

To: Barry Wood, Assessment Division Director

From: Mike Schultz, LaPorte County Assessor

Re: LaPorte County Narrative

Mr. Wood,

Attached is an excel workbook containing LaPorte Counties 2012 Ratio Study. Also attached is a spreadsheet containing 2012 reconciled sales that were deemed Invalid upon further research through the ratio study process. The sales used for the 2012 annual adjustments occurred from January 1, 2010 through March 1, 2012 unless otherwise noted. The land base rates and neighborhood factors were examined in each neighborhood and property class. Multiple parcel sales that were used can be found in the Multi tab and are denoted in the manner specified by the DLGF.

Industrial / Commercial Vacant

Commercial and Industrial vacant sales were combined for the study and can be found under the Commercial Vacant tab. No time adjustments were found to be necessary.

Industrial / Commercial Improved

Commercial and Industrial Improved sales were combined for the study and can be found under the Commercial Imp tab. The Improved Commercial and Industrial properties were divided into North and South groups geographically.

Residential Vacant

Residential vacant sales were broken down into three groups: Center Township, Michigan Township, Rural Residential. Due to the lack of vacant residential sales outside Michigan and Center townships all other townships were grouped into the Rural Residential group.

Residential Improved

Residential improved properties were reviewed by township. Smaller townships with minimal sales were combined by geographic location and market influence to provide adequate data for review.

Sincerely,

A handwritten signature in black ink, appearing to read 'M Schultz', written in a cursive style.

Mike Schultz

LaPorte County Assessor