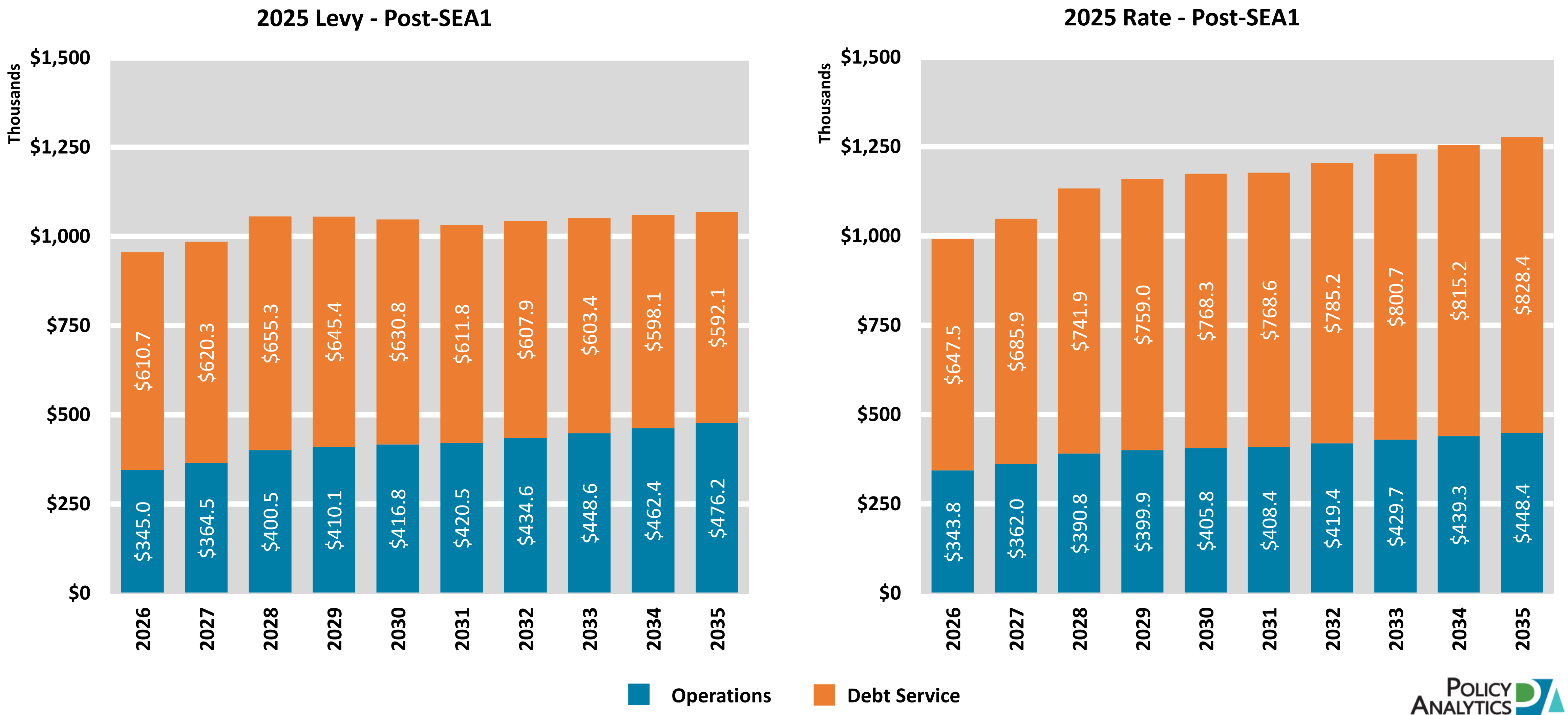


Operations and Local Income Tax Net Levy

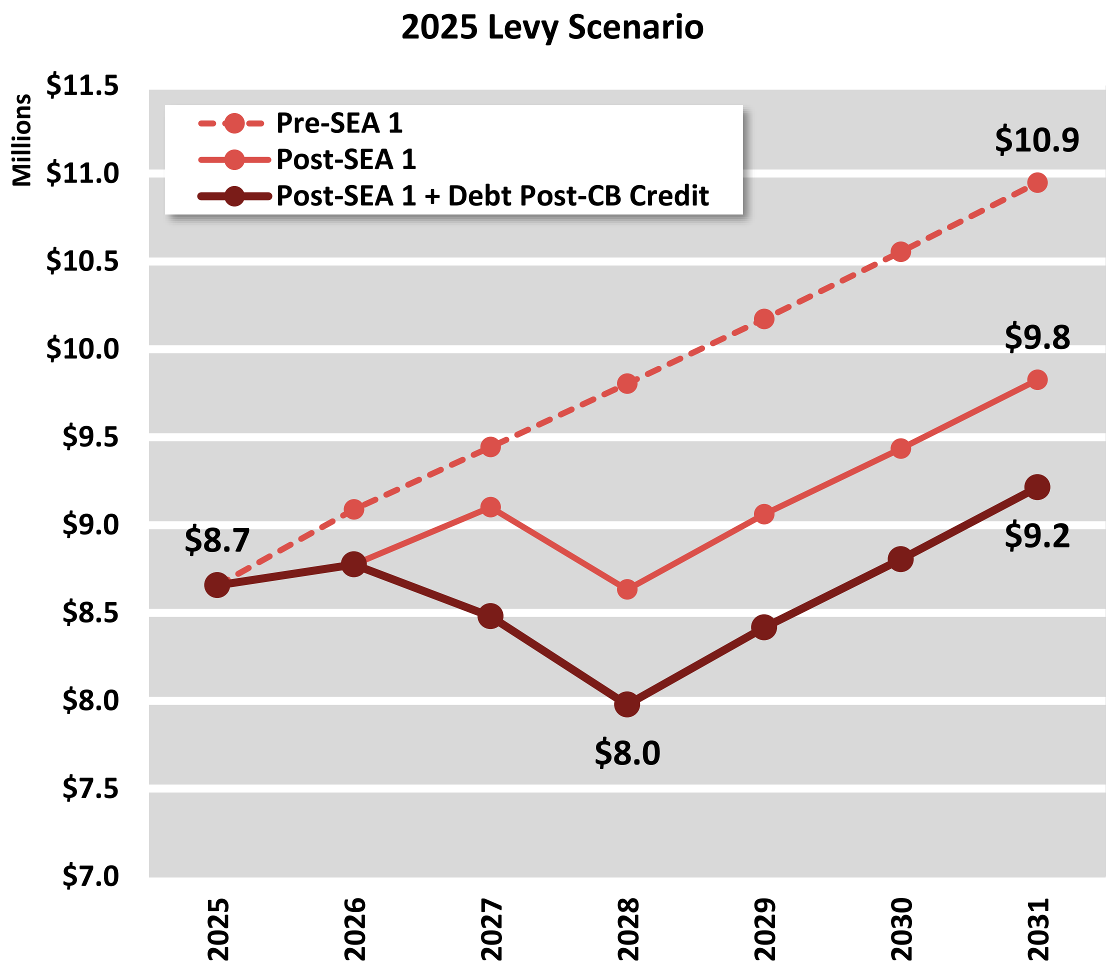


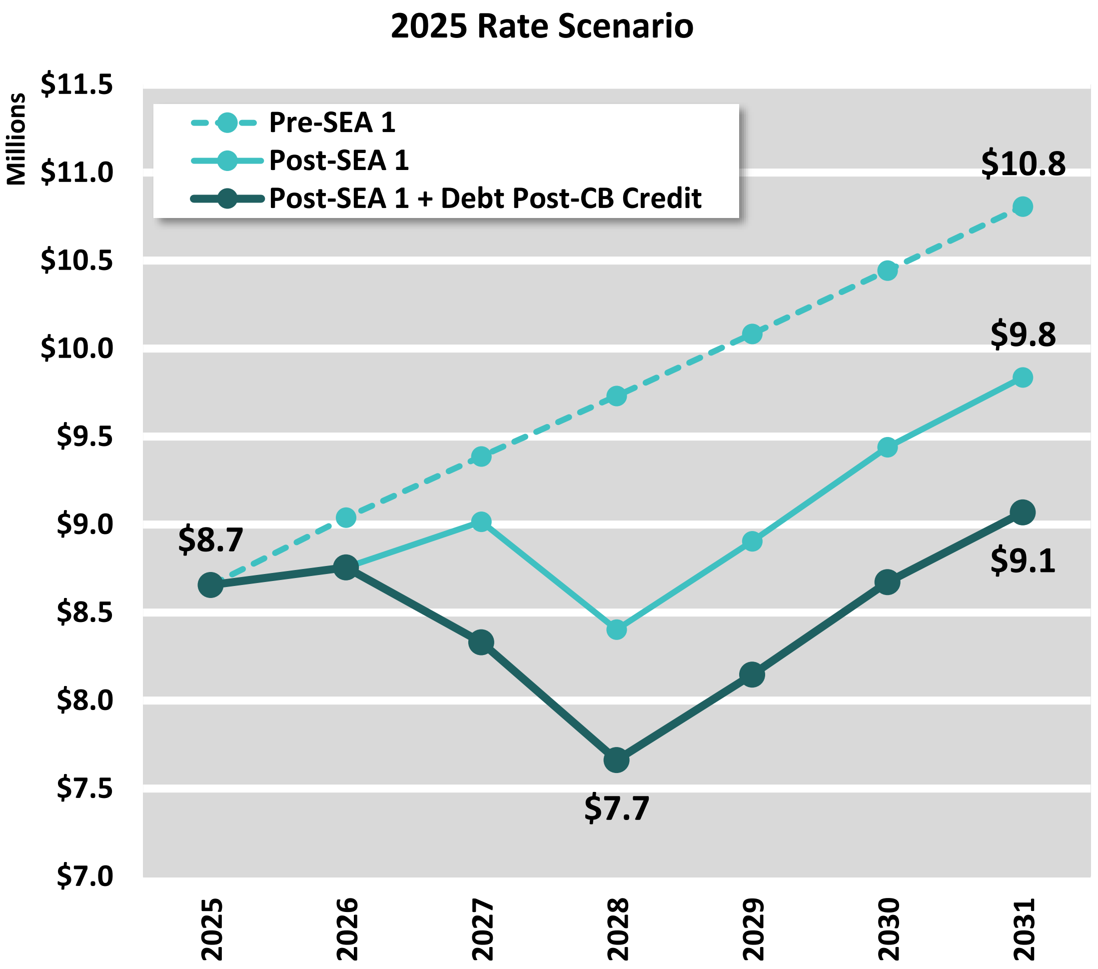


$300/10% Additional Post Circuit Breaker Credit loss
(excludes Constitutional Circuit Breaker loss)



Non-Debt Property Tax Revenue





Taxing Districts with School Corporation - % of tax base and 2025 total tax rates

Taxing District	Greenfield City 09	Center Twp 08	Green Twp 10	Greenfield Center Phase in 20	GFLD Center 1 23
% of tax base	*72.20%*	*18.88%*	*7.67%*	*1.24%*	*0.01%*
County	$0.2769	$0.2769	$0.2769	$0.2769	$0.2769
Township	$0.0089	$0.0089	$0.0851	$0.0089	$0.0089
Municipal	$0.8149	$0.2965		$0.8149	
School	$0.9386	$0.9386	$0.9386	$0.9386	$0.9386
Library	$0.0000	$0.0000	$0.0000	$0.0000	$0.0000
TOTAL	**$2.0393**	**$1.5209**	**$1.3006**	**$1.3006**	**$1.2244**

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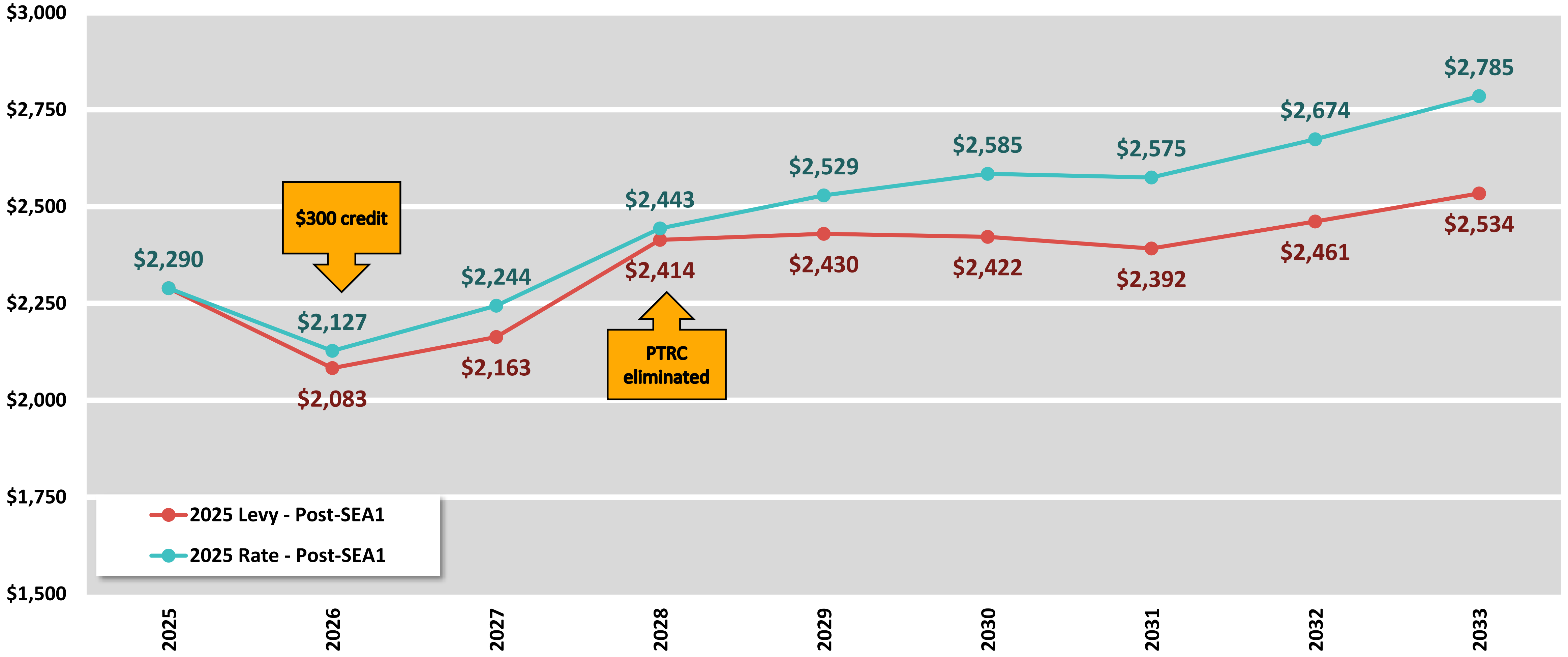
Taxpayer Impact: Net Liability on Median Homeowner

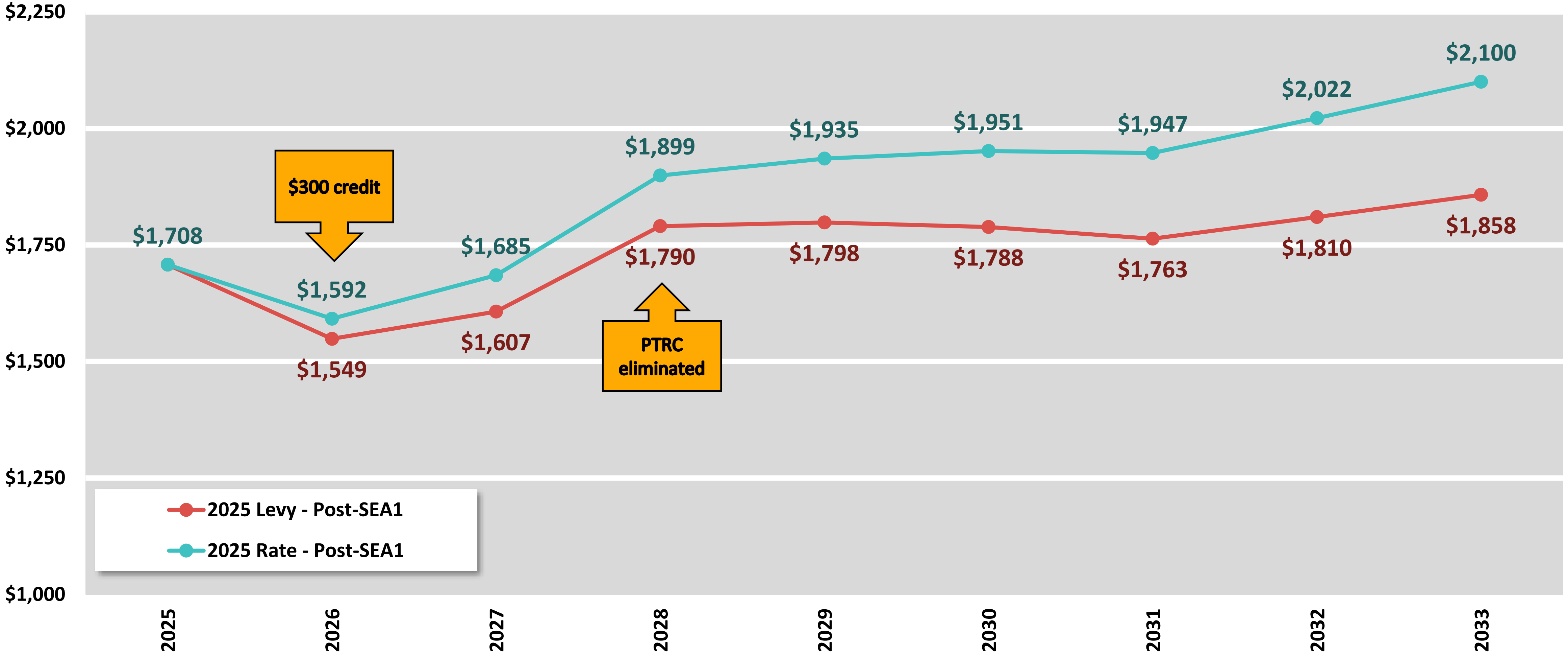
Greenfield City taxing district which makes up 72.2% of tax base; 2025 total tax rate of $2.0393



2025 School Corp Median AV: $246,650

Taxpayer Impact: Net Liability on Median Homeowner

Center Township taxing district which makes up 18.88% of tax base; 2025 total tax rate of $1.5209



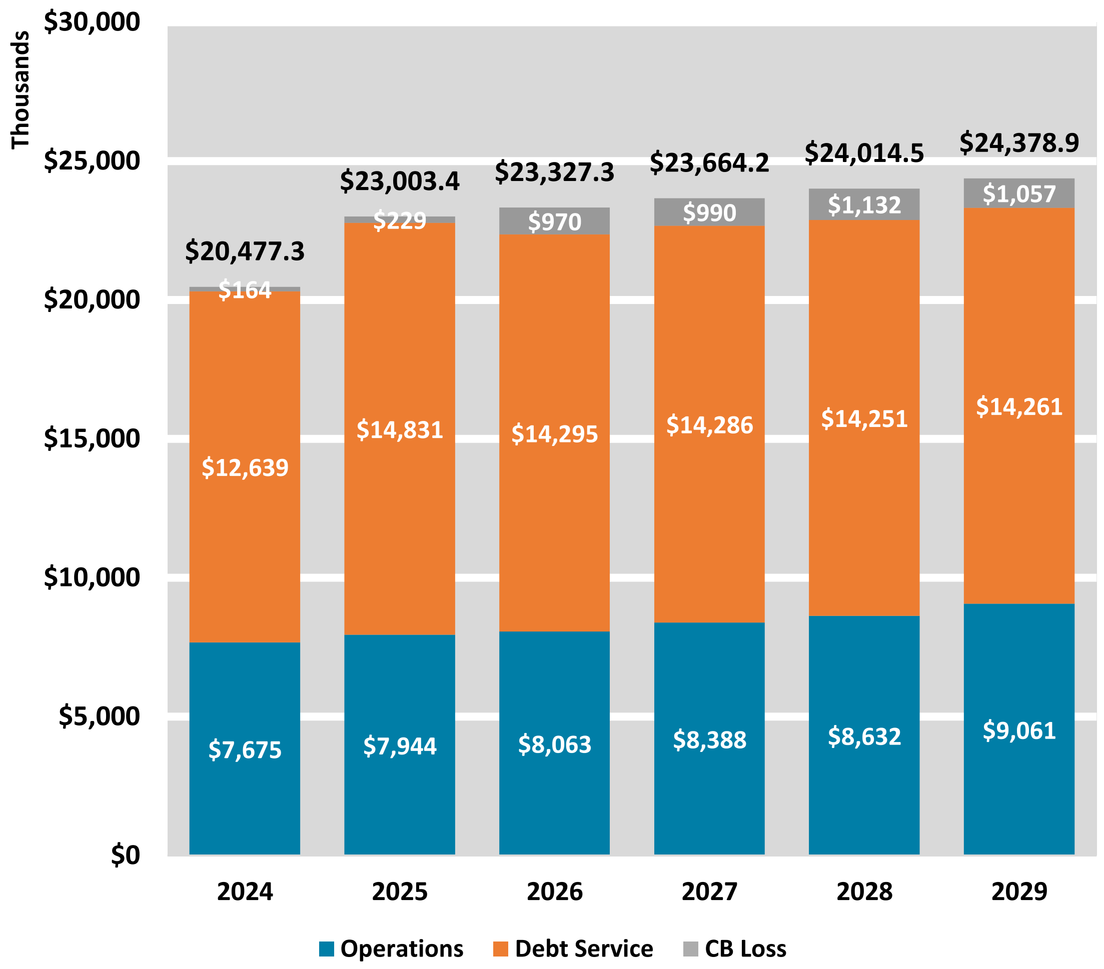
2025 School Corp Median AV: $246,650

Appendix

Property Tax Revenue Projection: 2025 Levy – Post-SB1 Scenario

Dollars in Thousands

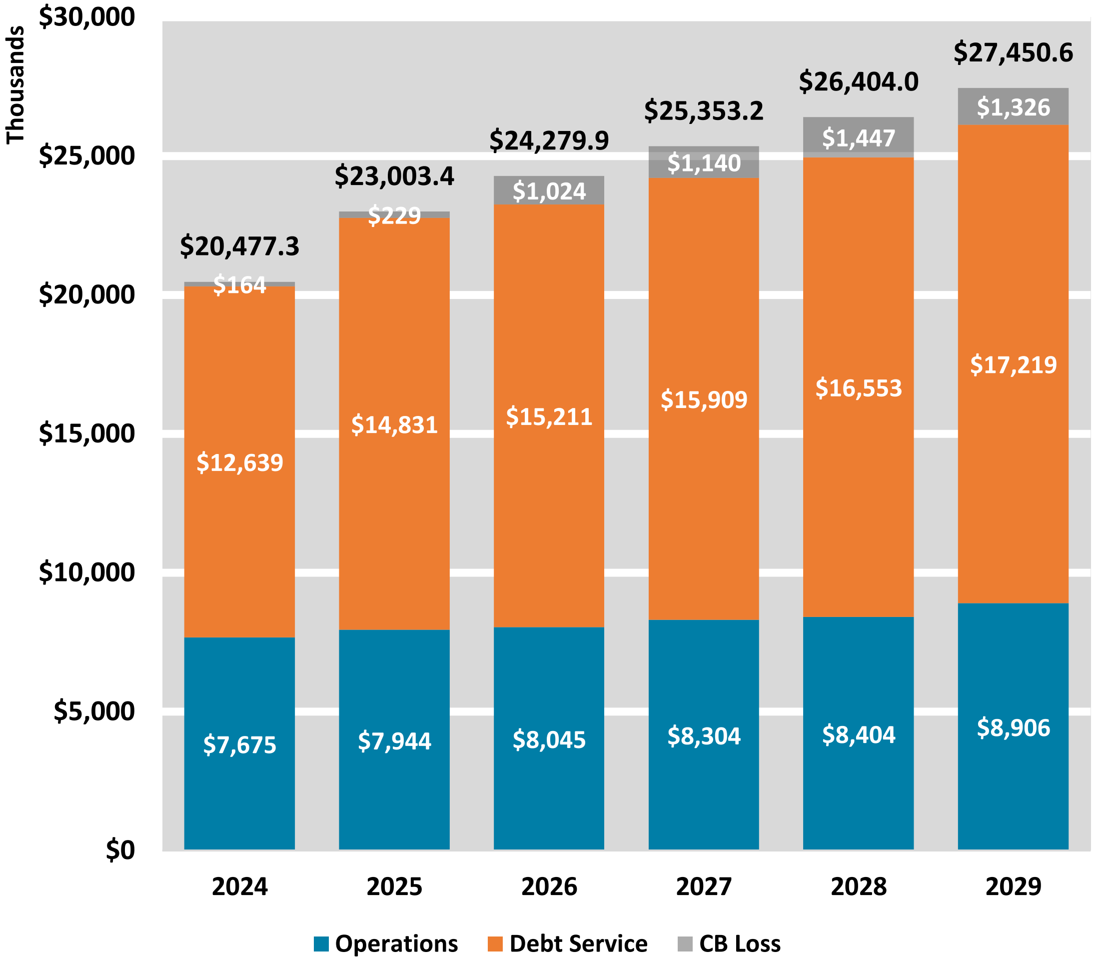
	2024	2025	2026	2027	2028	2029
Certified Levy						
Debt Service	12,690.1	14,905.9	14,905.9	14,905.9	14,905.9	14,905.9
Operations	7,787.2	8,097.5	8,421.4	8,758.3	9,108.6	9,473.0
Unit Total	**20,477.3**	**23,003.4**	**23,327.3**	**23,664.2**	**24,014.5**	**24,378.9**
CB Loss						
Debt Service	51.5	74.9	610.7	620.3	655.3	645.4
Operations	112.6	153.9	358.9	370.1	476.3	411.7
Unit Total	**164.0**	**228.7**	**969.5**	**990.4**	**1,131.6**	**1,057.1**
Net Levy						
Debt Service	12,638.7	14,831.0	14,295.2	14,285.6	14,250.6	14,260.5
Operations	7,674.6	7,943.7	8,062.6	8,388.2	8,632.4	9,061.3
Unit Total	**20,313.3**	**22,774.7**	**22,357.8**	**22,673.7**	**22,883.0**	**23,321.8**
Circuit Breaker Loss						
Operations	1.4%	1.9%	4.3%	4.2%	5.2%	4.3%
Total	0.8%	1.0%	4.2%	4.2%	4.7%	4.3%
Property Tax Rates						
Debt Service	0.5834	0.6082	0.6045	0.6372	0.6486	0.6592
Operations	0.3580	0.3304	0.3415	0.3744	0.3964	0.4189
Unit Total	**0.9414**	**0.9386**	**0.9460**	**1.0116**	**1.0450**	**1.0781**



Property Tax Revenue Projection: 2025 Rate – Post-SB1 Scenario

Dollars in Thousands

	2024	2025	2026	2027	2028	2029
Certified Levy						
Debt Service	12,690.1	14,905.9	15,858.4	16,594.9	17,295.4	17,977.6
Operations	7,787.2	8,097.5	8,421.4	8,758.3	9,108.6	9,473.0
Unit Total	**20,477.3**	**23,003.4**	**24,279.9**	**25,353.2**	**26,404.0**	**27,450.6**
CB Loss						
Debt Service	51.5	74.9	647.5	685.9	741.9	759.0
Operations	112.6	153.9	376.9	454.0	704.9	567.0
Unit Total	**164.0**	**228.7**	**1,024.4**	**1,139.9**	**1,446.9**	**1,326.0**
Net Levy						
Debt Service	12,638.7	14,831.0	15,210.9	15,909.0	16,553.5	17,218.7
Operations	7,674.6	7,943.7	8,044.5	8,304.2	8,403.7	8,905.9
Unit Total	**20,313.3**	**22,774.7**	**23,255.4**	**24,213.2**	**24,957.2**	**26,124.6**
Circuit Breaker Loss						
Operations	1.4%	1.9%	4.5%	5.2%	7.7%	6.0%
Total	0.8%	1.0%	4.2%	4.5%	5.5%	4.8%
Property Tax Rates						
Debt Service	0.5834	0.6082	0.6431	0.7094	0.7526	0.7950
Operations	0.3580	0.3304	0.3415	0.3744	0.3964	0.4189
Unit Total	**0.9414**	**0.9386**	**0.9846**	**1.0838**	**1.1490**	**1.2139**



Policy Analytics LLC

NAV Projections

Dollars in Millions

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Pre-SB1												
Certified NAV	2,175.2	2,450.8	2,607.4	2,728.5	2,843.7	2,955.9	3,066.3	3,170.3	3,280.6	3,395.7	3,516.5	3,641.6
Post-SB1												
Certified NAV	2,175.2	2,450.8	2,466.0	2,339.1	2,298.0	2,261.3	2,206.7	2,147.4	2,216.4	2,288.4	2,363.8	2,441.9
Difference												
Certified NAV			-141.4	-389.4	-545.7	-694.6	-859.5	-1,022.9	-1,064.2	-1,107.3	-1,152.7	-1,199.7

POLICY ANALYTICS LLC

Property Tax Revenue Projection: 2025 Levy – Post-SB1 Scenario

Dollars in Thousands

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Certified Levy												
Debt Service	12,690.1	14,905.9	14,905.9	14,905.9	14,905.9	14,905.9	14,905.9	14,905.9	14,905.9	14,905.9	14,905.9	14,905.9
Operations	7,787.2	8,097.5	8,421.4	8,758.3	9,108.6	9,473.0	9,851.9	10,245.9	10,655.8	11,082.0	11,525.3	11,986.3
Unit Total	**20,477.3**	**23,003.4**	**23,327.3**	**23,664.2**	**24,014.5**	**24,378.9**	**24,757.8**	**25,151.9**	**25,561.7**	**25,987.9**	**26,431.2**	**26,892.2**
CB Loss												
Debt Service	51.5	74.9	610.7	620.3	655.3	645.4	630.8	611.8	607.9	603.4	598.1	592.1
Operations	112.6	153.9	358.9	370.1	476.3	411.7	416.8	420.5	434.6	448.6	462.4	476.2
Unit Total	**164.0**	**228.7**	**969.5**	**990.4**	**1,131.6**	**1,057.1**	**1,047.6**	**1,032.3**	**1,042.5**	**1,051.9**	**1,060.5**	**1,068.4**
Net Levy												
Debt Service	12,638.7	14,831.0	14,295.2	14,285.6	14,250.6	14,260.5	14,275.1	14,294.1	14,298.0	14,302.6	14,307.8	14,313.8
Operations	7,674.6	7,943.7	8,062.6	8,388.2	8,632.4	9,061.3	9,435.0	9,825.5	10,221.2	10,633.4	11,062.9	11,510.1
Unit Total	**20,313.3**	**22,774.7**	**22,357.8**	**22,673.7**	**22,883.0**	**23,321.8**	**23,710.2**	**24,119.6**	**24,519.2**	**24,936.0**	**25,370.7**	**25,823.8**
Circuit Breaker Loss												
Operations	1.4%	1.9%	4.3%	4.2%	5.2%	4.3%	4.2%	4.1%	4.1%	4.0%	4.0%	4.0%
Total	0.8%	1.0%	4.2%	4.2%	4.7%	4.3%	4.2%	4.1%	4.1%	4.0%	4.0%	4.0%
Property Tax Rates												
Debt Service	0.5834	0.6082	0.6045	0.6372	0.6486	0.6592	0.6755	0.6942	0.6725	0.6514	0.6306	0.6104
Operations	0.3580	0.3304	0.3415	0.3744	0.3964	0.4189	0.4464	0.4771	0.4808	0.4843	0.4876	0.4909
Unit Total	**0.9414**	**0.9386**	**0.9460**	**1.0116**	**1.0450**	**1.0781**	**1.1219**	**1.1713**	**1.1533**	**1.1357**	**1.1182**	**1.1013**

Property Tax Revenue Projection: 2025 Rate – Post-SB1 Scenario

Dollars in Thousands

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Certified Levy												
Debt Service	12,690.1	14,905.9	15,858.4	16,594.9	17,295.4	17,977.6	18,649.1	19,281.8	19,952.3	20,652.9	21,387.4	22,148.2
Operations	7,787.2	8,097.5	8,421.4	8,758.3	9,108.6	9,473.0	9,851.9	10,245.9	10,655.8	11,082.0	11,525.3	11,986.3
Unit Total	**20,477.3**	**23,003.4**	**24,279.9**	**25,353.2**	**26,404.0**	**27,450.6**	**28,500.9**	**29,527.7**	**30,608.1**	**31,734.9**	**32,912.7**	**34,134.6**
CB Loss												
Debt Service	51.5	74.9	647.5	685.9	741.9	759.0	768.3	768.6	785.2	800.7	815.2	828.4
Operations	112.6	153.9	376.9	454.0	704.9	567.0	410.8	408.4	419.4	429.7	439.3	448.4
Unit Total	**164.0**	**228.7**	**1,024.4**	**1,139.9**	**1,446.9**	**1,326.0**	**1,179.1**	**1,177.1**	**1,204.6**	**1,230.4**	**1,254.6**	**1,276.8**
Net Levy												
Debt Service	12,638.7	14,831.0	15,210.9	15,909.0	16,553.5	17,218.7	17,880.7	18,513.1	19,167.1	19,852.2	20,572.1	21,319.8
Operations	7,674.6	7,943.7	8,044.5	8,304.2	8,403.7	8,905.9	9,441.1	9,837.5	10,236.4	10,652.3	11,086.0	11,537.9
Unit Total	**20,313.3**	**22,774.7**	**23,255.4**	**24,213.2**	**24,957.2**	**26,124.6**	**27,321.8**	**28,350.7**	**29,403.5**	**30,504.6**	**31,658.1**	**32,857.8**
Circuit Breaker Loss												
Operations	1.4%	1.9%	4.5%	5.2%	7.7%	6.0%	4.2%	4.0%	3.9%	3.9%	3.8%	3.7%
Total	0.8%	1.0%	4.2%	4.5%	5.5%	4.8%	4.1%	4.0%	3.9%	3.9%	3.8%	3.7%
Property Tax Rates												
Debt Service	0.5834	0.6082	0.6431	0.7094	0.7526	0.7950	0.8451	0.8979	0.9002	0.9025	0.9048	0.9070
Operations	0.3580	0.3304	0.3415	0.3744	0.3964	0.4189	0.4464	0.4771	0.4808	0.4843	0.4876	0.4909
Unit Total	**0.9414**	**0.9386**	**0.9846**	**1.0838**	**1.1490**	**1.2139**	**1.2915**	**1.3750**	**1.3810**	**1.3868**	**1.3924**	**1.3979**