



*LaPorte County Assessor  
Michael R. Schultz  
Level III Assessor/Appraiser  
555 Michigan Ave., Suite 103  
LaPorte, IN 46350-3489*

*Chief Deputy  
Stacey Sweitzer*

To: Mr. Barry Wood, Assessment Division Director

Re: LaPorte County Ratio Study

## Summary of LaPorte County 2016 Annual Adjustment Methodology

### Method

- The sales comparison method was used to adjust the assessments in LaPorte County for 2016.
- The assessments were derived using the 2012 Real Property Assessment Guidelines with updated cost tables and depreciation calculated from the current assessment year.
- The sales used for the 2016 annual adjustments were from January 1, 2015 through January 1, 2016 for all property classes. The land base rates and neighborhood factors were examined in each neighborhood and property class. Neighborhoods with an insufficient number of sales were compared to similar neighborhoods. The criteria for comparison were geographic location, similarity of land size and improvement type and age, and any other factors deemed relevant. The neighborhoods with an insufficient number of sales were then adjusted in a similar manner to those with sufficient sales to which they had been compared. Comparisons were also made between adjoining neighborhoods and townships to insure the continuity of land base rates and neighborhood factors.
- Multiple parcel sales were used in the ratio study. Multiple parcel sales are denoted in the manner prescribed by the DLGF.
- LaPorte County changed CAMA software between the 2015 and 2016 assessment years.

### Industrial Properties

- There were no Industrial Vacant sales in the county to analyze and review. No adjustments were made to land in this class.
- There were ten Industrial Improved sales in the county. All Industrial Improved sales were combined for analysis and review. The PRD for the combined Industrial Improved properties is outside the boundaries of statistical tolerance. As a result, the Spearman Rank test was performed and indicated that the assessments of the combined Industrial Improved properties are acceptable.

### Commercial Properties

- There was only one Commercial Vacant sale in the county to analyze and review. No adjustments were made to the land in this class.
- Nine Commercial Improved sales were combined from Clinton, Kankakee, New Durham, Scipio, Springfield, and Wills Townships to analyze the rural areas of the county.

- The PRD for Center Township Commercial Improved properties is outside the boundaries of statistical tolerance. As a result, the Spearman Rank test was performed and indicated that the assessments of Center Township Commercial Improved properties are acceptable.
- The PRD for Coolspring Township Commercial Improved properties is outside the boundaries of statistical tolerance. As a result, the Spearman Rank test was performed and indicated that the assessments of Coolspring Township Commercial Improved properties are acceptable.

#### Residential Properties

- Nine Residential Vacant sales were combined from Coolspring, Galena, Hudson, and Springfield Townships to analyze the northern part of the county outside of Michigan Township.
- Nine Residential vacant sales were combined from Cass, Center, Dewey, Hanna, New Durham, Noble, and Wills Townships to analyze the southern part of the county.
- There were no Residential Improved sales in Johnson or Prairie Townships. They were reviewed and compared to adjacent Townships.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael Schultz", with a large, sweeping flourish at the end.

Michael Schultz

Laporte County Assessor