

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 2014 Ratio Study. Also attached is a spreadsheet containing the 2014 LaPorte County workbook. The sales used for the 2014 annual adjustments occurred from January 1, 2013 through February 28, 2014. 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 2014 reconciled sales that were deemed invalid upon further research throughout the data review.

Industrial/Commercial Vacant

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

Industrial Improved

Industrial improved sales can be found in the Ind Imp tab. There were seven 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 Com Imp tab. There were 24 commercial sales that were valid through research. The commercial sales were broken down into two groups by location. The South and North groups were analyzed to see the market trends for commercial properties.

Residential Vacant

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

Residential Improved

Residential improved properties were reviewed by township where a significant number of sales allowed. Johnson township was combine with Union township to provide adequate data for review. Prairie township had no valid residential sales within the sales timeframe.

Sincerely,



Mike Schultz

LaPorte County Assessor