

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 County's 2013 Ratio Study. Also attached is a spreadsheet containing the 2013 LaPorte County workbook. The sales used for the 2013 annual adjustments occurred from January 1, 2012 through March 1, 2013. 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. In the sales recon tab are 2013 reconciled sales that were deemed invalid upon further research throughout the data review.

Industrial/Commercial Vacant

There were not enough vacant industrial and commercial sales to analyze and review. No trending factor or adjustments were made to land within these property classes.

Industrial Improved

Industrial improved sales can be found under the Industrial Imp tab. There were six valid industrial sales throughout the county that were reviewed to see market trends of this property class.

Commercial Improved

Commercial improved sales can be found in the Commercial Imp tab. There were 25 commercial sales that were valid through research. The 25 sales from throughout the county were used to analyze the market trends for commercial properties.

Residential Vacant

Residential vacant sales were broken down by township where a significant number of sales allowed. Smaller rural townships with limited sales were combined into the rural grouping and reviewed.

Residential Improved

Residential Improved properties were reviewed by township where a significant number of sales allowed. A few of the smaller/rural townships were combined by both geographic location and market influences to provide adequate data for review.

Sincerely,

A handwritten signature in red ink, appearing to read 'M. Schultz', with a long horizontal stroke extending to the right.

Mike Schultz

LaPorte County Assessor