STATE OF INDIANA

DEPARTMENT OF LOCAL GOVERNMENT FINANCE

INDIANA GOVERNMENT CENTER NORTH
100 NORTH SENATE AVENUE N1058(B)
INDIANAPOLIS, IN 46204
PHONE (317) 232-3777
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January 28, 2008

The Honorable Sara J. Arnold
Spencer County Assessor
200 Main Street, Courthouse
Rockport, IN 47635

Dear Ms. Arnold:

RE: 2007 Annual Adjustment Ratio Study

The Department of Local Government Finance has reviewed the information and data you originally submitted for the Spencer County 2007 ratio study as well as the supplemental information. The Department hereby approves the ratio study results based on the study presented without verifying the actual data in order to allow the preparation and delivery of the real property list to the County Auditor pursuant to IC 6-1.1-5-14.

Further studies may be warranted in order to ensure that the annual adjustment process was followed. Additionally, we would encourage you to use all possible sales, which lend greater validity to the sales ratio study.

In conjunction with our Data Analysis section, please continue to ensure your sales disclosure file database is compliant. For assessment year 2008, your 2006 and 2007 sales disclosure data files must be compliant with the rules of the DLGF before we will process the 2008 ratio study.

If you have any questions or concerns, please feel free to contact Barry Wood, the Assessment Division Director, at (317) 232-3762 or by e-mail at Bwood@dlgf.in.gov.

Sincerely,

Cheryl A.W. Musgrave
Commissioner

cc: Barry Wood, Assessment Director

Sara J Arnold
Spencer County Assessor
Courthouse 200 Main, Rockport, IN 47635
(812) 649-6012 assessor@psci.net

December 21, 2007

Commissioner Cheryl A Musgrave
Department of Local Government Finance
100 N Senate Ave, N1058B
Indianapolis, IN 46204

RE: 2007 SPENCER COUNTY TRENDING

Dear Commissioner Musgrave,

The processes Spencer County used for adjusting property values for 2007 is as follows:

GENERAL INFORMATION

Spencer County is the 72nd smallest county in the state. The county is made up of 9 townships. The three largest are Carter, Clay and Ohio. Population is scattered with no real population center. The county seat of Rockport and the Town of Santa Claus are the two most populated incorporated towns. The Town of Santa Claus covers a portion of both Clay and Carter Townships. It is the most active area for residential sales. However, the increase in home prices in Christmas Lake Village (in SC Clay) has been minimal. Increases in the Holiday Village area (in SC Carter) have been the highest in the county. The residential housing market has been relatively flat throughout most of the remaining part of the county. Parts of Luce Township have seen zero growth in recent years according to local appraisers.

With the exception of the Santa Claus area, most of the commercial sector has seen very little activity or growth. The main street areas of Rockport, Chrisney, Grandview, Gentryville, and Richland are all very depressed. The primary factor currently affecting the commercial sector is the relocation and construction of a new four lane US 231 corridor. This major road project stretches the county north to south from the William Natcher Bridge to Interstate 64. There is little new growth as a result of the project since the roadway is not complete and there is only limited access at the present time. Holiday World/Splashin' Safari , with its over one million guests, helps boost the growth of commercial properties in the Santa Claus area.

The industrial sector has been relatively static. The county's two largest facilities, AK Steel and the I & M power plant, have remained relatively unchanged since their

construction. There has been some limited expansion among the smaller facilities in the county.

Commercial

In the towns of Rockport and Santa Claus, a large enough sample of improved commercial sales was available to develop a trending factor. Applying this trend factor to the improved parcels yielded an increase in almost all parcels. A majority of commercial parcels in both taxing units were increased during the 2006 trending project. In all of the remaining taxing districts the number of improved sales was limited. In those districts a cost index was derived from *Marshal and Swift* was manually over-ridden into the county's Proval software system and batch recalculation of commercial and industrial properties were carried out.

The cost index was developed from reviewing four different time-adjusted indexes in the *Marshall and Swift* manual. The index arrived at was 1.33 (133%). After the commercial and industrial recalculation was carried out, new depreciation figures were applied using January 1, 2006 as the new effective date to determine depreciation instead of the prior January 1, 1999 date. The market data was used to help determine obsolescence depreciation if needed.

As part of the review of commercial property, the county's appraisal vendor carried out field inspections and complete reassessments of 50% of the improved commercial and industrial parcels located throughout the county. These reworks were exterior and interior inspections of each parcel and complete computer updates.

Commercial Land

The number of land sales in the county is limited, and will remain so until the new US 231 highway is opened. In order to help verify or revise existing land rates a local appraiser was consulted to assist in updating the rates. Some rates were increased significantly including some that were raised in 2006.

Residential

All sales disclosures for residential properties are initially verified in the office phase of review. For those parcels where the sale price and assessed value differ by more than 20% a field inspection is carried out by the county's appraisal vendor. These inspections often result in finding renovated, omitted, or removed improvements. Discussion with the property owner onsite often yields new information about the financing or family relationships which do not always appear on the disclosures.

Sales prices throughout the county showed modest increases in 2006. The number of foreclosures was higher that in the past and created additional work during the verification process. Significant changes were made to the residential parcels during the 2006 trending project, but most of the changes for 2007 were relatively modest.

Income Producing Properties

Spencer County has a very small number of multi-family housing apartments. Most are either low-income or elderly housing. These apartments include 151 rural housing projects. The county has obtained income and expense data from the majority of these properties. A majority of the multi-family apartment property assessments were appealed either after the 2002 reassessment or 2006 trending. The process of comparing the capitalized net income to the assessed valuations has been an ongoing activity since the 2002 revaluation. The county is currently in the process of gathering rental data from residential rentals to develop GRM's and then compare the GRM derived values against the current assessed values.

Other Data Sources

The county has actively utilized any data that can be obtained from MLS data. The data is primarily on-line listing fact sheets as comparison of value and used to obtain construction data on both residential and commercial property. During the 2006 and 2007 trending projects approximately 200 parcels were adjusted as a result of information gathered from MLS data. The county uses this data in an ongoing basis and the data is not limited to just trending.

In 2007 Spencer County retained the services of tax attorney Marilyn Meighen and commercial appraiser Gene Stuard to assist in defending the 2002 reassessment of the Kimball International plant. Kimball had also appealed the assessment every year thereafter. The professional appraiser determined the plants value very close to the county's assessed value. Kimball withdrew all appeals just days before it was scheduled to be heard before the IBTR. We would not hesitate again to hire outside consultants to assist us in defending assessments.

The Spencer County PTABOA also utilizes the services of Ron Magnus Appraisals. Ron is a member of our PTABOA board. He has extensive knowledge of all residential, commercial and industrial properties in Spencer County. He routinely advises the county on land and improved valuations throughout the county.

Do not hesitate to contact me if you have any questions.

Sincerely

Sara J Arnold
Spencer County Assessor

SPENCER COUNTY ASSESSMENT RATIO STUDY FOR 2007 TRENDING

Township: Carter

PROPERTY TYPE	PARCEL #	2006 LAND AV	2006 IMP. AV	2006 TOTAL AV	2007 LAND AV	2007 IMP AV	2007 TOTAL AV	DATE OF SALE	SALE PRICE	ADJUSTED SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Improved Residential	011-180-00001700	$7,200	$73,000	$80,200	$7,800	$73,000	$80,800	Sep-04	$82,300	$85,200	1	North Spencer	7385	011	74-002	good	c+1	1106	510	0.948	0.968	0.020
	011-020-00002630	$7,900	$46,700	$54,600	$8,600	$46,700	$55,300	Jun-05	$51,500	$51,500	1	North Spencer	7385	011	74-002	average	c-1	1106	510	1.074	0.968	0.106
	011-220-00000605	$8,000	$61,600	$69,600	$8,700	$61,600	$70,300	Dec-04	$76,250	$78,230	1	North Spencer	7385	011	74-002	average	c-1	1106	510	0.899	0.968	0.070
	011-220-00000025	$12,000	$78,200	$90,200	$12,300	$78,200	$90,500	Apr-05	$99,900	$99,900	1	North Spencer	7385	011	74-002	average	c+1	1108	510	0.906	0.968	0.062
	011-170-000001028	$12,000	$94,200	$106,200	$12,300	$94,200	$106,500	Sep-04	$101,500	$104,000	1	North Spencer	7385	011	74-002	average	c	1108	510	1.024	0.968	0.056
	011-070-00001500	$3,900	$43,500	$47,400	$4,100	$43,900	$48,000	Dec-04	$55,000	$56,380	1	North Spencer	7385	011	74-002	good	c-1	1105	510	0.851	0.968	0.117
	011-130-00000500	$10,100	$65,700	$75,800	$11,000	$65,700	$76,700	Oct-04	$82,500	$84,750	1	North Spencer	7385	011	74-002	good	c	1106	510	0.905	0.968	0.063
	010-110-00002750	$6,600	$24,400	$31,000	$6,600	$24,400	$31,000	May-05	$30,000	$30,000	1	North Spencer	7385	010	74-001	average	d+2	1010	541	1.033	0.968	0.065
	011-020-00004390	$8,600	$52,400	$61,000	$9,400	$52,900	$62,300	May-05	$65,000	$65,000	1	North Spencer	7385	011	74-002	good	c-1	1116	511	0.958	0.968	0.010
	011-040-00001550	$4,600	$101,300	$105,900	$5,000	$102,300	$107,300	Sep-05	$107,000	$107,000	1	North Spencer	7385	011	74-002	good	c+2	1116	511	1.003	0.968	0.035
	011-030-00003001	$6,100	$42,700	$48,800	$6,600	$43,100	$49,700	Jul-04	$47,500	$49,190	1	North Spencer	7385	011	74-002	average	d+1	1116	511	1.010	0.968	0.042
	010-230-00000950	$22,900	$103,900	$126,800	$23,500	$105,000	$128,500	Oct-05	$142,000	$142,000	1	North Spencer	7385	010	74-001	average	c	1010	511	0.905	0.968	0.063
	011-190-00000950	$5,800	$60,200	$66,000	$5,800	$63,800	$69,600	Dec-05	$76,000	$76,000	1	North Spencer	7385	011	74-002	good	c	1113	510	0.916	0.968	0.052
	010-040-00000810	$6,400	$68,100	$74,500	$6,500	$68,800	$75,300	Oct-04	$60,400	$62,200	1	North Spencer	7385	010	74-001	fair	c+1	1010	511	1.211	0.968	0.242
	010-130-00001500	$9,600	$105,900	$115,500	$9,600	$105,900	$115,500	Sep-04	$100,000	$103,110	1	North Spencer	7385	010	74-001	average	c+2	1010	511	1.120	0.968	0.152
	011-130-00000680	$5,900	$51,000	$56,900	$5,900	$51,000	$56,900	Jan-05	$68,000	$68,000	1	North Spencer	7385	011	74-002	average	c-2	1111	510	0.837	0.968	0.131
	011-180-00000370	$2,300	$53,500	$55,800	$2,700	$54,100	$56,800	Jun-05	$62,000	$62,000	1	North Spencer	7385	011	74-002	good	d+2	1103	510	0.916	0.968	0.052
	011-200-00000070/ 011-200-77000000	$19,200	$79,200	$98,400	$19,200	$79,200	$98,400	Apr-05	$101,000	$101,000	1	North Spencer	7385	011	74-002	average	c+2	1110	510/500	0.974	0.968	0.006
	011-110-00000721	$2,300	$32,300	$34,600	$2,700	$32,600	$35,300	Aug-05	$37,500	$37,500	1	North Spencer	7385	011	74-002	average	d+1	1103	510	0.941	0.968	0.027
	012-080-00000950	$8,100	$127,200	$135,300	$8,300	$128,500	$136,800	Sep-04	$129,900	$133,680	1	North Spencer	7385	012	74-003	average	c+1	1202	510	1.023	0.968	0.055
	012-070-00001425	$6,900	$83,700	$90,600	$7,200	$84,500	$91,700	Jan-05	$85,500	$85,500	1	North Spencer	7385	012	74-003	average	c	1202	510	1.073	0.968	0.104
	011-080-00000050	$8,400	$52,400	$60,800	$9,100	$54,300	$63,400	Oct-04	$70,000	$72,110	1	North Spencer	7385	011	74-002	good	c-1	1116	511	0.879	0.968	0.089
	011-190-00000306	$6,400	$118,800	$125,200	$7,000	$119,900	$126,900	Dec-04	$125,000	$128,130	1	North Spencer	7385	011	74-002	average	c+1	1116	511	0.990	0.968	0.022
	012-020-00001400	$6,900	$90,300	$97,200	$7,200	$91,300	$98,500	Apr-05	$103,000	$103,000	1	North Spencer	7385	012	74-003	average	c+1	1202	510	0.956	0.968	0.012
	012-060-00000500	$11,200	$107,900	$119,100	$11,600	$109,000	$120,600	Oct-05	$130,000	$130,000	1	North Spencer	7385	012	74-003	average	c+2	1202	510	0.928	0.968	0.041
	011-004-32000000/ 011-005-68000000	$14,400	$64,000	$78,400	$15,100	$64,600	$79,700	Oct-04	$69,000	$71,080	1	North Spencer	7385	011	74-002	average	c-1	1116	511/500	1.121	0.968	0.153
	010-110-00002851	$6,600	$102,100	$108,700	$6,800	$103,100	$109,900	May-05	$100,940	$100,940	1	North Spencer	7385	010	74-001	average	c+2	1010	511	1.089	0.968	0.121
	011-030-00000450	$4,300	$74,500	$78,800	$4,700	$75,200	$79,900	Dec-04	$88,000	$90,210	1	North Spencer	7385	011	74-002	good	c	1116	511	0.886	0.968	0.082
	011-030-00000043	$6,200	$36,800	$43,000	$6,700	$37,200	$43,900	Apr-05	$46,500	$46,500	1	North Spencer	7385	011	74-002	average	d+2	1116	511	0.944	0.968	0.024
	011-060-00000100	$6,700	$58,300	$65,000	$6,700	$58,300	$65,000	May-05	$67,500	$67,500	1	North Spencer	7385	011	74-002	average	c-1	1121	510	0.963	0.968	0.005
	010-070-00002501/ 010-070-00002500	$8,500	$51,000	$59,500	$8,500	$51,000	$59,500	Apr-05	$68,900	$68,900	1	North Spencer	7385	010	74-001	average	c-1	1015	510	0.864	0.968	0.105
	012-080-00000260	$6,100	$56,900	$63,000	$6,900	$58,600	$65,500	May-05	$65,000	$65,000	1	North Spencer	7385	012	74-003	average	c	1201	510	1.008	0.968	0.039
	012-160-00002100	$6,400	$54,100	$60,500	$7,200	$59,800	$67,000	Jan-05	$65,000	$65,000	1	North Spencer	7385	012	74-003	average	c	1201	510	1.031	0.968	0.063
	011-190-00004851	$10,400	$62,900	$73,300	$10,400	$62,900	$73,300	Dec-05	$72,500	$72,500	1	North Spencer	7385	011	74-002	average	c	1112	540	1.011	0.968	0.043
	011-170-00001011	$12,000	$80,100	$92,100	$12,300	$80,100	$92,400	Oct-04	$83,000	$85,500	1	North Spencer	7385	011	74-002	average	c	1108	510	1.081	0.968	0.113
	011-190-00005831	$8,700	$62,300	$71,000	$8,700	$62,300	$71,000	Dec-04	$65,000	$66,630	1	North Spencer	7385	011	74-002	average	b	1112	540	1.066	0.968	0.097
	012-070-00000500	$11,300	$87,500	$98,800	$11,800	$88,400	$100,200	Jun-05	$102,000	$102,000	1	North Spencer	7385	012	74-003	good	c+1	1202	510	0.982	0.968	0.014
	011-190-00000050/ 011-080-00000081	$17,700	$210,200	$227,900	$19,200	$201,100	$220,300	Sep-05	$212,500	$212,500	1	North Spencer	7385	011	74-002	average	c	1116	520/521	1.037	0.968	0.069
	012-010-00000975	$14,300	$12,000	$26,300	$15,600	$12,200	$27,800	Jan-05	$25,000	$25,000	1	North Spencer	7385	012	74-003	average	D+2	1205	541	1.112	0.968	0.144
	012-030-00000900	$6,200	$56,300	$62,500	$6,900	$58,000	$64,900	Dec-04	$72,000	$73,810	1	North Spencer	7385	012	74-003	good	c	1201	510	0.879	0.968	0.089
	011-190-00000500	$7,300	$41,500	$48,800	$7,600	$41,900	$49,500	Dec-04	$54,600	$55,970	1	North Spencer	7385	011	74-002	good	b	1105	540	0.884	0.968	0.084
	011-180-00000415	$8,600	$70,700	$79,300	$9,400	$71,400	$80,800	Oct-04	$84,000	$86,530	1	North Spencer	7385	011	74-002	average	b	1116	510	0.934	0.968	0.034
	010-130-00000906	$14,800	$97,400	$112,200	$15,100	$98,400	$113,500	May-05	$125,151	$125,151	1	North Spencer	7385	010	74-001	average	c+2	1010	511	0.907	0.968	0.061
	011-040-00000310/ 011-040-00001311	$7,900	$94,300	$102,200	$8,600	$97,600	$106,200	Oct-05	$119,500	$119,500	1	North Spencer	7385	011	74-002	average	c	1116	511	0.889	0.968	0.079

	011-230-00003215/ 011-070-00000570	$21,900	$223,600	$245,500	$23,800	$215,800	$239,600	Jun-05	$215,000	$215,000	1	North Spencer	7385	011	74-002	good	c+1	1116	511/501	1.114	0.968	0.146
	011-070-00000510	$5,000	$45,500	$50,500	$5,800	$45,500	$51,300	Aug-05	$50,500	$50,500	1	North Spencer	7385	011	74-002	good	c-1	1107	510	1.016	0.968	0.048
	010-130-00000909	$12,800	$125,000	$137,800	$12,800	$125,000	$137,800	Oct-05	$140,500	$140,500	1	North Spencer	7385	010	74-001	average	c+2	1010	510	0.981	0.968	0.013
	012-000-27000000	$7,200	$88,600	$95,800	$7,500	$89,500	$97,000	Oct-05	$103,000	$103,000	1	North Spencer	7385	012	74-003	average	c+1	1202	510	0.942	0.968	0.026
	011-180-00000575	$4,600	$50,300	$54,900	$5,000	$50,900	$55,900	Dec-05	$55,000	$55,000	1	North Spencer	7385	011	74-002	average	c-1	1116	511	1.016	0.968	0.048
	010-000-38000000/ 010-190-00007710/ 010-190-00007700	$15,800	$91,900	$107,700	$15,800	$91,900	$107,700	Oct-05	$119,000	$119,000	1	North Spencer	7385	010	74-001	average	c+1	1010	511/501	0.905	0.968	0.063
	010-008-44000000	$5,300	$84,700	$90,000	$5,400	$85,600	$91,000	Nov-05	$94,200	$94,200	1	North Spencer	7385	010	74-001	good	c+2	1010	511	0.966	0.968	0.002
	012-230-00001830	$6,400	$110,400	$116,800	$7,000	$112,700	$119,700	Sep-05	$125,000	$125,000	1	North Spencer	7385	012	74-003	average	b-1	1205	511	0.958	0.968	0.011
	010-130-00000470	$6,600	$36,900	$43,500	$6,800	$37,200	$44,000	Sep-05	$45,000	$45,000	1	North Spencer	7385	010	74-001	good	b	1010	541	0.978	0.968	0.010
	011-040-00001000	$5,500	$105,000	$110,500	$6,800	$100,100	$106,100	Nov-05	$96,000	$96,000	1	North Spencer	7385	011	74-002	average	c-1	1116	511	1.105	0.968	0.137
	010-130-00000915	$15,100	$110,700	$125,800	$15,500	$111,900	$127,400	Aug-05	$135,000	$135,000	1	North Spencer	7385	010	74-001	average	c+2	1010	511	0.944	0.968	0.024
	010-180-00001800	$7,200	$101,300	$108,500	$7,400	$102,400	$109,800	May-05	$90,023	$90,023	1	North Spencer	7385	010	74-001	average	c+2	1010	511	1.220	0.968	0.251
	010-130-00000916	$15,500	$148,600	$164,100	$15,900	$150,100	$166,000	Oct-04	$174,867	$180,130	1	North Spencer	7385	010	74-001	average	c+1	1010	511	0.922	0.968	0.047
	012-200-00001800	$7,100	$121,700	$128,800	$7,400	$122,900	$130,300	Apr-06	$134,340	$134,340	1	North Spencer	7385	012	74-003	average	c+1	1202	510	0.970	0.968	0.002
	012-070-00001450	$6,700	$90,900	$97,600	$6,900	$91,900	$98,800	Jun-06	$109,500	$109,500	1	North Spencer	7385	012	74-003	average	c+1	1202	510	0.902	0.968	0.066
	012-070-00001450	$6,700	$90,900	$97,600	$6,900	$91,900	$98,800	Jun-06	$102,900	$102,900	1	North Spencer	7385	012	74-003	average	c+1	1202	510	0.960	0.968	0.008
	011-170-00001017	$12,000	$78,900	$90,900	$12,300	$78,900	$91,200	Apr-06	$82,000	$82,000	1	North Spencer	7385	011	74-002	average	c	1108	510	1.112	0.968	0.144
	012-120-00000450	$6,700	$86,300	$93,000	$7,500	$88,900	$96,400	Dec-06	$103,000	$103,000	1	North Spencer	7385	012	74-003	average	c	1201	510	0.936	0.968	0.032
	012-002-84000000	$6,500	$128,700	$135,200	$7,300	$132,700	$140,000	Oct-06	$145,500	$145,500	1	North Spencer	7385	012	74-003	average	c+2	1201	510	0.962	0.968	0.006
	011-120-00000480	$4,600	$63,800	$68,400	$5,100	$63,800	$68,900	Jan-06	$65,000	$65,000	1	North Spencer	7385	011	74-002	fair	c	1102	510	1.060	0.968	0.092
	011-110-00002000	$6,900	$55,700	$62,600	$7,500	$56,200	$63,700	Oct-06	$64,000	$64,000	1	North Spencer	7385	011	74-002	average	c	1116	511	0.995	0.968	0.027
	011-060-00000500	$4,700	$68,700	$73,400	$5,100	$69,300	$74,400	Jul-06	$77,000	$77,000	1	North Spencer	7385	011	74-002	average	c	1116	511	0.966	0.968	0.002
	011-020-00002625	$5,300	$83,600	$88,900	$5,800	$84,400	$90,200	Dec-06	$83,500	$83,500	1	North Spencer	7385	011	74-002	average	c	1116	511	1.080	0.968	0.112
	011-160-00000350	$5,900	$67,200	$73,100	$6,400	$67,800	$74,200	May-06	$65,000	$65,000	1	North Spencer	7385	011	74-002	average	c	1116	511	1.142	0.968	0.173
	011-180-00000575	$4,600	$53,000	$54,900	$5,000	$50,900	$55,900	Jan-06	$55,000	$55,000	1	North Spencer	7385	011	74-002	average	c-1	1116	511	1.016	0.968	0.048
	011-020-00002500/ 011-000-35000000/ 011-160-00000300/ 011-160-00000301/ 011-160-00000302	$14,800	$89,800	$104,600	$16,100	$90,100	$106,200	Mar-06	$110,000	$110,000	1	North Spencer	7385	011	74-002	average	d	1116	511/501/510/5 10/510	0.965	0.968	0.003
	011-230-00000390	$4,600	$33,100	$37,700	$5,000	$3,700	$8,700	Oct-06	$10,000	$10,000	1	North Spencer	7385	011	74-002	very poor	d-1	1116	511	0.870	0.968	0.098
	011-200-00001990	$5,300	$103,700	$109,000	$5,800	$108,600	$114,400	May-06	$120,000	$120,000	1	North Spencer	7385	011	74-002	good	c+1	1116	511	0.953	0.968	0.015
	011-040-00001000	$5,500	$104,400	$109,900	$6,000	$105,400	$111,400	Jan-06	$96,000	$96,000	1	North Spencer	7385	011	74-002	average	c-1	1116	521	1.160	0.968	0.192
	012-030-00000175	$9,200	$78,600	$87,800	$10,200	$80,900	$91,100	May-06	$75,000	$75,000	1	North Spencer	7385	011	74-002	average	c	1201	510	1.215	0.968	0.246
	012-130-00000380	$6,000	$58,900	$64,900	$6,700	$62,200	$68,900	Dec-06	$77,000	$77,000	1	North Spencer	7385	011	74-002	good	c	1201	510	0.895	0.968	0.073
	010-180-00001700	$17,600	$143,500	$161,100	$18,000	$145,100	$163,100	Sep-06	$152,473	$152,473	1	North Spencer	7385	011	74-002	average	c+1	1010	511	1.070	0.968	0.101
	010-180-00001700	$17,600	$143,500	$161,100	$18,000	$145,100	$163,100	Sep-06	$163,000	$163,000	1	North Spencer	7385	011	74-002	average	c+1	1010	511	1.001	0.968	0.032
	010-190-00001520	$4,300	$77,000	$81,300	$4,400	$77,800	$82,200	Aug-05	$87,000	$87,000	1	North Spencer	7385	011	74-002	average	c+1	1010	511	0.945	0.968	0.023
	010-190-00001520	$4,300	$77,000	$81,300	$4,400	$77,800	$82,200	Feb-06	$71,000	$71,000	1	North Spencer	7385	011	74-002	average	c+1	1010	511	1.158	0.968	0.190
	010-190-00001520	$4,300	$77,000	$81,300	$4,400	$77,800	$82,200	Jul-06	$84,900	$84,900	1	North Spencer	7385	011	74-002	average	c+1	1010	511	0.968	0.968	0.000
	010-050-00000951/ 010-050-00000950	$3,800	$71,300	$75,100	$4,000	$72,000	$76,000	Feb-04	$78,900	$82,490	1	North Spencer	7385	011	74-002	average	c-1	1010	511	0.921	0.968	0.047
	010-050-00000951/ 010-050-00000950	$3,800	$71,300	$75,100	$4,000	$72,000	$76,000	Jun-06	$78,000	$78,000	1	North Spencer	7385	011	74-002	average	c-1	1010	511	0.974	0.968	0.006
	010-180-00001800	$7,200	$101,300	$108,500	$7,400	$102,400	$109,800	May-06	$125,000	$125,000	1	North Spencer	7385	011	74-002	average	c+2	1010	511	0.878	0.968	0.090
	010-120-00001010	$8,100	$68,200	$76,300	$8,300	$103,400	$111,700	May-06	$97,000	$97,000	1	North Spencer	7385	011	74-002	average	b	1010	541	1.152	0.968	0.183
	011-140-00000300	$5,200	$43,400	$48,600	$5,700	$45,000	$50,700	Sep-05	$62,500	$62,500	1	North Spencer	7385	011	74-002	good	c-1	1116	511	0.811	0.968	0.157
	011-200-00001976	$9,600	$19,700	$29,300	$10,500	$4,600	$15,100	Dec-06	$12,000	$12,000	1	North Spencer	7385	011	74-002	very poor	c+2	1116	511	1.258	0.968	0.290
	010-130-00000908	$16,400	$0	$16,400	$16,800	$112,200	$129,000	Oct-05	$146,500	$146,500	1	North Spencer	7385	010	74-001	average	c+2	1010	511	0.881	0.968	0.088
	010-040-00000810	$6,400	$68,100	$74,500	$6,500	$68,800	$75,300	Nov-06	$67,000	$67,000	1	North Spencer	7385	010	74-001	fair	c+1	1010	511	1.124	0.968	0.156
	010-130-00000919	$2,900	$0	$2,900	$16,200	$167,500	$183,700	Feb-05	$160,000	$160,000	1	North Spencer	7385	010	74-001	average	c	1010	510	1.148	0.968	0.180
	012-080-00001101/ 012-080-00001100/ 012-002-86000000	$18,800	$104,100	$122,900	$21,200	$107,300	$128,500	Mar-05	$123,250	$123,250	1	North Spencer	7385	012	74-003	good	c+1	1201	500/510/500	1.043	0.968	0.074
	011-040-00000950	$5,000	$34,000	$39,000	$5,000	$43,900	$48,900	Oct-05	$56,000	$56,000	1	North Spencer	7385	011	74-002	good	c-1	1109	510	0.873	0.968	0.095
	010-230-00000100	$5,700	$76,200	$81,900	$5,700	$67,800	$73,500	Jun-06	$68,560	$68,560	1	North Spencer	7385	010	47-001	fair	b-1	1015	511	1.072	0.968	0.104
	012-040-00001200	$6,700	$102,500	$109,200	$6,900	$119,300	$126,200	Sep-06	$142,000	$142,000	1	North Spencer	7385	012	47-003	average	c+2	1202	510	0.889	0.968	0.079
	010-190-00002351/ 010-003-60000000	$13,000	$32,600	$45,600	$13,000	$32,600	$45,600	Sep-06	$50,000	$50,000	1	North Spencer	7385	012	47-003	average	c	1015	500/540	0.912	0.968	0.056
	010-230-00000340/ 010-230-00000341	$7,700	$36,600	$43,800	$8,500	$57,500	$66,000	May-06	$62,500	$62,500	1	North Spencer	7385	012	47-003	good	c-1	1016	510/500	1.056	0.968	0.088
	010-200-00000300	$3,300	$37,200	$40,500	$4,000	$41,200	$45,200	Jul-06	$55,000	$55,000	1	North Spencer	7385	012	47-003	average	d+2	1010	511	0.822	0.968	0.146
	010-050-00000100	$19,000	$79,000	$98,000	$20,700	$133,200	$153,900	Jun-06	$165,000	$165,000	1	North Spencer	7385	012	47-003	good	c+2	1010	511	0.933	0.968	0.035
		2006 TOTAL ASSMNT OF LAND	2006 TOTAL ASSMNT OF IMP.	2006 TOTAL ASSESSED VALUE	2007 TOTAL ASSMNT OF LAND	2007 TOTAL ASSMNT OF IMP	2007 TOTAL ASSESSED VALUE		TOTAL OF ALL SALE PRICES	TOTAL ADJUSTED SALE PRICE		MEAN	MEDIAN	COD	PRD (price related differential)			WEIGHTED MEAN		TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS		$830,400	$7,434,900	$8,262,100	$889,000	$7,859,400	$8,747,600		$8,800,254	$8,849,867		99.05%	96.82%	7.99	100.21%			0.99		96.083	7.502	0.077
	Number of Sales	97																				
	All 2002 Sales removed from Analysis; Removed all 2003 sales from Jan-June, Removed July-August 2003 sales 10-25-06																					
	All 2003 Sales removed from Analysis, July 2007																					
	*Time adjusted 2004 sales using 2.5% growth rate.																					
	*Removed Jan-May 2004 Sales 10/2007																					
	*1/2008 removed June of 2004 sales																					

SPENCER COUNTY ASSESSMENT RATIO STUDY FOR 2007 TRENDING

Township: Carter

PROPERTY TYPE	PARCEL #	2006 LAND AV	2007 LAND AV	2007 TOTAL AV	DATE OF SALE	SALE PRICE	ADJUSTED SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Residential	011-170-00001027	$12,000	$12,300	$12,300	Nov-03	$12,000	$12,630	1	North Spencer	7385	011	74-002	1108	500	0.974	1.000	0.026
Vacant	010-030-00000175	$1,000	$1,000	$1,000	Oct-03	$1,000	$1,070	1	North Spencer	7385	010	74-001	1010	501	0.935	1.000	0.065
	012-070-00000500	$11,300	$11,800	$11,800	Nov-04	$11,120	$11,420	1	North Spencer	7385	012	74-003	1202	500	1.033	1.000	0.033
	012-050-00001600	$12,200	$13,700	$13,700	Aug-03	$13,000	$13,800	1	North Spencer	7385	012	74-003	1202	500	0.993	1.000	0.007
	012-080-00000200	$5,400	$5,600	$5,600	Jul-04	$5,600	$5,800	1	North Spencer	7385	012	74-003	1202	500	0.966	1.000	0.034
	012-130-00000700	$6,100	$6,400	$6,400	Sep-03	$6,600	$6,970	1	North Spencer	7385	012	74-003	1202	500	0.918	1.000	0.082
	012-190-00001500	$6,100	$6,400	$6,400	Sep-03	$6,500	$6,860	1	North Spencer	7385	012	74-003	1202	500	0.933	1.000	0.067
	012-000-27000000	$5,600	$5,900	$5,900	Jun-05	$5,800	$5,800	1	North Spencer	7385	012	74-003	1202	500	1.017	1.000	0.017
	012-030-00002200	$6,300	$6,600	$6,600	May-03	$6,500	$6,920	1	North Spencer	7385	012	74-003	1202	500	0.954	1.000	0.046
	012-080-00000072	$6,100	$6,400	$6,400	Oct-04	$6,000	$6,170	1	North Spencer	7385	012	74-003	1202	500	1.037	1.000	0.037
	012-040-00001000	$10,000	$10,500	$10,500	Sep-03	$10,000	$10,560	1	North Spencer	7385	012	74-003	1202	500	0.994	1.000	0.006
	012-110-00002321/ 012-190-00001906	$11,200	$13,100	$13,100	Sep-04	$10,500	$10,810	1	North Spencer	7385	012	74-003	1202	500/500	1.212	1.000	0.212
	011-110-00000991	$1,700	$1,800	$1,800	Aug-04	$2,000	$2,050	1	North Spencer	7385	011	74-002	1116	501	0.878	1.000	0.122
	012-060-00000500	$11,200	$11,600	$11,600	Apr-04	$10,850	$11,210	1	North Spencer	7385	012	74-003	1202	500	1.035	1.000	0.035
	010-140-00000475	$11,500	$11,800	$11,800	Apr-03	$10,800	$11,600	1	North Spencer	7385	010	74-001	1010	500	1.017	1.000	0.017
	012-230-00000600	$5,100	$5,500	$5,500	Nov-05	$4,500	$4,500	1	North Spencer	7385	012	74-003	1202	500	1.222	1.000	0.222
	012-120-00000703	$9,000	$9,400	$9,400	Apr-04	$8,500	$8,890	1	North Spencer	7385	012	74-003	1202	500	1.057	1.000	0.057
	012-004-88000000	$4,200	$4,000	$4,000	Sep-03	$3,500	$3,700	1	North Spencer	7385	012	74-003	1201	500	1.081	1.000	0.081
	012-180-00004850	$4,800	$4,200	$4,200	Jul-04	$4,100	$4,250	1	North Spencer	7385	012	74-003	1201	500	0.988	1.000	0.012
	012-004-66000000	$4,000	$4,000	$4,000	Jun-05	$3,800	$3,800	1	North Spencer	7385	012	74-003	1201	500	1.053	1.000	0.053
	011-006-30000000/ 011-006-34000000	$12,600	$12,600	$12,600	Jul-05	$10,500	$10,500	1	North Spencer	7385	011	74-002	1112	500	1.200	1.000	0.200
	012-190-00003750	$5,500	$5,500	$5,500	Dec-03	$6,000	$6,310	1	North Spencer	7385	012	74-003	1203	500	0.872	1.000	0.128
	012-003-37000000	$4,800	$5,200	$5,200	Nov-04	$4,000	$4,110	1	North Spencer	7385	012	74-003	1202	500	1.265	1.000	0.265
	011-008-07000000	$600	$500	$500	Mar-05	$500	$500	1	North Spencer	7385	011	74-002	1104	500	1.000	1.000	0.000
	011-020-00002105	$6,300	$6,900	$6,900	Jul-05	$7,000	$7,000	1	North Spencer	7385	011	74-002	1116	511	0.986	1.000	0.014
	012-100-00000600	$5,800	$6,000	$6,000	Oct-05	$6,000	$6,000	1	North Spencer	7385	012	74-002	1202	500	1.000	1.000	0.000
	012-050-00002000	$4,000	$4,200	$4,200	Jun-04	$3,000	$3,100	1	North Spencer	7385	012	74-003	1202	500	1.355	1.000	0.355
	012-080-00000010	$3,300	$3,600	$3,600	Jan-04	$3,000	$3,160	1	North Spencer	7385	012	74-003	1202	500	1.139	1.000	0.139
	012-003-50000000	$8,600	$9,000	$9,000	Mar-05	$10,000	$10,000	1	North Spencer	7385	012	74-003	1202	500	0.900	1.000	0.100
	012-110-00002323	$3,700	$3,700	$3,700	Jul-05	$3,200	$3,200	1	North Spencer	7385	012	74-003	1202	500	1.156	1.000	0.156
	011-120-00001705	$5,900	$6,500	$6,500	Jul-04	$6,500	$6,740	1	North Spencer	7385	011	74-002	1116	501	0.964	1.000	0.036
	012-120-00000701	$4,800	$5,100	$5,100	Sep-06	$5,000	$5,000	1	North Spencer	7385	012	74-003	1201	500	1.020	1.000	0.020
	012-180-00004850	$4,800	$4,200	$4,200	Apr-06	$3,800	$3,800	1	North Spencer	7385	012	74-003	1201	500	1.105	1.000	0.105
	012-080-00001101	$4,500	$4,800	$4,800	Feb-04	$6,000	$6,270	1	North Spencer	7385	012	74-003	1201	500	0.766	1.000	0.234
	012-002-86000000	$4,700	$5,700	$5,700	Feb-04	$6,000	$6,270	1	North Spencer	7385	012	74-003	1201	500	0.909	1.000	0.091
	011-190-00000935	$1,400	$900	$900	May-05	$800	$800	1	North Spencer	7385	011	74-003	1112	500	1.125	1.000	0.125
	011-070-00002200/ 011-070-00002210	$16,000	$18,500	$18,500	Mar-04	$22,000	$22,890	1	North Spencer	7385	011	74-003	1112	500/500	0.808	1.000	0.192
	010-160-00000801	$5,200	$8,500	$8,500	Dec-05	$9,700	$9,700	1	North Spencer	7385	010	74-003	1010	501	0.876	1.000	0.124
	010-130-00015000	$8,300	$12,800	$12,800	Jun-04	$13,750	$14,300	1	North Spencer	7385	010	74-003	1010	*511	0.895	1.000	0.105
	012-150-00000600	$4,900	$4,900	$4,900	Nov-06	$4,500	$4,500	1	North Spencer	7385	012	74-003	1202	500	1.089	1.000	0.089
	012-020-00002700	$6,000	$5,300	$5,300	Sep-06	$5,000	$5,000	1	North Spencer	7385	012	74-003	1202	500	1.060	1.000	0.060
	012-050-00001600	$12,200	$13,700	$13,700	Jul-06	$15,000	$15,000	1	North Spencer	7385	012	74-003	1202	500	0.913	1.000	0.087

		2006 TOTAL ASSMNT OF LAND	2007 TOTAL ASSMNT OF LAND	2007 TOTAL ASSESSED VALUE		TOTAL OF ALL SALE PRICES	TOTAL ADJUSTED SALE PRICE		MEAN	MEDIAN	COD	PRD (price related differential)	WEIGHTED MEAN		TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS		$278,700	$300,100	$300,100		$293,920	$302,960		101.67%	100.00%	9.19	102.64%	0.99		42.701	3.858	0.092
	Number of Sales	42															

*Time adjusted 2003 and 2004 sales using 2.5% growth rate

*11/2007 Removed all 2002 Sales from list

SPENCER COUNTY ASSESSMENT RATIO STUDY FOR 2006 TRENDING

Township: Carter

PROPERTY TYPE	PARCEL #	2006 LAND AV	2006 IMP. AV	2006 TOTAL AV	2007 LAND AV	2007 IMP. AV	2007 TOTAL AV	DATE OF SALE	SALE PRICE	ADJUSTED SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Improved	010-040-00001600	$4,700	$22,300	$27,000	$5,800	$22,300	$28,100	Jul-05	$30,000	$30,000	1	North Spencer	7385	010	74-001	average	d+1	1011	499	0.937	1.022	0.086
Commercial	011-060-00000759	$6,700	$57,000	$63,700	$6,700	$62,500	$69,200	Aug-03	$65,000	$67,970	1	North Spencer	7385	011	74-002	fair	c-1	1120	499	1.018	1.022	0.004
	011-190-00000220	$2,800	$36,600	$39,400	$2,800	$34,300	$37,100	Dec-02	$40,000	$42,450	1	North Spencer	7385	011	74-002	average	c	1117	429	0.874	1.022	0.148
	011-190-00005790	$2,100	$20,000	$22,100	$2,100	$20,300	$22,400	Jun-05	$20,000	$20,000	1	North Spencer	7385	011	74-002	average	d+2	1117	447	1.120	1.022	0.098
	011-130-00000100	$8,100	$21,900	$30,000	$8,100	$25,600	$33,700	Mar-05	$29,500	$29,500	1	North Spencer	7385	011	74-002	average	d+1	1117	429	1.142	1.022	0.120
	011-100-00000040	$9,000	$188,500	$197,500	$9,500	$205,100	$214,600	May-06	$225,000	$225,000	1	North Spencer	7385	011	74-002	average	c	1120	401	0.954	1.022	0.068
	011-100-00000020	$8,200	$16,800	$25,000	$8,200	$19,400	$27,600	Dec-05	$27,000	$27,000	1	North Spencer	7385	011	74-002	fair	d-1	1120	499	1.022	1.022	0.000
	011-130-00001000	$20,900	$153,100	$174,000	$20,900	$161,000	$181,900	Jun-05	$150,000	$150,000	1	North Spencer	7385	011	74-002	average	c+1	1118	447	1.213	1.022	0.190
	011-190-00000220	$2,800	$36,600	$39,400	$2,800	$34,300	$37,100	Sep-06	$35,000	$35,000	1	North Spencer	7385	011	74-002	average	c-1	1117	429	1.060	1.022	0.038
	011-200-00001971	$8,100	$67,200	$75,300	$11,400	$62,600	$74,000	Sep-06	$62,500	$62,500	1	North Spencer	7385	011	74-002	average	c-1	1117	447	1.184	1.022	0.162
	010-080-00000200	$10,000	$31,200	$41,200	$12,500	$39,100	$51,600	Jul-07	$45,000	$43,670	1	North Spencer	7385	011	74-002	average	c	1011	447	1.182	1.022	0.159
	012-130-00002610	$7,400	$77,700	$85,100	$12,700	$81,700	$94,400	Mar-07	$110,000	$107,630	1	North Spencer	7385	012	74-003	average	d-1	1206	429	0.877	1.022	0.145
	012-200-00002420/ 012-200-00002425	$49,300	$414,400	$463,700	$51,800	$425,000	$476,800	Jul-07	$449,000	$435,910	1	North Spencer	7385	012	74-003	average	c+2	1206	447/400	1.094	1.022	0.072
	011-020-00000051	$4,900	$33,200	$38,100	$8,200	$56,200	$64,400	Apr-06	$67,000	$67,000	1	North Spencer	7385	011	74-002	average	C	1120	440	0.961	1.022	0.061
	012-190-00001000	$29,600	$98,500	$128,100	$31,700	$103,400	$135,100	Jun-04	$145,600	$150,000	1	North Spencer	7385	012	74-003	good	c+2	1206	431	0.901	1.022	0.122

		2006 TOTAL ASSMNT OF LAND	2006 TOTAL ASSMNT OF IMP.	2006 TOTAL ASSESSED VALUE	2007 TOTAL ASSMNT OF LAND	2007 TOTAL ASSMNT OF IMP.	2007 TOTAL ASSESSED VALUE		TOTAL OF ALL SALE PRICES	TOTAL ADJUSTED SALE PRICE		MEAN	MEDIAN	COD	PRD (price related differential)			WEIGHTED MEAN		TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS		$174,600	$1,275,000	$1,449,600	$195,200	$1,352,800	$1,548,000		$1,500,600	$1,493,630		103.59%	102.22%	9.61	99.95%			1.04		15.538	1.473	0.098
	Number of Sales	15																				

*Adjusted 2002-2004 , 2007 Sales Using 2% Rate

SPENCER COUNTY ASSESSMENT RATIO STUDY FOR 2007 TRENDING

Township: Carter

PROPERTY TYPE	PARCEL #	2006 LAND AV	2007 LAND AV	2007 TOTAL AV	DATE OF SALE	SALE PRICE	ADJUSTED SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Commercial	011-230-00004603	$5,000		$5,000	Jun-05	$5,000	$5,000	1	North Spencer	7385	011	74002			1120	400	1.000	0.965	0.035
Vacant	011-200-00001972	$28,800		$28,800	Apr-03	$28,900	$31,000	1	North Spencer	7385	011	74002			1120	400	0.929	0.965	0.035
								1	North Spencer	7385									

		2006 TOTAL ASSESSMENT OF LAND	2007 TOTAL ASSESSMENT OF LAND	2007 TOTAL ASSESSED VALUE		TOTAL OF ALL SALE PRICES	TOTAL ADJUSTED SALE PRICE		MEAN	MEDIAN	COD	PRD (price related differential)			WEIGHTED MEAN		TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS		$33,800	$0	$33,800		$33,900	$36,000		96.45%	96.45%	3.68	102.73%			0.94		1.929	0.071	0.035
	Number of Sales	2																	

*Time adjusted 2003 sales using 2.5% growth rate

SPENCER COUNTY ASSESSMENT RATIO STUDY FOR 2006 TRENDING

Township: Carter

PROPERTY TYPE	PARCEL #	2006 LAND AV	2006 IMP. AV	2006 TOTAL AV	2007 LAND AV	2007 IMP AV	2007 TOTAL AV	DATE OF SALE	SALE PRICE	ADJUSTED SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Improved	010-050-00000052	$57,000	$617,800	$674,800	$61,200	$623,900	$685,100	Mar-05	$720,000	$720,000	1	North Spencer	7385	011	74002	average	c-1	1011	340	0.952	0.945	0.006
Industrial	010-040-00000082/ 010-040-00000081/ 010-040-00000080	$93,000	$12,500	$105,500	$94,000	$12,800	$106,800	Jun-04	$105,000	$113,690	1	North Spencer	7385	010	74001	average	c	1010	399/300	0.939	0.945	0.006
											1	North Spencer	7385									

		2006 TOTAL ASSMNT OF LAND	2006 TOTAL ASSMNT OF IMP.	2006 TOTAL ASSESSED VALUE	2007 TOTAL ASSMNT OF LAND	2007 TOTAL ASSMNT OF IMP	2007 TOTAL ASSESSED VALEU		TOTAL OF ALL SALE PRICES	TOTAL ADJUSTED SALE PRICE		MEAN	MEDIAN	COD	PRD (price related differential)			WEIGHTED MEAN		TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS		$150,000	$630,300	$780,300	$155,200	$636,700	$791,900		$825,000	$833,690		94.55%	94.55%	0.64	99.54%			0.95		1.891	0.012	0.006
	Number of Sales	2																				
	Adjusted 2004 Sales with 2% Rate																					

SPENCER COUNTY ASSESSMENT RATIO STUDY FOR 2007 TRENDING

Township: Carter

PROPERTY TYPE	PARCEL #	2006 LAND AV	2007 LAND AV	2007 TOTAL AV	DATE OF SALE	SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Industrial							1	North Spencer	7385									0.000
Vacant							1	North Spencer	7385									0.000
							1	North Spencer	7385									0.000
							1	North Spencer	7385									0.000
	*32 parcels in the township are industrial vacant but only 6 are distinct parcels																	0.000
																		0.000
																		0.000
																		0.000
																		0.000

		2006 TOTAL ASSESSMENT OF LAND	2007 TOTAL ASSESSMENT OF LAND	2007 TOTAL ASSESSED VALUE		TOTAL OF ALL SALE PRICES		MEAN	MEDIAN	COD	PRD (price related differential)			WEIGHTED MEAN		TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS		$0	$0	$0		$0		0.00%	#NUM!	#DIV/0!	#DIV/0!			#DIV/0!		0.000	0.000	0.000
	Number of Sales	0																

SPENCER COUNTY ASSESSMENT RATIO STUDY FOR 2007 TRENDING

Township: Carter

PROPERTY TYPE	PARCEL #	2006 LAND AV	2007 LAND AV	2007 TOTAL AV	DATE OF SALE	SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Agricultural Land	010-080-00003650	$13,200	$17,100	$17,100	Mar-07	$17,100	5900	North Spencer	7385	010	74-001			1010	100	1.000	1.000	0.000
	010-020-00001401	$19,100	$24,800	$24,800	Mar-07	$24,800	1	North Spencer	7385	010	74-001			1010	100	1.000	1.000	0.000
	010-230-00000750	$21,200	$27,500	$27,500	Mar-07	$27,500	1	North Spencer	7385	010	74-001			1010	100	1.000	1.000	0.000
	010-006-60000000	$7,700	$10,100	$10,100	Mar-07	$10,100	1	North Spencer	7385	010	74-001			1010	100	1.000	1.000	0.000
	010-070-00003300	$4,600	$5,900	$5,900	Mar-07	$5,900	1	North Spencer	7385	010	74-001			1010	100	1.000	1.000	0.000

		2006 TOTAL ASSMNT OF LAND	2007 TOTAL ASSMNT OF LAND	2007 TOTAL ASSESSED VALUE		TOTAL OF ALL SALE PRICES		MEAN	MEDIAN	COD	PRD (price related differential)			WEIGHTED MEAN		TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS		$65,800	$85,400	$85,400		$85,400		100.00%	100.00%	0.00	100.00%			1.00		5.000	0.000	0.000
	Number of Sales	5																

SPENCER COUNTY ASSESSMENT RATIO STUDY FOR 2007 TRENDING

Township: Clay

PROPERTY TYPE	PARCEL #	2006 LAND AV	2006 IMP. AV	2006 TOTAL AV	2007 LAND ASSMNT	2007 IMPRV ASSMNT	2007 TOTAL ASSMNT	DATE OF SALE	SALE PRICE	ADJUSTED SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Improved Residential	021-220-00000305	$9,700	$95,200	$104,900	$9,800	$91,700	$101,500	Jul-05	$99,000	$99,000	2	North Spencer	7385	005	74-005	average	c+1	2152	510	1.025	0.993	0.032
	021-050-00002525	$14,900	$97,500	$112,400	$15,800	$98,500	$114,300	Oct-05	$115,000	$115,000	2	North Spencer	7385	005	74-005	average	b-2	2154	510	0.994	0.993	0.001
	021-190-00017055	$17,200	$142,900	$160,100	$17,800	$144,400	$162,200	May-05	$165,500	$165,500	2	North Spencer	7385	005	74-005	good	b+1	2150	510	0.980	0.993	0.013
	021-190-00016950	$10,600	$94,000	$104,600	$10,900	$94,800	$105,700	May-05	$98,000	$98,000	2	North Spencer	7385	005	74-005	average	c+2	2150	510	1.079	0.993	0.085
	021-020-00005000	$13,000	$135,900	$148,900	$13,000	$137,200	$150,200	Oct-04	$155,000	$157,640	2	North Spencer	7385	005	74-005	average	c+2	2157	510	0.953	0.993	0.040
	021-180-00005500	$15,300	$110,900	$126,200	$15,300	$114,100	$129,400	Jul-05	$129,000	$129,000	2	North Spencer	7385	005	74-005	average	b-1	2157	510	1.003	0.993	0.010
	021-190-00010200	$9,800	$115,600	$125,400	$9,800	$116,700	$126,500	Oct-04	$127,500	$129,670	2	North Spencer	7385	005	74-005	average	c+1	2157	510	0.976	0.993	0.018
	021-022-01000000	$15,100	$118,600	$133,700	$15,100	$119,800	$134,900	Aug-05	$142,590	$142,590	2	North Spencer	7385	005	74-005	good	c+1	2157	510	0.946	0.993	0.047
	021-080-00012221/ 021-080-00012222	$22,600	$256,000	$278,600	$23,400	$258,500	$281,900	Oct-05	$285,000	$285,000	2	North Spencer	7385	005	74-005	average	b	2154	510/500	0.989	0.993	0.004
	021-260-00000360	$9,700	$126,600	$136,300	$9,700	$128,000	$137,700	Apr-05	$135,000	$135,000	2	North Spencer	7385	005	74-005	average	b-1	2158	510	1.020	0.993	0.027
	021-130-00006890/ 021-130-00006891	$20,800	$116,900	$137,700	$20,800	$118,200	$139,000	Aug-05	$140,000	$140,000	2	North Spencer	7385	005	74-005	average	c+1	2158	510/500	0.993	0.993	0.000
	021-180-00001020/ 021-180-00001021	$12,800	$80,000	$92,800	$9,500	$80,800	$90,300	Jun-05	$90,000	$90,000	2	North Spencer	7385	005	74-005	average	c+1	2158	510	1.003	0.993	0.010
	021-060-00002330	$8,500	$94,100	$102,600	$8,500	$95,900	$104,400	Dec-04	$98,000	$99,480	2	North Spencer	7385	005	74-005	average	c+1	2156	510	1.049	0.993	0.056
	021-070-00004755	$16,600	$115,800	$132,400	$16,600	$118,200	$134,800	Jun-05	$131,900	$131,900	2	North Spencer	7385	005	74-005	average	c+2	2156	510	1.022	0.993	0.029
	021-110-00005443	$10,400	$99,000	$109,400	$10,400	$100,900	$111,300	Jan-05	$111,430	$111,430	2	North Spencer	7385	005	74-005	average	c+2	2156	510	0.999	0.993	0.006
	021-180-00001055	$9,000	$55,200	$64,200	$9,000	$56,300	$65,300	Dec-04	$70,500	$71,630	2	North Spencer	7385	005	74-005	average	c	2156	510	0.912	0.993	0.081
	021-190-00006430	$9,000	$103,300	$112,300	$9,000	$105,300	$114,300	Oct-04	$114,500	$116,560	2	North Spencer	7385	005	74-005	average	c+2	2156	510	0.981	0.993	0.012
	021-130-00006665	$8,600	$101,000	$109,600	$8,600	$103,000	$111,600	Dec-04	$109,500	$111,140	2	North Spencer	7385	005	74-005	average	c+2	2156	510	1.004	0.993	0.011
	021-060-00001860	$12,900	$149,500	$162,400	$13,300	$151,000	$164,300	May-05	$170,000	$170,000	2	North Spencer	7385	005	74-005	average	b	2155	510	0.966	0.993	0.027
	021-230-00006005	$10,100	$202,300	$212,400	$10,400	$204,300	$214,700	Oct-04	$210,000	$213,370	2	North Spencer	7385	005	74-005	average	b+1	2155	510	1.006	0.993	0.013
	021-220-00000025	$12,200	$99,700	$111,900	$12,200	$101,600	$113,800	Jan-05	$104,000	$104,000	2	North Spencer	7385	005	74-005	average	c	2156	510	1.094	0.993	0.101
	021-220-00000025	$12,200	$99,700	$111,900	$12,200	$101,600	$113,800	Sep-05	$109,000	$109,000	2	North Spencer	7385	005	74-005	average	c	2156	510	1.044	0.993	0.051
	021-180-00003500/ 021-020-41000000	$37,600	$123,400	$161,000	$40,800	$125,900	$166,700	Oct-05	$165,000	$165,000	2	North Spencer	7385	005	74-005	average	c+2	2156	510/500	1.010	0.993	0.017
	021-070-00001645	$12,300	$124,100	$136,400	$12,300	$126,600	$138,900	Oct-04	$134,000	$136,410	2	North Spencer	7385	005	74-005	average	c+2	2156	510	1.018	0.993	0.025
	021-230-00000350/ 021-030-00006400	$12,000	$136,800	$148,800	$12,000	$139,500	$151,500	Jul-05	$158,500	$158,500	2	North Spencer	7385	005	74-005	average	c+1	2156	510/500	0.956	0.993	0.037
	021-005-45000000	$11,500	$128,100	$139,600	$11,900	$129,400	$143,000	Nov-05	$145,000	$145,000	2	North Spencer	7385	005	74-005	average	c+2	2152	510	0.986	0.993	0.007
	021-190-00015200	$10,700	$81,700	$92,400	$11,100	$82,600	$93,700	Aug-05	$85,000	$85,000	2	North Spencer	7385	005	74-005	average	c+1	2152	510	1.102	0.993	0.109
	021-110-00005480	$13,100	$110,500	$123,600	$13,700	$111,600	$125,300	Nov-04	$129,900	$132,110	2	North Spencer	7385	005	74-005	average	c+2	2152	510	0.948	0.993	0.045
	021-110-00005438	$10,200	$93,000	$103,200	$10,700	$96,100	$106,800	Nov-04	$99,600	$101,290	2	North Spencer	7385	005	74-005	average	c	2152	510	1.054	0.993	0.061
	021-200-00000031	$12,400	$86,300	$98,700	$12,900	$87,200	$100,100	Sep-05	$97,000	$97,000	2	North Spencer	7385	005	74-005	average	c+2	2152	510	1.032	0.993	0.039
	021-070-00000650	$8,500	$92,700	$101,200	$8,900	$93,700	$102,600	May-05	$104,500	$104,500	2	North Spencer	7385	005	74-005	average	c+2	2152	510	0.982	0.993	0.011
	021-220-00000305	$9,700	$95,200	$104,900	$9,800	$91,700	$101,500	Jun-05	$99,000	$99,000	2	North Spencer	7385	005	74-005	average	c+1	2152	510	1.025	0.993	0.032
	021-110-00006700/ 021-110-00006701	$15,900	$106,600	$122,500	$16,400	$107,700	$124,100	Oct-04	$127,000	$129,290	2	North Spencer	7385	005	74-005	average	c+1	2152	510/500	0.960	0.993	0.033
	021-040-00002070	$36,000	$210,900	$246,900	$38,200	$213,000	$251,200	Nov-04	$276,000	$280,420	2	North Spencer	7385	005	74-005	good	b	2152	510	0.896	0.993	0.097
	021-190-00002200/ 021-190-00002201	$19,000	$131,600	$151,600	$19,700	$132,900	$152,600	Oct-04	$167,666	$170,360	2	North Spencer	7385	021	74-005	average	c+1	2152	510	0.896	0.993	0.097
	021-180-00002800	$14,400	$106,600	$121,000	$14,400	$107,600	$122,000	Jun-05	$118,000	$118,000	2	North Spencer	7385	021	74-005	average	c+2	2157	510	1.034	0.993	0.041
	021-190-00007500	$27,800	$197,600	$225,400	$27,800	$199,600	$227,400	Jul-05	$229,000	$229,000	2	North Spencer	7385	021	74-005	average	b+1	2157	510	0.993	0.993	0.000
	021-230-00003700	$14,500	$126,700	$141,200	$14,500	$128,900	$143,900	Mar-05	$144,900	$144,900	2	North Spencer	7385	021	74-005	average	b-1	2157	510	0.993	0.993	0.000
	021-030-00007821	$10,500	$96,100	$106,600	$10,900	$97,200	$108,100	Nov-04	$99,000	$100,680	2	North Spencer	7385	021	74-005	average	c+1	2152	510	1.074	0.993	0.081
	021-020-00004650	$21,200	$130,900	$152,100	$13,700	$132,300	$146,000	Dec-04	$145,000	$147,320	2	North Spencer	7385	021	74-005	average	c+2	2152	510	0.991	0.993	0.002
	021-190-00006200	$11,600	$105,800	$117,400	$12,000	$116,100	$128,100	Oct-04	$125,000	$127,250	2	North Spencer	7385	021	74-005	average	b-1	2152	510	1.007	0.993	0.014
	021-180-00008051/ 021-180-00008050	$19,400	$102,200	$121,600	$20,400	$103,300	$123,700	May-05	$118,900	$118,900	2	North Spencer	7385	021	74-005	average	c+2	2152	510/500	1.040	0.993	0.047
	021-110-00000515	$9,500	$93,800	$103,300	$9,800	$94,800	$104,600	Apr-05	$90,000	$90,000	2	North Spencer	7385	021	74-005	average	c+1	2152	510	1.162	0.993	0.169
	021-070-00002585	$9,600	$100,000	$109,600	$10,000	$101,000	$111,000	Sep-05	$120,000	$120,000	2	North Spencer	7385	021	74-005	average	b-1	2152	510	0.925	0.993	0.068
	021-190-00012687	$13,100	$154,300	$167,400	$13,100	$155,800	$168,900	Jun-05	$176,500	$176,500	2	North Spencer	7385	021	74-005	average	b-1	2152	510	0.957	0.993	0.036
	021-080-00008660	$31,800	$163,200	$195,000	$31,800	$172,900	$204,700	Mar-05	$190,000	$190,000	2	North Spencer	7385	021	74-005	average	c+1	2157	510	1.077	0.993	0.084
	021-200-00001300	$28,600	$124,400	$153,000	$28,600	$125,700	$154,300	Jun-05	$163,750	$163,750	2	North Spencer	7385	021	74-005	average	c+2	2158	510	0.942	0.993	0.051
	021-010-00001700/ 021-010-00001701	$21,600	$195,400	$217,000	$21,600	$197,500	$219,300	Sep-05	$233,000	$233,000	2	North Spencer	7385	021	74-005	average	b	2158	510/500	0.941	0.993	0.052
	021-230-00002700	$10,200	$79,800	$90,000	$10,200	$80,700	$90,900	Jun-05	$85,500	$85,500	2	North Spencer	7385	021	74-005	fair	c	2158	510	1.063	0.993	0.070
	021-010-00003400	$13,800	$113,100	$126,900	$14,200	$113,100	$127,300	Dec-05	$132,500	$132,500	2	North Spencer	7385	021	74-005	average	c	2159	510	0.961	0.993	0.032
	021-030-00002530	$16,600	$194,200	$210,800	$18,600	$212,500	$231,100	Oct-05	$225,000	$225,000	2	North Spencer	7385	021	74-005	average	b	2154	510	1.027	0.993	0.034
	021-230-00010170	$11,000	$197,600	$208,600	$11,300	$199,600	$210,900	Oct-05	$224,000	$224,000	2	North Spencer	7385	021	74-005	average	b	2155	510	0.942	0.993	0.052
	021-110-00001520	$9,900	$178,500	$188,400	$9,900	$180,200	$190,100	Oct-04	$204,000	$207,480	2	North Spencer	7385	021	74-005	average	b	2157	510	0.916	0.993	0.077
	021-021-56000000/ 021-180-00006575/ 021-022-06000000/ 021-120-00002402	$42,500	$223,600	$266,100	$42,500	$225,600	$268,100	Aug-05	$282,000	$282,000	2	North Spencer	7385	021	74-005	average	b+1	2157	510/500	0.951	0.993	0.042

	021-020-00003520	$17,000	$128,900	$145,900	$17,000	$130,200	$147,200	Mar-05	$135,000	$135,000	2	North Spencer	7385	021	74-005	average	c+1	2157	510	1.090	0.993	0.097
	021-230-00002630	$34,200	$95,400	$129,600	$34,200	$96,400	$130,600	Aug-05	$143,500	$143,500	2	North Spencer	7385	021	74-005	average	c+2	2151	510	0.910	0.993	0.083
	021-050-00003105/ 021-050-00003110	$14,200	$88,500	$102,700	$14,200	$90,300	$104,500	May-05	$119,000	$119,000	2	North Spencer	7385	021	74-005	good	c+2	2151	510/500	0.878	0.993	0.115
	021-110-00001860	$9,800	$96,400	$106,200	$10,200	$97,400	$107,600	Nov-04	$112,000	$113,900	2	North Spencer	7385	021	74-005	average	c	2152	510	0.945	0.993	0.048
	021-005-45000000	$11,500	$128,100	$139,600	$11,900	$129,400	$141,300	Nov-05	$145,000	$145,000	2	North Spencer	7385	021	74-005	average	c+2	2152	510	0.974	0.993	0.019
	021-190-00012696	$9,200	$102,800	$112,000	$9,500	$103,800	$113,300	Nov-05	$121,000	$121,000	2	North Spencer	7385	021	74-005	average	c+1	2152	510	0.936	0.993	0.057
	021-200-00000308	$10,100	$69,600	$79,700	$10,100	$69,600	$79,700	Dec-04	$68,900	$69,940	2	North Spencer	7385	021	74-005	average	c-2	2151	510	1.140	0.993	0.146
	021-130-00007270	$11,700	$71,500	$83,200	$12,200	$72,300	$84,500	May-05	$72,000	$72,000	2	North Spencer	7385	021	74-005	fair	c-1	2152	510	1.174	0.993	0.181
	021-080-00011900	$8,700	$87,400	$96,100	$9,100	$88,300	$97,400	Nov-05	$114,900	$114,900	2	North Spencer	7385	021	74-005	average	b-1	2152	510	0.848	0.993	0.145
	021-110-00004250	$11,700	$65,600	$77,300	$12,100	$66,300	$78,400	Jan-05	$64,000	$64,000	2	North Spencer	7385	021	74-005	fair	c	2150	510	1.225	0.993	0.232
	020-130-00001775	$15,600	$69,100	$84,700	$17,100	$69,100	$86,200	Dec-04	$90,000	$91,360	2	North Spencer	7385	020	74-004	average	c	2010	511	0.944	0.993	0.050
	021-120-00006951/ 021-120-00006950	$12,000	$181,200	$193,200	$12,000	$183,100	$195,100	Oct-04	$205,000	$208,490	2	North Spencer	7385	021	74-005	average	b-1	2158	510/500	0.936	0.993	0.057
	021-110-00000520	$8,400	$84,900	$93,300	$8,400	$86,600	$95,000	Mar-05	$85,000	$85,000	2	North Spencer	7385	021	74-005	average	c	2156	510	1.118	0.993	0.125
	021-190-00012700	$8,500	$144,400	$152,900	$8,500	$147,300	$155,800	Oct-04	$138,000	$140,480	2	North Spencer	7385	021	74-005	average	c+1	2156	510	1.109	0.993	0.116
	021-120-00004350	$8,800	$129,600	$138,400	$8,800	$132,200	$141,000	Oct-05	$125,000	$125,000	2	North Spencer	7385	021	74-005	average	c	2156	510	1.128	0.993	0.135
	021-110-00005160	$34,100	$110,000	$144,100	$34,100	$112,200	$146,300	Sep-05	$163,500	$163,500	2	North Spencer	7385	021	74-005	good	b	2151	510	0.895	0.993	0.098
	021-030-00001350	$11,400	$107,100	$118,500	$13,500	$109,200	$122,700	Aug-05	$129,000	$129,000	2	North Spencer	7385	021	74-005	average	c+2	2156	510	0.951	0.993	0.042
	020-030-00000065	$17,300	$97,600	$114,900	$19,000	$97,600	$116,600	Oct-05	$106,000	$106,000	2	North Spencer	7385	020	74-004	average	b	2010	541	1.100	0.993	0.107
	020-130-00001625/ 020-130-00001626	$3,600	$45,200	$48,800	$3,600	$45,200	$48,800	Dec-04	$50,000	$50,750	2	North Spencer	7385	020	74-004	good	c-1	2023	510	0.962	0.993	0.032
	021-030-00000650	$11,100	$159,200	$170,300	$12,200	$164,300	$176,500	Dec-04	$206,000	$209,100	2	North Spencer	7385	021	74-005	average	b+1	2152	510	0.844	0.993	0.149
	020-080-00001101	$6,500	$93,100	$99,600	$7,200	$93,100	$100,300	Jun-05	$87,500	$87,500	2	North Spencer	7385	020	74-004	good	c	2010	511	1.146	0.993	0.153
	020-030-00000065	$17,300	$97,600	$114,900	$17,300	$98,800	$116,100	Oct-05	$106,000	$106,000	2	North Spencer	7385	020	74-004	average	b	2010	541	1.095	0.993	0.102
	021-110-00005030/ 021-110-00004040/ 021-010-45000000	$68,000	$523,000	$560,000	$74,900	$528,500	$603,400	Mar-05	$560,000	$560,000	2	North Spencer	7385	021	74-005	good	a	2157	510/500	1.078	0.993	0.084
3	021-180-00001350	$11,100	$151,300	$162,400	$11,100	$152,800	$163,900	Jun-05	$180,000	$180,000	2	North Spencer	7385	021	74-005	average	b	2157	510	0.911	0.993	0.083
	021-230-00008600	$6,000	$1,000	$7,000	$6,000	$1,000	$7,000	Jun-05	$5,500	$5,500	2	North Spencer	7385	021	74-005	very poor	c	2157	510	1.273	0.993	0.280
	021-020-00005500	$9,200	$81,500	$90,700	$9,600	$82,300	$91,900	Aug-05	$104,000	$104,000	2	North Spencer	7385	021	74-005	average	c+2	2152	510	0.884	0.993	0.109
	021-020-00003023	$8,500	$95,600	$104,100	$8,900	$96,600	$105,500	Sep-06	$106,000	$106,000	2	North Spencer	7385	021	74-005	average	c+2	2152	510	0.995	0.993	0.002
	021-130-00006700	$9,600	$85,700	$95,300	$10,000	$86,700	$96,700	May-06	$91,000	$91,000	2	North Spencer	7385	021	74-005	average	c+1	2152	510	1.063	0.993	0.070
	021-130-00005000	$600		$600	$9,300	$115,000	$124,300	Sep-06	$125,000	$125,000	2	North Spencer	7385	021	74-005	average	b	2152	510	0.994	0.993	0.001
	021-020-00007114	$12,700	$78,400	$91,100	$13,200	$79,200	$92,400	Nov-06	$92,000	$92,000	2	North Spencer	7385	021	74-005	average	c+1	2152	510	1.004	0.993	0.011
	021-200-00000011	$13,200	$92,000	$105,200	$13,700	$93,000	$106,700	Jul-06	$112,000	$112,000	2	North Spencer	7385	021	74-005	average	c+1	2152	510	0.953	0.993	0.040
	021-020-00011315	$11,800	$147,300	$159,100	$12,500	$148,700	$161,200	May-06	$149,500	$149,500	2	North Spencer	7385	021	74-005	average	c+2	2154	510	1.078	0.993	0.085
	021-160-00000307	$8,900	$115,400	$124,300	$9,400	$116,600	$126,000	Jun-06	$122,700	$122,700	2	North Spencer	7385	021	74-005	average	c+1	2154	510	1.027	0.993	0.034
	021-030-00002530	$16,600	$194,200	$210,800	$18,600	$212,500	$231,100	Aug-06	$245,000	$245,000	2	North Spencer	7385	021	74-005	average	b+1	2154	510	0.943	0.993	0.050
	021-070-00000450	$18,500	$149,000	$167,500	$19,600	$150,400	$170,000	Mar-06	$167,000	$167,000	2	North Spencer	7385	021	74-005	average	b-2	2154	510	1.018	0.993	0.025
	021-180-00003890	$14,600	$97,500	$112,100	$15,500	$98,500	$114,000	Feb-06	$98,500	$98,500	2	North Spencer	7385	021	74-005	average	c+2	2154	510	1.157	0.993	0.164
	021-190-00010000/ 021-190-00010090	$17,900	$125,100	$143,000	$18,400	$126,400	$144,800	Jul-06	$147,000	$147,000	2	North Spencer	7385	021	74-005	good	b-1	2152	510	0.985	0.993	0.008
	021-140-00000510	$11,300	$100,400	$111,700	$11,700	$101,500	$113,200	Mar-06	$118,900	$118,900	2	North Spencer	7385	021	74-005	average	c+2	2152	510	0.952	0.993	0.041
	021-200-00001515	$19,900	$101,500	$121,400	$20,500	$102,500	$123,000	Feb-06	$115,500	$115,500	2	North Spencer	7385	021	74-005	average	c+2	2150	510	1.065	0.993	0.072
	021-140-00001300	$10,000	$189,600	$199,600	$10,300	$191,400	$201,700	May-06	$171,000	$171,000	2	North Spencer	7385	021	74-005	average	c+2	2155	510	1.180	0.993	0.186
	021-100-00000401	$26,100	$115,600	$141,700	$29,500	$115,600	$145,100	Nov-06	$153,000	$153,000	2	North Spencer	7385	021	74-005	good	b-1	2150	510/500	0.948	0.993	0.045
	021-190-00012700	$8,500	$144,400	$152,900	$8,500	$147,300	$155,800	Nov-06	$157,000	$157,000	2	North Spencer	7385	021	74-005	average	c+1	2156	510	0.992	0.993	0.001
	021-030-00001270/ 021-030-00001271	$25,700	$99,000	$124,700	$25,700	$101,000	$126,700	Jul-06	$126,500	$126,500	2	North Spencer	7385	021	74-005	average	c+1	2156	500/510	1.002	0.993	0.008
	021-010-00004005	$8,400	$83,100	$91,500	$8,400	$84,800	$93,200	Sep-06	$102,000	$102,000	2	North Spencer	7385	021	74-005	average	c+1	2156	510	0.914	0.993	0.079
	021-230-00001735	$12,400	$127,200	$139,600	$12,800	$128,500	$141,300	Jun-06	$140,000	$140,000	2	North Spencer	7385	021	74-005	average	c+1	2155	510	1.009	0.993	0.016
	021-190-00006370	$12,300	$92,200	$104,500	$12,700	$93,100	$105,800	Feb-06	$108,000	$108,000	2	North Spencer	7385	021	74-005	average	c+2	2155	510	0.980	0.993	0.013
	021-230-00003200	$13,000	$126,700	$139,700	$13,400	$126,700	$140,100	Mar-06	$135,000	$135,000	2	North Spencer	7385	021	74-005	average	c	2159	520	1.038	0.993	0.045
	021-040-00004275/ 021-013-47000000	$72,100	$402,000	$474,100	$74,400	$406,000	$480,400	Sep-06	$445,000	$445,000	2	North Spencer	7385	021	74-005	good	a	2154	510/500	1.080	0.993	0.086
	021-070-00002062/ 021-070-00002061	$36,800	$175,800	$212,600	$71,600	$177,600	$249,200	Aug-06	$279,000	$279,000	2	North Spencer	7385	021	74-005	good	b-1	2154	500/510	0.893	0.993	0.100
	021-080-00002400	$17,700	$68,700	$86,400	$18,800	$69,400	$88,200	Oct-05	$85,652	$85,652	2	North Spencer	7385	021	74-005	average	c+1	2154	510	1.030	0.993	0.037
	020-100-00000900	$7,000	$71,200	$78,200	$7,700	$72,700	$80,400	Jan-06	$80,000	$80,000	2	North Spencer	7385	020	74-004	average	c	2011	511	1.005	0.993	0.012
	021-120-00001600	$10,200	$84,800	$95,000	$10,200	$85,600	$95,800	May-05	$76,500	$76,500	2	North Spencer	7385	021	74-005	average	c+1	2158	510	1.252	0.993	0.259
	021-180-00006800	$30,600	$171,800	$202,400	$30,600	$173,600	$204,200	May-06	$236,000	$236,000	2	North Spencer	7385	021	74-005	average	b-1	2158	510	0.865	0.993	0.128
	021-080-00001075	$15,400	$128,100	$143,500	$15,400	$129,400	$144,800	Aug-06	$138,000	$138,000	2	North Spencer	7385	021	74-005	average	c+2	2158	510	1.049	0.993	0.056
	021-020-00002500/ 021-020-00002501	$16,100	$91,900	$108,000	$16,100	$92,900	$109,000	Jun-06	$129,900	$129,900	2	North Spencer	7385	021	74-005	average	b-1	2158	510/500	0.839	0.993	0.154
	021-180-00004750	$10,300	$113,000	$123,300	$10,300	$114,100	$124,400	Oct-06	$136,500	$136,500	2	North Spencer	7385	021	74-005	average	c+2	2158	510	0.911	0.993	0.082
	021-180-00001800	$10,200	$111,300	$121,500	$10,200	$112,500	$122,700	Jul-06	$129,500	$129,500	2	North Spencer	7385	021	74-005	average	c+2	2158	510	0.947	0.993	0.046
	021-160-00005720	$8,500	$144,400	$152,900	$8,500	$145,900	$154,400	Dec-06	$150,000	$150,000	2	North Spencer	7385	021	74-005	average	c+2	2158	510	1.029	0.993	0.036
	021-130-00010520	$26,500	$82,900	$109,400	$26,500	$83,800	$110,300	Jun-06	$128,000	$128,000	2	North Spencer	7385	021	74-005	average	c-1	2158	510	0.862	0.993	0.131

	021-150-00000470	$5,700	$0	$5,700	$9,500	$134,700	$144,200	Jun-06	$177,000	$177,000	2	North Spencer	7385	021	74-005	average	b	2158	510	0.815	0.993	0.178
	021-190-00009900	$5,700	$0	$5,700	$9,500	$117,600	$127,100	Dec-06	$132,500	$132,500	2	North Spencer	7385	021	74-005	average	b	2158	510	0.959	0.993	0.034
	021-190-00015053	$13,500	$115,600	$129,100	$14,300	$153,300	$167,600	Nov-06	$205,000	$205,000	2	North Spencer	7385	021	74-005	average	c+2	2152	510	0.818	0.993	0.176
	020-160-00001790	$12,800	$136,300	$149,100	$20,400	$143,000	$163,400	Feb-06	$185,000	$185,000	2	North Spencer	7385	021	74-005	average	c+1	2010	511	0.883	0.993	0.110
	021-080-00005550	$16,200	$80,700	$96,900	$16,200	$78,000	$94,200	Dec-06	$77,250	$77,250	2	North Spencer	7385	021	74-005	fair	c	2156	510	1.219	0.993	0.226
	021-010-00000600	$8,800	$93,100	$101,900	$8,800	$95,000	$103,800	May-05	$106,500	$106,500	2	North Spencer	7385	021	74-005	average	c+1	2156	510	0.975	0.993	0.018
	020-020-00001700	$16,600	$75,400	$92,000	$18,600	$75,400	$94,000	Jul-06	$85,000	$85,000	2	North Spencer	7385	021	74-005	average	b	2010	541	1.106	0.993	0.113
	020-070-00000100/ 020-003-22000000	$15,600	$80,900	$96,500	$17,200	$80,900	$98,100	Aug-05	$113,000	$113,000	2	North Spencer	7385	021	74-005	good	c	2010	541/501	0.868	0.993	0.125
	021-090-00000105	$600	$0	$600	$10,900	$127,500	$138,400	Oct-06	$143,400	$143,400	2	North Spencer	7385	021	74-005	average	b+1	2152	510	0.965	0.993	0.028
	021-180-00004500/ 021-180-00004501	$13,600	$93,900	$107,500	$16,400	$94,900	$114,300	May-06	$125,000	$125,000	2	North Spencer	7385	021	74-005	average	b-1	2152	510/500	0.914	0.993	0.079
	021-190-00015055/ 021-120-00003504/ 021-190-00015056	$28,700	$103,900	$132,600	$32,200	$104,900	$137,100	May-06	$148,000	$148,000	2	North Spencer	7385	021	74-005	average	c+2	2152	510/500/500	0.926	0.993	0.067
	021-190-00012697	$9,600	$87,500	$97,100	$9,500	$92,700	$102,200	Jul-06	$113,000	$113,000	2	North Spencer	7385	021	74-005	average	c+2	2152	510	0.904	0.993	0.089
	021-230-00001075/ 021-030-00001150	$13,600	$102,500	$116,100	$14,400	$106,700	$121,100	Jul-06	$116,500	$116,500	2	North Spencer	7385	021	74-005	average	c+1	2152	510/500	1.039	0.993	0.046
	021-020-00008871	$13,200	$105,000	$118,200	$14,500	$101,300	$115,300	Jul-06	$102,500	$102,500	2	North Spencer	7385	021	74-005	average	c+1	2152	510	1.125	0.993	0.132
	021-020-00009501	$12,300	$89,200	$101,500	$12,800	$90,100	$102,900	Oct-06	$92,000	$92,000	2	North Spencer	7385	021	74-005	average	c+1	2152	510	1.118	0.993	0.125
	021-020-00011620	$10,100	$83,400	$93,500	$10,900	$81,600	$92,500	Dec-06	$83,000	$83,000	2	North Spencer	7385	021	74-005	fair	c+1	2152	510	1.114	0.993	0.121
	021-110-0000300	$10,700	$140,600	$151,300	$11,000	$148,400	$159,400	Sep-06	$179,500	$179,500	2	North Spencer	7385	021	74-005	average	b-1	2155	510	0.888	0.993	0.105
	021-230-00009938	$14,700	$146,800	$161,500	$15,200	$154,700	$169,900	Mar-06	$185,000	$185,000	2	North Spencer	7385	021	74-005	average	b	2155	510	0.918	0.993	0.075
	021-190-00005100	$15,500	$51,400	$66,900	$15,500	$51,400	$66,900	Mar-06	$63,900	$63,900	2	North Spencer	7385	021	74-005	average	c-1	2157	510	1.047	0.993	0.054
	021-040-00003000	$12,000	$58,600	$70,600	$12,000	$82,200	$94,200	Aug-06	$95,750	$95,750	2	North Spencer	7385	021	74-005	average	c+1	2151	510	0.984	0.993	0.009
	021-230-00002630	$34,200	$95,400	$129,600	$34,200	$95,400	$129,600	Nov-06	$140,000	$140,000	2	North Spencer	7385	021	74-005	average	c+2	2151	510	0.926	0.993	0.067
	021-020-00009582/ 021-020-00009581/ 021-020-00009583	$69,400	$84,000	$153,400	$69,400	$84,000	$153,400	Jun-06	$171,000	$171,000	2	North Spencer	7385	021	74-005	average	c	2151	510/500/500	0.897	0.993	0.096
	021-010-00003335	$4,000	$0	$4,000	$10,000	$115,400	$125,400	May-06	$125,900	$125,900	2	North Spencer	7385	021	74-005	average	b	2157	510	0.996	0.993	0.003
	021-130-00001345	$12,500	$118,000	$130,500	$12,500	$119,200	$131,700	Jun-06	$119,500	$119,500	2	North Spencer	7385	021	74-005	average	c+2	2157	510	1.102	0.993	0.109
	021-070-00001520	$11,300	$82,200	$93,500	$11,300	$85,600	$96,900	Dec-06	$105,000	$105,000	2	North Spencer	7385	021	74-005	average	c	2157	510	0.923	0.993	0.070
	021-110-00004030/ 021-110-00004040/ 021-010-45000000	$77,300	$492,700	$570,000	$82,700	$502,500	$585,200	Mar-05	$560,000	$560,000	2	North Spencer	7385	021	74-005	good	a-1	2153	510/500/500	1.045	0.993	0.052
	021-080-00008340	$33,500	$129,700	$163,200	$35,500	$118,100	$153,600	Jul-06	$129,000	$129,000	2	North Spencer	7385	021	74-005	average	c+2	2154	510	1.191	0.993	0.198
	021-230-00003700	$14,500	$176,700	$191,200	$14,500	$178,500	$193,000	Mar-06	$199,000	$199,000	2	North Spencer	7385	021	74-005	average	b-1	2157	510	0.970	0.993	0.023
	021-010-00003885	$4,000	$0	$4,000	$10,000	$115,900	$125,900	May-06	$125,900	$125,900	2	North Spencer	7385	021	74-005	average	b	2157	510	1.000	0.993	0.007
	021-030-00003625	$11,000	$82,600	$93,600	$11,300	$79,400	$90,700	Jun-06	$71,000	$71,000	2	North Spencer	7385	021	74-005	fair	c	2150	510	1.277	0.993	0.284
		2006 TOTAL ASSESSMENT OF LAND	2006 TOTAL ASSESSMENT OF IMP.	2006 TOTAL ASSESSED VALUE	2007 TOTAL ASSMNT OF LAND	2007 TOTAL ASSMNT OF IMP	2007 TOTAL ASESSED VALUE		TOTAL OF ALL SALE PRICES	TOTAL ADJUSTED SALE PRICE		MEAN	MEDIAN	COD	PRD (price related differential)			WEIGHTED MEAN		TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS		$2,277,600	$16,736,300	$18,983,900	$2,422,700	$17,758,200	$20,185,800		$20,312,188	$20,366,242		100.26%	99.31%	7.06	101.15%			0.9911		143.368	10.028	0.070
	Number of Sales	143																				
	*Removed all 2002 sales from sales list; Removed all 2003 sales Jan-July , Removed Aug-Sep. 2003 sales 10-25-06																					
	*Removed remaining 2003 sales. (7/2007)																					
	*Time adjusted 2004 sales using 1.5% growth rate																					
	*Removed Jan./ Feb. 2004 sales. (7/2007)																					
	*Removed March-July 2004 Sales (11/2007)																					
	1/2008 Removed all sales from August and September of 2004																					

SPENCER COUNTY ASSESSMENT RATIO STUDY FOR 2007 TRENDING

Township: Clay

PROPERTY TYPE	PARCEL #	2006 LAND AV	2007 LAND AV	2007 TOTAL AV	DATE OF SALE	SALE PRICE	ADJUSTED SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Residential	021-160-00000170	$35,100	$44,700	$44,700	Jul-04	$39,500	$40,000	2	North Spencer	7385	021	74-005	2154	500	1.118	1.000	0.118
Vacant	021-013-91000000	$3,200	$4,100	$4,100	Jul-03	$3,000	$3,080	2	North Spencer	7385	021	74-005	2154	500	1.331	1.000	0.331
	021-130-00005440	$13,000	$13,600	$13,600	Dec-04	$14,200	$14,340	2	North Spencer	7385	021	74-005	2152	500	0.948	1.000	0.052
	021-120-00003504	$6,800	$7,600	$7,600	Jun-03	$7,500	$7,700	2	North Spencer	7385	021	74-005	2152	500	0.987	1.000	0.013
	021-230-00007755	$500	$520	$520	Nov-03	$500	$510	2	North Spencer	7385	021	74-005	2152	500	1.020	1.000	0.020
	021-030-00007810	$13,600	$14,200	$14,200	Apr-05	$13,000	$13,000	2	North Spencer	7385	021	74-005	2152	500	1.092	1.000	0.092
	021-230-00006600	$5,000	$5,100	$5,100	May-04	$5,000	$5,075	2	North Spencer	7385	021	74-005	2152	500	1.005	1.000	0.005
	021-008-83000000	$3,100	$3,200	$3,200	May-03	$3,000	$3,080	2	North Spencer	7385	021	74-005	2152	500	1.039	1.000	0.039
	021-230-00008130	$6,000	$6,700	$6,700	May-05	$5,500	$5,500	2	North Spencer	7385	021	74-005	2154	500	1.218	1.000	0.218
	021-220-00001700	$9,000	$9,100	$9,100	Jul-05	$8,500	$8,500	2	North Spencer	7385	021	74-005	2154	500	1.071	1.000	0.071
	021-030-00003000	$8,300	$8,600	$8,600	Jun-03	$8,000	$8,200	2	North Spencer	7385	021	74-005	2155	500	1.049	1.000	0.049
	021-160-00005040	$11,500	$12,000	$12,000	Mar-04	$12,000	$12,200	2	North Spencer	7385	021	74-005	2155	500	0.984	1.000	0.016
	021-070-00005550	$9,700	$9,700	$9,700	Apr-04	$10,500	$10,680	2	North Spencer	7385	021	74-005	2157	500	0.908	1.000	0.092
	021-080-00000200	$9,400	$9,400	$9,400	Feb-04	$10,500	$10,690	2	North Spencer	7385	021	74-005	2157	500	0.879	1.000	0.121
	021-180-00008060	$4,500	$4,500	$4,500	May-04	$4,000	$4,070	2	North Spencer	7385	021	74-005	2152	500	1.106	1.000	0.106
	021-130-00002100/ 021-130-00002101	$7,400	$7,700	$7,700	Sep-03	$6,000	$6,150	2	North Spencer	7385	021	74-005	2152	500	1.252	1.000	0.252
	021-110-00005467	$4,200	$4,200	$4,200	Mar-04	$4,000	$4,080	2	North Spencer	7385	021	74-005	2157	500	1.029	1.000	0.029
	021-230-00001645	$8,500	$8,500	$8,500	Jul-04	$8,500	$8,620	2	North Spencer	7385	021	74-005	2157	500	0.986	1.000	0.014
	021-080-00004831	$6,000	$6,000	$6,000	Mar-06	$6,000	$6,000	2	North Spencer	7385	021	74-005	2154	500	1.000	1.000	0.000
	021-190-00016550	$100	$100	$100	Dec-05	$100	$100	2	North Spencer	7385	021	74-005	2152	500	1.000	1.000	0.000
	021-230-00000346	$500	$500	$500	Dec-05	$500	$500	2	North Spencer	7385	021	74-005	2152	500	1.000	1.000	0.000
	021-090-00000108	$500	$500	$500	Dec-05	$500	$500	2	North Spencer	7385	021	74-005	2152	500	1.000	1.000	0.000
	021-090-00000109	$500	$500	$500	Dec-05	$500	$500	2	North Spencer	7385	021	74-005	2152	500	1.000	1.000	0.000
	021-230-00000345	$500	$500	$500	Dec-05	$500	$500	2	North Spencer	7385	021	74-005	2152	500	1.000	1.000	0.000
	021-130-00005000	$500	$500	$500	Dec-05	$500	$500	2	North Spencer	7385	021	74-005	2152	500	1.000	1.000	0.000
	021-110-00005488	$3,500	$3,400	$3,400	Jul-06	$3,000	$3,000	2	North Spencer	7385	021	74-005	2152	500	1.133	1.000	0.133
	021-150-00000300	$4,200	$4,600	$4,600	Jun-03	$3,500	$3,590	2	North Spencer	7385	021	74-005	2152	500	1.281	1.000	0.281
	021-080-00010920	$3,800	$3,600	$3,600	Dec-04	$3,500	$3,540	2	North Spencer	7385	021	74-005	2152	500	1.017	1.000	0.017
	021-020-00010100	$100	$100	$100	Dec-05	$100	$100	2	North Spencer	7385	021	74-005	2157	500	1.000	1.000	0.000
	021-120-00003901	$100	$100	$100	Dec-05	$100	$100	2	North Spencer	7385	021	74-005	2157	500	1.000	1.000	0.000
	021-220-00000310	$400	$400	$400	Dec-05	$400	$400	2	North Spencer	7385	021	74-005	2157	500	1.000	1.000	0.000
	021-040-00003185	$6,500	$6,500	$6,500	May-03	$6,000	$6,160	2	North Spencer	7385	021	74-005	2157	500	1.055	1.000	0.055
	021-230-00009900	$6,800	$6,800	$6,800	Feb-04	$6,500	$6,620	2	North Spencer	7385	021	74-005	2158	500	1.027	1.000	0.027
	021-110-00005450	$6,400	$6,400	$6,400	Feb-04	$6,500	$6,620	2	North Spencer	7385	021	74-005	2158	500	0.967	1.000	0.033
	021-090-00000106	$100	$100	$100	Dec-05	$100	$100	2	North Spencer	7385	021	74-005	2158	500	1.000	1.000	0.000
	021-020-00004741/ 021-020-00004745	$20,600	$21,500	$21,500	Sep-05	$22,000	$22,000	2	North Spencer	7385	021	74-005	2150	500/500	0.977	1.000	0.023
	021-130-00007200	$100	$100	$100	Dec-05	$100	$100	2	North Spencer	7385	021	74-005	2151	500	1.000	1.000	0.000
	021-014-03000000/ 021-023-21000000	$14,700	$15,100	$15,100	Oct-05	$13,000	$13,000	2	North Spencer	7385	021	74-005	2154	500/500	1.162	1.000	0.162
	021-110-00004170	$100	$100	$100	Dec-05	$100	$100	2	North Spencer	7385	021	74-005	2152	500	1.000	1.000	0.000
	021-120-00003901	$100	$100	$100	Dec-05	$100	$100	2	North Spencer	7385	021	74-005	2157	500	1.000	1.000	0.000
	021-040-00005520	$6,600	$6,500	$6,500	Mar-05	$6,000	$6,000	2	North Spencer	7385	021	74-005	2155	500	1.083	1.000	0.083
	021-090-00000108	$500	$500	$500	Dec-05	$500	$500	2	North Spencer	7385	021	74-005	2152	500	1.000	1.000	0.000
	021-030-00005001	$500	$500	$500	Dec-05	$500	$500	2	North Spencer	7385	021	74-005	2152	500	1.000	1.000	0.000
	021-110-00004175	$600	$600	$600	Dec-05	$550	$550	2	North Spencer	7385	021	74-005	2152	500	1.091	1.000	0.091
	021-230-00000365	$200	$200	$200	Dec-05	$200	$200	2	North Spencer	7385	021	74-005	2152	500	1.000	1.000	0.000
	021-090-00000105	$600	$600	$600	Dec-05	$600	$600	2	North Spencer	7385	021	74-005	2152	500	1.000	1.000	0.000
	021-110-00006572	$4,300	$4,700	$4,700	Oct-03	$3,500	$3,590	2	North Spencer	7385	021	74-005	2152	500	1.309	1.000	0.309
	021-200-00002150	$9,900	$990	$9,900	Nov-03	$9,200	$9,390	2	North Spencer	7385	021	74-005	2157	500	1.054	1.000	0.054
	021-230-00006850	$6,400	$6,400	$6,400	Feb-04	$6,000	$6,110	2	North Spencer	7385	021	74-005	2158	500	1.047	1.000	0.047
	021-110-00004173	$100	$100	$100	Dec-05	$100	$100	2	North Spencer	7385	021	74-005	2158	500	1.000	1.000	0.000
	021-050-00002980	$100	$100	$100	Dec-05	$100	$100	2	North Spencer	7385	021	74-005	2158	500	1.000	1.000	0.000
	021-100-00002170	$100	$100	$100	Dec-05	$100	$100	2	North Spencer	7385	021	74-005	2158	500	1.000	1.000	0.000
	021-008-61000000	$9,200	$8,900	$8,900	Jul-04	$7,500	$7,600	2	North Spencer	7385	021	74-005	2150	500	1.171	1.000	0.171
	021-080-00008850	$100	$100	$100	Dec-05	$100	$100	2	North Spencer	7385	021	74-005	2151	500	1.000	1.000	0.000
	021-190-00006901	$100	$100	$100	Dec-05	$100	$100	2	North Spencer	7385	021	74-005	2151	500	1.000	1.000	0.000
	021-230-00000348	$100	$100	$100	Dec-05	$100	$100	2	North Spencer	7385	021	74-005	2156	500	1.000	1.000	0.000
	021-016-18000000	$8,400	$9,000	$9,000	May-03	$9,750	$10,000	2	North Spencer	7385	021	74-005	2156	500	0.900	1.000	0.100
	021-010-00003717	$4,400	$4,500	$4,500	May-03	$5,000	$5,100	2	North Spencer	7385	021	74-005	2150	510*	0.882	1.000	0.118
	021-010-00001075	$8,800	$9,100	$9,100	Jul-04	$10,500	$10,640	2	North Spencer	7385	021	74-005	2150	500	0.855	1.000	0.145
	021-020-00006750	$4,000	$4,000	$4,000	Oct-04	$3,500	$3,540	2	North Spencer	7385	021	74-005	2157	500	1.130	1.000	0.130

	021-130-00003950	$5,800	$5,800	$5,800	Oct-04	$4,500	$4,550	2	North Spencer	7385	021	74-005	2157	500	1.275	1.000	0.275
	021-100-00003130	$3,500	$3,500	$3,500	Jun-04	$3,000	$3,050	2	North Spencer	7385	021	74-005	2157	500	1.148	1.000	0.148
	021-190-00004000	$100	$100	$100	Dec-05	$100	$100	2	North Spencer	7385	021	74-005	2151	500	1.000	1.000	0.000
	021-190-00008850	$5,200	$5,600	$5,600	May-03	$5,000	$5,130	2	North Spencer	7385	021	74-005	2152	500	1.092	1.000	0.092
	021-230-00000360	$200	$200	$200	Nov-05	$200	$200	2	North Spencer	7385	021	74-005	2152	500	1.000	1.000	0.000
	021-230-00001680	$100	$100	$100	Dec-05	$150	$150	2	North Spencer	7385	021	74-005	2152	500	0.667	1.000	0.333
	021-020-00003800	$4,600	$4,500	$4,500	Oct-04	$4,200	$4,250	2	North Spencer	7385	021	74-005	2152	500/500	1.059	1.000	0.059
	021-160-00004950	$2,100	$2,100	$2,100	Dec-04	$1,800	$1,820	2	North Spencer	7385	021	74-005	2152	500	1.154	1.000	0.154
	021-190-00015101	$3,500	$3,500	$3,500	Apr-04	$3,000	$3,060	2	North Spencer	7385	021	74-005	2152	500	1.144	1.000	0.144
	021-018-42000000	$26,200	$26,200	$26,200	Jul-04	$26,000	$26,360	2	North Spencer	7385	021	74-005	2158	500	0.994	1.000	0.006
	021-080-00005950	$2,500	$190	$1,900	Feb-04	$2,000	$2,040	2	North Spencer	7385	021	74-005	2152	500	0.931	1.000	0.069
	*020-020-00001700	$16,600	$18,600	$18,600	Aug-03	$18,000	$18,430	2	North Spencer	7385	020	74-004	2010	541	1.009	1.000	0.009
	021-110-00000953	$2,200	$2,200	$2,200	Jan-05	$2,500	$2,500	2	North Spencer	7385	021	74-005	2125	501	0.880	1.000	0.120
	021-200-00001000	$28,000	$28,000	$28,000	Oct-05	$29,000	$29,000	2	North Spencer	7385	021	74-005	2158	501	0.966	1.000	0.034
	021-180-00006487	$2,200	$2,200	$2,200	Aug-04	$2,125	$2,150	2	North Spencer	7385	021	74-005	2157	500	1.023	1.000	0.023
	021-130-00006500/ 021-180-00006487	$4,400	$4,400	$4,400	Aug-04	$4,250	$4,310	2	North Spencer	7385	021	74-005	2157	500/500	1.021	1.000	0.021
	021-030-00002850	$2,600	$3,000	$3,000	May-03	$2,500	$2,600	2	North Spencer	7385	021	74-005	2152	500	1.154	1.000	0.154
	021-110-00004179	$500	$500	$500	Dec-05	$500	$500	2	North Spencer	7385	021	74-005	2154	500	1.000	1.000	0.000
	021-230-00000347	$100	$100	$100	Dec-05	$100	$100	2	North Spencer	7385	021	74-005	2154	500	1.000	1.000	0.000
	021-060-00001750	$100	$100	$100	Dec-05	$100	$100	2	North Spencer	7385	021	74-005	2154	500	1.000	1.000	0.000
	021-200-00001800	$7,400	$7,700	$7,700	Sep-04	$6,500	$6,500	2	North Spencer	7385	021	74-005	2155	500	1.185	1.000	0.185
	021-080-00001152	$3,200	$2,900	$2,900	Jun-05	$2,500	$2,500	2	North Spencer	7385	021	74-005	2156	500	1.160	1.000	0.160
	021-020-00008360	$6,200	$5,900	$5,900	Jun-04	$5,000	$5,060	2	North Spencer	7385	021	74-005	2156	500	1.166	1.000	0.166
	021-100-00003130	$3,500	$3,500	$3,500	Nov-05	$3,000	$3,000	2	North Spencer	7385	021	74-005	2157	500	1.167	1.000	0.167
	021-060-00001750	$100	$100	$100	Jan-05	$100	$100	2	North Spencer	7385	021	74-005	2154	500	1.000	1.000	0.000
	021-230-00006600	$5,000	$5,100	$5,100	Feb-04	$4,600	$4,680	2	North Spencer	7385	021	74-005	2150	500	1.090	1.000	0.090
	021-230-00006600	$5,000	$5,100	$5,100	Oct-05	$5,000	$5,000	2	North Spencer	7385	021	74-005	2150	500	1.020	1.000	0.020
	021-021-77000000	$6,400	$48,000	$48,000	Feb-06	$43,500	$43,500	2	North Spencer	7385	021	74-005	2150	500	1.103	1.000	0.103
	021-190-00012050	$6,700	$4,600	$4,600	Jul-06	$4,000	$4,000	2	North Spencer	7385	021	74-005	2150	500	1.150	1.000	0.150
	021-100-00002170	$100	$100	$100	Dec-05	$100	$100	2	North Spencer	7385	021	74-005	2150	500	1.000	1.000	0.000
	021-050-00002980	$100	$100	$100	Dec-05	$100	$100	2	North Spencer	7385	021	74-005	2150	500	1.000	1.000	0.000
	021-110-00004173	$100	$100	$100	Jan-04	$100	$110	2	North Spencer	7385	021	74-005	2150	500	0.909	1.000	0.091
	021-110-00004173	$100	$100	$100	Dec-05	$100	$100	2	North Spencer	7385	021	74-005	2150	500	1.000	1.000	0.000
	021-060-00002170	$8,100	$10,700	$10,700	Jun-06	$11,000	$11,000	2	North Spencer	7385	021	74-005	2150	500	0.973	1.000	0.027
	021-022-21000000	$7,200	$11,300	$11,300	Jun-06	$12,000	$12,000	2	North Spencer	7385	021	74-005	2156	500	0.942	1.000	0.058
	021-190-00006450	$38,300	$46,300	$46,300	Jun-04	$49,000	$49,740	2	North Spencer	7385	021	74-005	2154	500	0.931	1.000	0.069
	021-020-00005320	$43,700	$61,600	$61,600	Oct-05	$70,000	$70,000	2	North Spencer	7385	021	74-005	2154	500	0.880	1.000	0.120
	021-180-00001270	$7,400	$5,500	$5,500	Oct-05	$4,500	$4,500	2	North Spencer	7385	021	74-005	2154	500	1.222	1.000	0.222
	021-190-00008280	$25,200	$39,900	$39,900	Jun-05	$43,000	$43,000	2	North Spencer	7385	021	74-005	2153	500	0.928	1.000	0.072
	021-190-00008400	$25,200	$39,900	$39,900	Jun-05	$43,000	$43,000	2	North Spencer	7385	021	74-005	2153	500	0.928	1.000	0.072
	021-080-00010700	$2,300	$2,000	$2,000	Mar-06	$1,825	$1,825	2	North Spencer	7385	021	74-005	2156	500	1.096	1.000	0.096
	021-070-00004230	$8,100	$3,300	$3,300	Oct-06	$3,000	$3,000	2	North Spencer	7385	021	74-005	2156	500	1.100	1.000	0.100
	021-200-00004122	$2,300	$1,600	$1,600	Jun-05	$1,500	$1,500	2	North Spencer	7385	021	74-005	2156	500	1.067	1.000	0.067
	*020-020-00001700	$16,600	$18,600	$18,600	Aug-03	$16,700	$17,500	2	North Spencer	7385	020	74-004	2010	541	1.063	1.000	0.063
	020-110-00000952	$1,100	$17,100	$17,100	Feb-06	$16,300	$16,300	2	North Spencer	7385	020	74-004	2011	501	1.049	1.000	0.049
	021-010-00003750	$6,200	$10,000	$10,000	Jan-06	$12,500	$12,500	2	North Spencer	7385	021	74-005	2150	500	0.800	1.000	0.200
	021-230-00001215/ 021-110-00000100	$8,000	$4,600	$4,600	Nov-05	$4,500	$4,500	2	North Spencer	7385	021	74-005	2156	500/500	1.022	1.000	0.022
	021-020-00004155	$3,600	$1,200	$1,200	Sep-05	$1,075	$1,075	2	North Spencer	7385	021	74-005	2156	500	1.116	1.000	0.116
	021-040-00003160	$6,200	$2,200	$2,200	Jun-06	$2,000	$2,000	2	North Spencer	7385	021	74-005	2156	500	1.100	1.000	0.100
	021-190-00009900	$5,700	$9,500	$9,500	Mar-06	$12,000	$12,000	2	North Spencer	7385	021	74-005	2158	510	0.792	1.000	0.208
	021-020-00003600	$4,000	$3,900	$3,900	Oct-04	$3,800	$3,850	2	North Spencer	7385	021	74-005	2152	500	1.013	1.000	0.013
	021-110-00000953	$2,200	$2,200	$2,200	Jan-05	$2,500	$2,500	2	North Spencer	7385	021	74-005	2152	500	0.880	1.000	0.120
	021-020-00009060	$2,500	$1,900	$1,900	Jul-04	$1,500	$1,700	2	North Spencer	7385	021	74-005	2152	500	1.118	1.000	0.118
		2006 TOTAL ASSMNT OF LAND	2007 TOTAL ASSMNT OF LAND	2007 TOTAL ASSESSED VALUE		TOTAL OF ALL SALE PRICES	TOTAL ADJUSTED SALE PRICE		MEAN	MEDIAN	COD	PRD (price related differential)	WEIGHTED MEAN		TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS		$678,200	$795,500	$806,120		$796,025	$803,165		103.23%	100.00%	7.35	102.85%	1.00		116.648	8.301	0.073
	Number of Sales	113															
	Vacant Lot When Sold																
	*Land Sale only at Time of Purchase																
	*Removed 2002 Sales (11-2007)																
	***Adjusted 2003-2004 Sales, Using 1% Growth Rate**																

SPENCER COUNTY ASSESSMENT RATIO STUDY FOR 2006 TRENDING

Township: Clay

PROPERTY TYPE	PARCEL #	2006 LAND AV	2006 IMP. AV	2006 TOTAL AV	2007 LAND AV	2007 IMP. AV	2007 TOTAL AV	DATE OF SALE	SALE PRICE	ADJUSTED SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Improved	020-190-00000350	$2,900	$24,900	$27,800	$3,200	$25,200	$28,400	Dec-04	$26,000	$26,530	2	N. Spencer	7385	020	74-004	fair	d-1	2010	430	1.070	1.057	0.014
Commercial	021-180-00004690	$54,400	$103,500	$157,900	$48,400	$111,600	$160,000	Nov-05	$160,000	$160,000	2	N. Spencer	7385	021	74-005	average	c	2125	499/400	1.000	1.057	0.057
	021-100-00001450	$7,400	$123,900	$131,300	$7,400	$130,000	$137,400	Jul-05	$130,000	$130,000	2	N.Spencer	7385	021	74-005	average	b+1	2125	401	1.057	1.057	0.000
	021-100-00001450	$7,400	$123,900	$131,300	$7,400	$130,000	$137,400	Jun-07	$132,000	$128,130	2	N.Spencer	7385	021	74-005	average	b+1	2125	401	1.072	1.057	0.015
	021-230-00008150	$7,600	$123,900	$131,500	$7,600	$130,000	$137,600	Feb-07	$130,000	$127,440	2	N.Spencer	7385	021	74-005	average	b+1	2125	401	1.080	1.057	0.023
	021-190-00004980	$2,800	$94,500	$97,300	$3,600	$99,300	$102,900	Jun-04	$115,000	$118,470	2	N.Spencer	7385	021	74-005	average	c-1	2125	499	0.869	1.057	0.188
	021-200-00002500	$7,400	$123,900	$131,300	$7,400	$130,000	$137,400	Nov-03	$130,000	$135,280	2	N.Spencer	7385	021	74-005	average	b+1	2125	401	1.016	1.057	0.041

		2006 TOTAL ASSMNT OF LAND	2006 TOTAL ASSMNT OF IMP.	2006 TOTAL ASSESSED VALUE	2007 TOTAL ASSMNT OF LAND	2007 TOTAL ASSMNT OF IMP.	2007 TOTAL ASSESSED VALUE		TOTAL OF ALL SALE PRICES	TOTAL ADJUSTED SALE PRICE		MEAN	MEDIAN	COD	PRD (price related differential)			WEIGHTED MEAN		TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS		$89,900	$718,500	$808,400	$85,000	$756,100	$841,100		$823,000	$825,850		102.34%	105.69%	4.57	100.48%			1.02		7.164	0.338	0.048
	Number of Sales	7																				

*Adjusted 2003, 2004, 2007 Sales using 2% Rate

SPENCER COUNTY ASSESSMENT RATIO STUDY FOR 2006 TRENDING

Township: Clay

PROPERTY TYPE	PARCEL #	2006 LAND AV	2007 land AV	2007 TOTAL AV	DATE OF SALE	SALE PRICE	ADJUSTED SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Commercial	020-190-00006889	$1,200	$1,300	$1,500	Aug-05	$1,275	$1,275	2	N. Spencer	7385	20	74-004	2010	610	1.176	1.091	0.085
Vacant	020-190-00006890	$600	$1,300	$1,500	Jan-06	$1,250	$1,250	2	N. Spencer	7385	20	74-004	2010	610	1.200	1.091	0.109
	021-200-00000099	$6,500	$6,500	$6,500	Aug-03	$6,000	$6,280	2	N. Spencer	7385	21	74-005	2125	400	1.035	1.091	0.056
	021-130-00003200/ 021-130-00003201	$122,400	$128,100	$128,100	Feb-05	$111,625	$111,625	2	N. Spencer	7385	21	74-005	2125	400	1.148	1.091	0.056
	021-190-00006881	$1,300	$3,600	$3,600	Jul-05	$3,500	$3,500	2	N. Spencer	7385	21	74-005	2125	*610	1.029	1.091	0.063
	021-030-00001000	$17,500	$41,000	$41,000	Jul-03	$44,000	$46,100	2	N. Spencer	7385	21	74-005	2125	400	0.889	1.091	0.202

	TOTAL ASSESSMENT OF LAND	TOTAL ASSESSMENT OF IMP.	TOTAL ASSESSED VALUE	TOTAL OF ALL SALE PRICES	TOTAL ADJUSTED SALE PRICE	MEAN	MEDIAN	COD	PRD (price related differential)	WEIGHTED MEAN	TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS	$149,500	$181,800	$182,200	$167,650	$170,030	107.95%	109.13%	8.72	100.74%	1.07	6.477	0.571	0.095

Number of Sales 4

***22 Vacant Commercial in Township**

*Adjusted 2003 Sales using 2% Rate

021-190-00006881, part of Koch Development split

021-030-00001000 Santa's Land, LLC Undeveloped comm.

SPENCER COUNTY ASSESSMENT RATIO STUDY FOR 2006 TRENDING

Township: Clay

PROPERTY TYPE	PARCEL #	2006 LAND AV	2006 IMP. AV	2006 TOTAL AV	2007 LAND AV	2007 IMP. AV	2007 TOTAL AV	DATE OF SALE	SALE PRICE	ADJUSTED SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Improved	021-200-00000302/ 021-200-00000301	$13,700	$49,200	$62,900	$38,000	$28,900	$66,900	Oct-05	$71,000	$71,000	2	N. Spencer	7385	21	74-005	fair	b	2125	370-300	0.942	0.958	0.016
Industrial	021-110-00002880/ 021-110-00002890	$392,100	$9,639,800	$10,031,900	$392,100	$9,832,700	$10,224,800	Jan-05	$10,500,000	$10,500,000	2	N. Spencer	7385	21	74-005	average	c+2/c-1	2125	330-399	0.974	0.958	0.016

		2006 TOTAL ASSMNT OF LAND	2006 TOTAL ASSMNT OF IMP.	2006 TOTAL ASSESSED VALUE	2007 TOTAL ASSMNT OF LAND	2007 TOTAL ASSMNT OF IMP.	2007 TOTAL ASSESSED VALUE		TOTAL OF ALL SALE PRICES	TOTAL OF ALL SALE PRICES		MEAN	MEDIAN	COD	PRD (price related differential)			WEIGHTED MEAN		TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS		$405,800	$9,689,000	$10,094,800	$430,100	$9,861,600	$10,291,700		$10,571,000	$10,571,000		95.80%	95.80%	1.65	98.40%			0.97		1.916	0.032	0.016
	Number of Sales	2																				

*LESS THAN 25 PARCELS

SPENCER COUNTY ASSESSMENT RATIO STUDY FOR 2006 TRENDING

Township: Clay

MENT RATIO	PARCEL #	2006 LAND AV	2006 IMP. AV	2006 TOTAL AV	DATE OF SALE	SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Industrial																#DIV/0!	#DIV/0!	#DIV/0!
Vacant																#DIV/0!	#DIV/0!	#DIV/0!
																	#DIV/0!	#DIV/0!
																	#DIV/0!	#DIV/0!
																	#DIV/0!	#DIV/0!
		TOTAL ASSESSMENT OF LAND	TOTAL ASSESSMENT OF IMP.	TOTAL ASSESSED VALUE		TOTAL OF ALL SALE PRICES		MEAN	MEDIAN	COD	PRD (price related differential)			WEIGHTED MEAN		TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS		$0	$0	$0		$0		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!			#DIV/0!		#DIV/0!	#DIV/0!	#DIV/0!

*5 vacant industrial parcels in township. Only sale is with improved parcel.

SPENCER COUNTY ASSESSMENT RATIO STUDY FOR 2007 TRENDING

Township: Clay

PROPERTY TYPE	PARCEL #	2006 LAND AV	2007 LAND AV	2007 TOTAL AV	DATE OF SALE	SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Agricultural	020-050-00000350	$400	$600	$600	Mar-07	$600	2	North Spencer	7385	020	74-004			2010	100	1.000	1.000	0.000
Land	020-020-00001100	$3,000	$3,900	$3,900	Mar-07	$3,900	2	North Spencer	7385	020	74-004			2010	100	1.000	1.000	0.000
	020-140-00000201	$1,100	$1,500	$1,500	Mar-07	$1,500	2	North Spencer	7385	020	74-004			2010	100	1.000	1.000	0.000
	020-110-00000873	$13,400	$14,600	$14,600	Mar-07	$14,600	2	North Spencer	7385	020	74-004			2010	100	1.000	1.000	0.000
	020-110-00000950	$30,200	$32,300	$32,300	Mar-07	$32,300	2	North Spencer	7385	020	74-004			2010	100	1.000	1.000	0.000

		2006 TOTAL ASSMNT OF LAND	2007 TOTAL ASSMNT OF LAND	2007 TOTAL ASSESSED VALUE		TOTAL OF ALL SALE PRICES		MEAN	MEDIAN	COD	PRD (price related differential)			WEIGHTED MEAN		TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS		$48,100	$52,900	$52,900		$52,900		100.00%	100.00%	0.00	100.00%			1.00		5.000	0.000	0.000
	Number of Sales	5																

SPENCER COUNTY ASSESSMENT RATIO STUDY FOR 2007 TRENDING

Township: Grass

PROPERTY TYPE	PARCEL #	2006 LAND AV	2006 IMP. AV	2006 TOTAL AV	2007 LAND AV	2007 IMP AV	2007 TOTAL AV	DATE OF SALE	SALE PRICE	ADJUSTED SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Improved	031-020-0000700/ 031-020-0000701	$3,400	$24,400	$27,800	$3,400	$34,500	$37,900	Dec-06	$37,900	$37,900	3	North Spencer	7385	031	74-007	fair	d+2	3103	510-200	1.000	0.992	0.008
Residential	031-110-00000500/ 031-110-00000510	$5,300	$29,700	$35,000	$3,700	$35,600	$39,300	Aug-04	$34,500	$35,490	3	North Spencer	7385	031	74-007	fair	d+1	3103	510-501	1.107	0.992	0.115
	031-030-0001121/ 031-030-0001122/ 031-030-0001123	$8,400	$30,200	$38,600	$8,400	$30,200	$38,600	May-04	$40,000	$41,220	3	North Spencer	7385	031	74-007	fair	d	3103	510-500	0.936	0.992	0.056
	031-140-00000025	$7,500	$48,900	$56,400	$8,200	$48,900	$57,100	Jun-05	$58,000	$58,000	3	North Spencer	7385	031	74-007	average	c+1	3102	511	0.984	0.992	0.008
	031-150-00000180	$5,700	$74,600	$80,300	$5,500	$74,600	$80,100	Nov-05	$79,900	$79,900	3	North Spencer	7385	031	74-007	average	c+1	3102	511	1.003	0.992	0.010
	031-040-00001400	$9,100	$103,500	$112,600	$7,900	$103,500	$111,400	Jun-04	$113,000	$116,410	3	North Spencer	7385	031	74-007	average	c+1	3102	511	0.957	0.992	0.035
	031-001-07000000/ 031-070-000001600	$2,500	$31,600	$34,100	$2,800	$31,600	$34,400	Nov-05	$34,000	$34,000	3	North Spencer	7385	031	74-007	average	d	3102	510-500	1.012	0.992	0.020
	031-020-00001330	$3,000	$32,600	$35,600	$3,300	$32,600	$35,900	Apr-04	$36,000	$37,210	3	North Spencer	7385	031	74-007	average	d	3102	510	0.965	0.992	0.027
	031-190-00002120/ 031-190-00002121	$4,400	$63,600	$68,000	$4,300	$63,600	$67,900	May-05	$69,900	$69,900	3	North Spencer	7385	031	74-007	average	c	3102	510-500	0.971	0.992	0.021
	030-200-00004800	$7,000	$64,300	$71,300	$7,400	$64,900	$72,300	Oct-03	$75,000	$78,090	3	North Spencer	7385	030	74-006	average	c	3010	511	0.926	0.992	0.066
	030-180-00000850	$6,900	$78,100	$85,000	$7,300	$78,900	$86,200	Aug-05	$89,500	$89,500	3	North Spencer	7385	030	74-006	average	d+2	3010	511	0.963	0.992	0.029
	030-001-90000001	$6,000	$25,400	$31,400	$6,300	$25,700	$32,000	Aug-04	$30,000	$30,860	3	North Spencer	7385	030	74-006	fair	d-2	3010	511	1.037	0.992	0.045
	030-190-00006050	$8,500	$76,600	$85,100	$8,900	$77,300	$86,200	Aug-04	$95,000	$97,770	3	North Spencer	7385	030	74-006	average	c-1	3010	511	0.882	0.992	0.111
	030-130-00003362	$6,200	$49,700	$55,900	$6,200	$49,700	$55,900	Feb-05	$50,000	$50,000	3	North Spencer	7385	030	74-006	average	c-1	3010	511	1.118	0.992	0.126
	030-230-00001832	$11,600	$59,400	$71,000	$12,400	$60,000	$72,400	Sep-04	$82,250	$84,320	3	North Spencer	7385	030	74-006	average	c-1	3010	511/501	0.859	0.992	0.134
	030-130-00002210/ 030-130-00002211	$2,900	$61,300	$64,200	$3,100	$62,000	$65,100	Nov-04	$70,300	$71,850	3	North Spencer	7385	030	74-006	good	c-1	3010	510/500	0.906	0.992	0.086
	030-020-00001760	$8,300	$38,100	$46,400	$8,700	$38,500	$47,200	Dec-04	$50,000	$51,030	3	North Spencer	7385	030	74-006	average	d+2	3010	511	0.925	0.992	0.067
	031-070-00000300/ 031-003-88000000/ 031-003-89000000	$5,100	$26,700	$31,800	$5,600	$26,700	$32,300	Nov-05	$35,000	$35,000	3	North Spencer	7385	031	74-007	average	d+1	3102	510/500/500	0.923	0.992	0.069
	031-020-00001000/ 031-020-00001001	$3,600	$17,800	$21,400	$4,000	$17,800	$21,800	Jun-05	$16,500	$16,500	3	North Spencer	7385	031	74-007	fair	d-1	3102	510/500	1.321	0.992	0.329
	031-040-00001405	$3,300	$17,200	$20,500	$3,300	$17,200	$20,500	Apr-05	$20,000	$20,000	3	North Spencer	7385	031	74-007	average	c	3102	540	1.025	0.992	0.033
	031-020-00001255	$5,500	$36,000	$42,500	$5,500	$37,000	$42,500	Mar-05	$44,000	$44,000	3	North Spencer	7385	031	74-007	average	d+2	3102	511	0.966	0.992	0.026
	031-070-00000100	$10,600	$8,300	$18,900	$10,600	$8,300	$18,900	Mar-04	$17,500	$18,120	3	North Spencer	7385	031	74-007	average	C-1	3102	599	1.043	0.992	0.051
	031-070-00000920	$9,000	$43,400	$52,400	$9,000	$43,400	$52,400	Mar-04	$50,000	$51,770	3	North Spencer	7385	031	74-007	average	d+2	3102	511	1.012	0.992	0.020
	031-010-00000203/ 031-010-00000200/ 031-010-00000201/ 031-010-00000202/ 031-010-00000204	$6,400	$56,100	$62,500	$6,400	$56,100	$62,500	Nov-04	$73,500	$74,980	3	North Spencer	7385	031	74-007	good	d+1	3103	510/500/500/500/500	0.834	0.992	0.159
	031-200-00000642/ 031-200-00000641	$4,300	$8,200	$12,500	$4,300	$7,100	$11,400	Sep-04	$10,200	$10,480	3	North Spencer	7385	031	74-007	fair	d-1	3101	510/500	1.088	0.992	0.096
	031-210-00000150/ 031-210-00000200	$3,900	$16,600	$20,500	$3,900	$16,600	$20,500	Nov-05	$20,000	$20,000	3	North Spencer	7385	031	74-007	poor	d	3103	510/500	1.025	0.992	0.033
	031-180-00000500/ 031-001-67000000	$6,000	$92,200	$98,200	$6,000	$92,200	$98,200	May-06	$87,000	$87,000	3	North Spencer	7385	031	74-007	fair	c	3102	510/500	1.129	0.992	0.136
	031-080-00000050/ 031-070-00000051	$7,700	$57,400	$65,100	$7,700	$57,400	$65,100	May-06	$68,900	$68,900	3	North Spencer	7385	031	74-007	average	c	3102	510/500	0.945	0.992	0.047
	031-080-00000050/ 031-070-00000051	$7,700	$57,400	$65,100	$7,700	$57,400	$65,100	Jan-07	$69,000	$67,650	3	North Spencer	7385	031	74-007	average	c	3102	510/500	0.962	0.992	0.030
	031-040-00001915/ 031-040-00001916	$5,200	$76,600	$81,800	$5,200	$76,600	$81,800	Jun-06	$86,000	$86,000	3	North Spencer	7385	031	74-007	average	c-1	3102	510/500	0.951	0.992	0.041
	031-120-00000310	$3,600	$44,000	$47,600	$3,600	$44,000	$47,600	Aug-06	$42,500	$42,500	3	North Spencer	7385	031	74-007	fair	c-2	3102	510	1.120	0.992	0.128
	031-020-00001250	$4,100	$51,000	$55,100	$4,100	$37,400	$41,500	Feb-06	$36,900	$36,900	3	North Spencer	7385	031	74-007	poor	d+1	3102	510	1.125	0.992	0.132
	031-110-00000500/ 031-110-00000510	$5,300	$29,700	$35,000	$3,700	$35,600	$39,300	Aug-06	$39,000	$39,000	3	North Spencer	7385	031	74-007	average	d+1	3103	510/501	1.008	0.992	0.015
	030-012-65000000	$6,800	$100	$6,900	$5,700	$100	$5,800	Jul-06	$5,000	$5,000	3	North Spencer	7385	030	74-006	very poor	e	3010	599	1.160	0.992	0.168

		2006 TOTAL ASSMNT OF LAND	2006 TOTAL ASSMNT OF IMP	2006 TOTAL ASSESSED VALUE	2007 TOTAL ASSMNT OF LAND	2007 TOTAL ASSMNT OF IMP	2007 TOTAL ASSESSED VALUE		TOTAL OF ALL SALE PRICES	TOTAL ADJUSTED SALE PRICE		MEAN	MEDIAN	COD	PRD (price related differential)			WEIGHTED MEAN		TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS		$204,800	$1,530,700	$1,736,500	$204,100	$1,543,000	$1,747,100		$1,766,250	$1,787,250		100.55%	99.22%	7.34	102.86%			0.98		34.187	2.477	0.073

Number of Sales 34

*All 2002 Sales Removed from Analysis: Removed Jan-Oct. 2003 sales.

***2003-2004 sales adjusted for time using 2% growth rate.**

SPENCER COUNTY ASSESSMENT RATIO STUDY FOR 2007 TRENDING

Township: Grass

PROPERTY TYPE	PARCEL #	2006 LAND AV	2007 IMP. AV	2007 TOTAL AV	DATE OF SALE	SALE PRICE	ADJUSTED SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Residential	031-130-00001300	$3,300	$3,300	$3,300	Sep-05	$3,500	$3,500	3	North Spencer	7385	031	74-007	3102	500	0.943	1.025	0.083
Vacant	031-190-00001675	$4,900	$5,000	$5,000	Nov-03	$4,500	$4,800	3	North Spencer	7385	031	74-007	3102	501	1.042	1.025	0.016
	030-120-00000400	$10,000	$10,500	$10,500	Dec-04	$12,000	$12,000	3	North Spencer	7385	030	74-006	3010	501	0.875	1.025	0.150
	030-010-00000130	$2,200	$2,200	$2,200	Jun-04	$2,100	$2,180	3	North Spencer	7385	030	74-006	3010	500	1.009	1.025	0.016
	*030-070-00001100	$8,100	$8,100	$8,100	Jan-04	$7,500	$7,500	3	North Spencer	7385	030	74-006	3010	511	1.080	1.025	0.055
	031-190-00001675	$4,900	$5,000	$5,000	Jul-06	$4,500	$4,500	3	North Spencer	7385	031	74-007	3101	500	1.111	1.025	0.086

		2006 TOTAL ASSMNT OF LAND	2007 TOTAL ASSMNT OF LAND	2007 TOTAL ASSESSED VALUE		TOTAL OF ALL SALE PRICES	TOTAL ADJUSTED SALE PRICE		MEAN	MEDIAN	COD	PRD (price related differential)	WEIGHTED MEAN		TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS		$33,400	$34,100	$34,100		$34,100	$34,480		101.00%	102.54%	6.59	102.12%	0.99		6.060	0.406	0.068
	Number of Sales	6															

*Parcel Vacant at time of Sale

**Adjusted 20022004 sales for time using 2% growth rate

SPENCER COUNTY ASSESSMENT RATIO STUDY FOR 2007 TRENDING

Township: Grass

PROPERTY TYPE	PARCEL #	2006 LAND AV	2006 IMP. AV	2006 TOTAL AV	2007 LAND AV	2007 IMP AV	2007 TOTAL AV	DATE OF SALE	SALE PRICE	ADJUSTED SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Improved	031-040-00001926/ 031-040-00000133	$4,500	$23,800	$28,300	$5,200	$23,600	$28,800	Dec-02	$30,000	$30,910	3	North Spencer	7385	031	74-007	average	c-1	3120	435	0.932	1.034	0.102
Commercial	031-230-00001200/ 031-230-00001210	$6,500	$43,600	$50,100	$7,800	$45,300	$53,100	May-03	$45,500	$46,750	3	North Spencer	7385	031	74-007	average	d+2	3120	419/400	1.136	1.034	0.102

		2006 TOTAL ASSMNT OF LAND	2006 TOTAL ASSMNT OF IMP	2006 TOTAL ASSESSED VALUE	2007 TOTAL ASSMNT OF LAND	2007 TOTAL ASSMNT OF IMP	2007 TOTAL ASSESSED VALUE		TOTAL OF ALL SALE PRICES	TOTAL ADJUSTED SALE PRICE		MEAN	MEDIAN	COD	PRD (price related differential)			WEIGHTED MEAN		TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS		$11,000	$67,400	$78,400	$13,000	$68,900	$81,900		$75,500	$77,660		103.38%	103.38%	9.87	98.03%			1.05		2.068	0.204	0.102
	Number of Sales	2																				

*Adjusted 2002 -2004 Sales with 1% Rate

SPENCER COUNTY ASSESSMENT RATIO STUDY FOR 2007 TRENDING

Township: Grass

PROPERTY TYPE	PARCEL #	2006 LAND AV	2007 IMP. AV	2007 TOTAL AV	DATE OF SALE	SALE PRICE	ADJUSTED SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Commercial	031-150-00000165/ 031-150-00000160	$5,500	$5,500	$5,500	Jul-03	$5,500	$5,630	3	North Spencer	7385	031	74-007	3120	400	0.977	0.977	0.000
Vacant																	

		2006 TOTAL ASSMNT OF LAND	2007 TOTAL ASSMNT OF IMP	2007 TOTAL ASSESSED VALUE		TOTAL OF ALL SALE PRICES	TOTAL ADJUSTED SALE PRICE		MEAN	MEDIAN	COD	PRD (price related differential)	WEIGHTED MEAN		TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS		$5,500	$5,500	$5,500		$5,500	$5,630		97.69%	97.69%	0	100.00%	97.69%		0.977	0.000	0.000
	Number of Sales	1															

***33 vacant parcels in the township-most are part of larger properties**

*Adjusted 2003 Sale with 1% Rate

SPENCER COUNTY ASSESSMENT RATIO STUDY FOR 2007 TRENDING

Township: Grass

PROPERTY TYPE	PARCEL #	2006 LAND AV	2006 IMP. AV	2006 TOTAL AV	2007 LAND AV	2007 IMP AV	2007 TOTAL AV	DATE OF SALE	SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Improved										3	North Spencer	7385							#DIV/0!	#DIV/0!	#DIV/0!
Industrial																			#DIV/0!	#DIV/0!	#DIV/0!
																					0.000
																					0.000
																					0.000
																					0.000
																					0.000

		2006 TOTAL ASSMNT OF LAND	2006 TOTAL ASSMNT OF IMP	2006 TOTAL ASSESSED VALUE	2007 TOTAL ASSMNT OF LAND	2007 TOTAL ASSMNT OF IMP	2007 TOTAL ASSESSED VALUE		TOTAL OF ALL SALE PRICES		MEAN	MEDIAN	COD	PRD (price related differential)			WEIGHTED MEAN		TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS		$0	$0	$0					$0		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!			#DIV/0!		#DIV/0!	#DIV/0!	#DIV/0!

*6 Improved Industrial Parcels in Township. No Sales

SPENCER COUNTY ASSESSMENT RATIO STUDY FOR 2007 TRENDING

Township: Grass

PROPERTY TYPE	PARCEL #	2006 LAND AV	2007 LAND AV	2007 TOTAL AV	DATE OF SALE	SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Industrial							3	North Spencer	7385	30	74-006			#DIV/0!	#DIV/0!	#DIV/0!
Vacant														#DIV/0!	#DIV/0!	#DIV/0!
																0.000
																0.000
																0.000
																0.000
																0.000
																0.000

		2006 TOTAL ASSMNT OF LAND	2007 TOTAL ASSMNT OF LAND	2007 TOTAL ASSESSED VALUE		TOTAL OF ALL SALE PRICES		MEAN	MEDIAN	COD	PRD (price related differential)	WEIGHTED MEAN		TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS		$0	$0	$0		$0		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!		#DIV/0!	#DIV/0!	#DIV/0!

*Zero (0) Vacant Industrial Parcels in Township

SPENCER COUNTY ASSESSMENT RATIO STUDY FOR 2007 TRENDING

Township: Grass

PROPERTY TYPE	PARCEL #	2006 LAND AV	2007 LAND AV	2007 TOTAL AV	DATE OF SALE	SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Agricultural Land	030-012-33000000	$12,000	$12,000	$12,000	Mar-07	$12,000	3	North Spencer	7385	030	74-006	3010	100	1.000	1.000	0.000
	030-001-66000000	$15,200	$15,200	$15,200	Mar-07	$15,200	3	North Spencer	7385	030	74-006	3010	100	1.000	1.000	0.000
	030-007-27000000	$22,800	$22,800	$22,800	Mar-07	$22,800	3	North Spencer	7385	030	74-006	3010	100	1.000	1.000	0.000
	030-010-64000000	$27,500	$27,500	$27,500	Mar-07	$27,500	3	North Spencer	7385	030	74-006	3010	100	1.000	1.000	0.000
	030-012-93000000	$8,300	$8,300	$8,300	Mar-07	$8,300	3	North Spencer	7385	030	74-006	3010	100	1.000	1.000	0.000
	030-013-90000000	$6,600	$6,600	$6,600	Mar-07	$6,600	3	North Spencer	7385	030	74-006	3010	100	1.000	1.000	0.000

		2006 TOTAL ASSMNT OF LAND	TOTAL ASSESSMENT OF IMP	TOTAL ASSESSED VALUE		TOTAL OF ALL SALE PRICES		MEAN	MEDIAN	COD	PRD (price related differential)	WEIGHTED MEAN		TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS		$92,400	$92,400	$92,400		$92,400		100.00%	100.00%	0.00	100.00%	1.00		6.000	0.000	0.000
	Number of Sales	6														

SPENCER COUNTY ASSESSMENT RATIO STUDY FOR 2007 TRENDING

Township: Hammond

PROPERTY TYPE	PARCEL #	2006 LAND AV	2006 IMP. AV	2006 TOTAL AV	2007 LAND ASSMNT	2007 IMPRV ASSMNT	2007 TOTAL ASSMNT	DATE OF SALE	SALE PRICE	ADJUSTED SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Improved	041-070-00001100	$15,700	$131,300	$147,000	$16,200	$138,200	$154,400	Aug-04	$143,000	$146,020	4	North Spencer	7385	041	74-008	average	c+1	4101	511	1.057	0.976	0.081
Residential	041-230-00000011	$4,900	$37,700	$42,600	$5,100	$38,100	$43,200	Jul-04	$37,000	$37,820	4	North Spencer	7385	041	74-008	fair	d-1	4101	511	1.142	0.976	0.166
	041-060-00001101	$6,600	$47,900	$54,500	$6,800	$48,400	$55,200	Feb-06	$55,000	$55,000	4	North Spencer	7385	041	74-008	average	d+2	4101	510	1.004	0.976	0.027
	041-230-00001240	$6,300	$50,800	$57,100	$6,500	$51,300	$57,800	Apr-04	$51,500	$52,790	4	North Spencer	7385	041	74-008	average	b-1	4101	541	1.095	0.976	0.119
	041-200-00000620/ 041-200-00000621/ 041-200-00000622	$6,300	$33,100	$39,400	$6,700	$33,400	$40,100	May-04	$47,400	$48,600	4	North Spencer	7385	041	74-008	average	d+1	4101	510/500/500	0.825	0.976	0.151
	042-190-00000525/ 043-190-00001200	$6,600	$55,700	$62,300	$7,300	$55,700	$63,000	Jan-04	$60,500	$62,330	4	South Spencer	7445	042	74-009	average	c	4201/4304	501/511	1.011	0.976	0.034
	043-130-00001980	$5,000	$54,900	$59,900	$5,500	$54,900	$50,400	Mar-05	$57,500	$57,500	4	South Spencer	7445	043	74-010	average	c	4304	511	0.877	0.976	0.100
	043-140-00000300	$3,800	$58,900	$62,700	$4,100	$58,900	$63,000	May-05	$68,850	$68,850	4	South Spencer	7445	043	74-010	average	c	4304	511	0.915	0.976	0.061
	043-130-00000850	$3,800	$63,600	$67,400	$4,100	$63,600	$67,700	Jan-04	$66,000	$67,990	4	South Spencer	7445	043	74-010	average	c	4304	510	0.996	0.976	0.019
	043-230-00000220	$10,300	$64,900	$75,200	$11,400	$64,900	$76,300	Dec-04	$80,000	$81,220	4	South Spencer	7445	043	74-010	average	c+2	4304	541	0.939	0.976	0.037
	041-190-00002975	$6,100	$53,400	$59,500	$6,200	$54,000	$60,200	Sep-05	$60,000	$60,000	4	North Spencer	7385	041	74-008	average	b	4101	511	1.003	0.976	0.027
	043-230-00000250/ 043-005-33000000	$6,100	$59,800	$65,900	$6,900	$59,800	$66,700	Dec-04	$70,000	$71,100	4	South Spencer	7445	043	74-010	good	c	4306	510/500	0.938	0.976	0.038
	043-230-00000600	$12,200	$75,000	$87,200	$13,700	$75,000	$88,700	Nov-05	$84,500	$84,500	4	South Spencer	7445	043	74-010	average	c	4306	510	1.050	0.976	0.073
	043-230-00000600	$12,200	$75,000	$87,200	$13,700	$75,000	$88,700	Apr-05	$88,000	$88,000	4	South Spencer	7445	043	74-010	average	c	4306	510	1.008	0.976	0.032
	043-230-00000220	$10,300	$64,900	$75,200	$11,400	$64,900	$76,300	Dec-04	$80,000	$81,220	4	South Spencer	7445	043	74-010	average	c+2	4304	541	0.939	0.976	0.037
	043-080-00000950	$6,000	$33,200	$39,200	$6,000	$33,200	$39,200	Mar-05	$40,000	$40,000	4	South Spencer	7445	043	74-010	average	d	4311	510	0.980	0.976	0.004
	043-030-00000759	$6,800	$67,200	$74,000	$6,800	$67,200	$74,000	Jun-05	$71,500	$71,500	4	South Spencer	7445	043	74-010	average	b	4302	540	1.035	0.976	0.059
	043-080-00001800	$11,900	$66,100	$78,000	$11,900	$67,400	$79,300	Nov-04	$76,000	$77,170	4	South Spencer	7445	043	74-010	average	c-1	4303	510	1.028	0.976	0.051
	043-120-00000190	$9,300	$75,200	$84,500	$9,300	$77,900	$87,200	Feb-04	$84,000	$86,200	4	South Spencer	7445	043	74-010	average	c-1	4303	510	1.012	0.976	0.035
	043-190-00002235	$8,700	$60,200	$68,900	$8,700	$62,300	$71,000	Apr-04	$60,000	$61,530	4	South Spencer	7445	043	74-010	average	c-1	4303	510	1.154	0.976	0.178
	043-150-00000300	$9,300	$78,200	$87,500	$9,300	$76,800	$86,100	Mar-04	$80,500	$82,520	4	South Spencer	7445	043	74-010	average	c	4303	510	1.043	0.976	0.067
	043-019-00000550/ 043-190-00000551	$3,200	$20,100	$23,300	$3,400	$20,100	$23,500	Dec-04	$20,000	$20,310	4	South Spencer	7445	043	74-010	fair	d-1	4305	510/500	1.157	0.976	0.181
	043-190-00000550/ 043-190-00000551	$3,200	$20,100	$23,200	$3,400	$20,100	$23,500	Oct-05	$23,864	$23,864	4	South Spencer	7445	043	74-010	fair	d-1	4305	510	0.985	0.976	0.008
	041-020-00000480	$8,500	$12,600	$21,100	$8,700	$12,700	$21,400	Sep-04	$18,000	$18,360	4	North Spencer	7385	041	74-008	fair	d+2	4101	541	1.166	0.976	0.189
	041-190-00000460	$5,600	$41,200	$46,800	$5,800	$41,600	$47,400	Jul-05	$50,000	$50,000	4	North Spencer	7385	041	74-008	average	d+2	4101	511	0.948	0.976	0.028
	041-080-00001500	$10,900	$61,200	$72,100	$11,200	$61,800	$73,000	May-04	$80,500	$82,610	4	North Spencer	7385	041	74-008	average	c-1	4101	511	0.884	0.976	0.093
	043-180-00000510	$8,700	$67,400	$76,100	$8,700	$69,800	$78,500	Jun-05	$85,500	$85,500	4	South Spencer	7445	043	74-010	good	c+1	4303	510	0.918	0.976	0.058
	041-030-00000300	$21,800	$103,200	$125,000	$22,400	$104,400	$126,800	Aug-05	$145,000	$145,000	4	North Spencer	7385	041	74-008	average	b	4101	541	0.874	0.976	0.102
	043-160-00001051/ 043-160-00001052/ 043-161-00001050	$7,400	$98,100	$105,500	$8,200	$151,400	$159,600	Jan-06	$160,000	$160,000	4	North Spencer	7385	043	74-010	average	a	4305	510/599/500	0.998	0.976	0.021
	043-130-00001540/ 043-006-73000000	$12,500	$99,100	$111,600	$12,500	$101,700	$114,200	Jun-04	$122,300	$125,000	4	South Spencer	7445	043	74-010	average	c+1	4311	510/500	0.914	0.976	0.063
	043-020-00000800/ 043-005-46000000/ 043-006-78000000	$13,300	$8,100	$21,400	$13,300	$8,100	$21,400	Apr-05	$20,000	$20,000	4	South Spencer	7445	043	74-010	fair	c	4309	540/500/500	1.070	0.976	0.094
	043-140-00000300	$3,800	$58,900	$62,700	$4,100	$58,900	$63,000	May-05	$68,850	$68,850	4	South Spencer	7445	043	74-010	average	c	4304	511	0.915	0.976	0.061
	043-180-00000091	$6,400	$81,700	$88,100	$7,000	$81,700	$88,700	Aug-05	$75,000	$75,000	4	South Spencer	7445	043	74-010	average	c+1	4304	510	1.183	0.976	0.206
	041-190-00000220	$15,300	$27,900	$43,200	$16,400	$28,200	$44,600	Jan-04	$45,000	$46,360	4	North Spencer	7385	041	74-008	average	d+1	4101	511	0.962	0.976	0.014
	043-160-00000820/ 043-160-00000821/ 043-160-00000822	$6,500	$97,400	$103,900	$12,100	$97,400	$109,500	Aug-05	$107,625	$107,625	4	South Spencer	7445	043	74-010	good	c+2	4305	510/500	1.017	0.976	0.041
	043-160-00000500/ 043-000-04000000/ 043-000-03000000/ 043-160-00000490/ 043-001-64000000	$12,900	$172,400	$185,300	$14,300	$172,400	$186,700	Nov-04	$190,000	$192,910	4	South Spencer	7445	043	74-010	good	b-1	4305	510/599/500/500/500	0.968	0.976	0.008
	043-006-29000000/ 043-020-00002000/ 043-006-28000000	$7,800	$2,800	$10,600	$8,000	$2,600	$10,600	Sep-05	$11,200	$11,200	4	South Spencer	7445	043	74-010	average	c	4306	500/599/500	0.946	0.976	0.030
	043-230-00000600	$12,200	$75,000	$87,200	$13,700	$75,000	$88,700	Apr-05	$88,000	$88,000	4	South Spencer	7445	043	74-010	average	c	4306	510	1.008	0.976	0.032
	043-230-00000600	$12,200	$75,000	$87,200	$13,700	$75,000	$88,700	Nov-05	$84,500	$84,500	4	South Spencer	7445	043	74-010	average	c	4306	510	1.050	0.976	0.073
	043-180-00000550/ 043-000-94000000	$5,000	$31,100	$36,100	$5,600	$31,100	$36,700	Sep-05	$33,500	$33,500	4	South Spencer	7445	043	74-010	average	d+2	4306	540/500	1.096	0.976	0.119
	041-230-00001170	$6,100	$48,600	$54,700	$6,200	$49,100	$55,300	Nov-05	$53,000	$53,000	4	North Spencer	7385	041	74-008	average	d+2	4101	511	1.043	0.976	0.067
	041-180-00000750	$14,500	$77,600	$92,100	$14,900	$78,500	$93,400	Dec-05	$98,000	$98,000	4	North Spencer	7385	041	74-008	good	c+2	4101	511	0.953	0.976	0.023
	043-160-00000227/ 043-160-00000226/ 043-160-00000225	$9,400	$61,300	$70,700	$10,400	$61,300	$71,700	Mar-05	$76,000	$76,000	4	South Spencer	7445	043	74-010	good	c+1	4306	510/500/500	0.943	0.976	0.033

	043-001-41000000/ 043-070-00001900/ 043-004-59000000/ 043-004-57000000	$12,800	$49,500	$62,300	$12,800	$49,500	$62,300	Nov-05	$62,400	$62,400	4	South Spencer	7445	043	74-010	average	c	4301	510/500/500/500	0.998	0.976	0.022
	043-140-00000250	$9,400	$65,900	$75,300	$9,400	$68,200	$77,600	Dec-05	$87,700	$87,700	4	South Spencer	7445	043	74-010	average	c-1	4303	510	0.885	0.976	0.091
	041-180-00000750	$14,500	$77,600	$92,100	$14,900	$78,500	$93,400	Dec-05	$98,000	$98,000	4	South Spencer	7445	041	74-008	good	c+2	4101	511	0.953	0.976	0.023
	041-080-00001020	$15,700	$27,400	$43,100	$16,200	$27,800	$44,000	Sep-04	$35,300	$36,110	4	North Spencer	7385	041	74-008	fair	c	4101	541	1.218	0.976	0.242
	041-040-00001375	$20,700	$182,800	$203,500	$20,700	$184,700	$205,400	Dec-05	$220,000	$220,000	4	North Spencer	7385	041	74-008	average	b	4101	511	0.934	0.976	0.043
	041-130-00001300/ 041-001-66000000	$20,600	$27,600	$48,200	$21,200	$27,900	$49,100	Aug-05	$60,000	$60,000	4	North Spencer	7385	041	74-008	average	d+2	4101	511/501	0.818	0.976	0.158
	043-180-00000550/ 043-000-94000000	$5,000	$31,100	$36,100	$5,600	$31,100	$36,700	Sep-05	$33,500	$33,500	4	South Spencer	7445	043	74-010	average	d+2	4306	540/500	1.096	0.976	0.119
	043-160-00000821/ 043-160-00000822/ 043-160-00000820	$10,700	$97,400	$108,100	$12,100	$97,400	$109,500	Aug-05	$107,625	$107,625	4	South Spencer	7445	043	74-010	good	c+2	4305	510/500/500	1.017	0.976	0.041
	043-030-00000765	$9,500	$60,100	$69,600	$9,500	$60,100	$69,600	Apr-05	$84,900	$84,900	4	South Spencer	7445	043	74-010	average	b+1	4302	540	0.820	0.976	0.156
	043-140-00000250	$9,400	$65,900	$75,300	$9,400	$68,200	$77,600	Jan-06	$87,700	$87,700	4	South Spencer	7445	043	74-010	average	c-1	4303	510	0.885	0.976	0.091
	043-080-00000725	$9,500	$52,600	$62,100	$9,500	$54,400	$63,900	Aug-06	$67,800	$67,800	4	South Spencer	7445	043	74-010	average	c	4303	510	0.942	0.976	0.034
	043-130-00001540/ 043-006-73000000	$12,500	$99,100	$111,600	$12,500	$101,700	$114,200	Dec-06	$124,000	$124,000	4	South Spencer	7445	043	74-010	good	c+1	4311	510/500	0.921	0.976	0.055
	043-040-00000580	$13,000	$71,400	$84,400	$14,300	$71,400	$85,700	Oct-06	$91,000	$91,000	4	South Spencer	7445	043	74-010	average	d+1	4304	511	0.942	0.976	0.035
	042-040-00001050	$11,600	$24,800	$36,400	$11,900	$25,400	$37,300	Jan-06	$38,000	$38,000	4	South Spencer	7445	042	74-009	average	d+2	4201	511	0.982	0.976	0.005
	043-100-00000380/ 043-002-88000000	$7,200	$70,900	$78,100	$8,000	$70,900	$78,900	Oct-06	$86,000	$86,000	4	South Spencer	7445	043	74-010	good	c+1	4306	510/500	0.917	0.976	0.059
	041-080-00001260	$10,900	$79,500	$90,400	$11,200	$80,500	$91,700	Jan-06	$104,500	$104,500	4	South Spencer	7445	041	74-008	average	b	4101	541	0.878	0.976	0.099
	041-080-00000600	$9,500	$63,300	$72,800	$10,700	$77,500	$88,200	Jan-06	$93,000	$93,000	4	South Spencer	7445	041	74-008	average	c-1	4101	511	0.948	0.976	0.028
	041-002-00000000	$13,300	$43,600	$56,900	$13,600	$44,100	$57,700	Jun-06	$53,500	$53,500	4	South Spencer	7445	041	74-008	average	d	4101	511	1.079	0.976	0.102
	041-002-00000000	$13,300	$43,600	$56,900	$13,600	$44,100	$57,700	Mar-06	$60,000	$60,000	4	South Spencer	7445	041	74-008	average	d	4101	511	0.962	0.976	0.015
	041-080-00001880	$4,200	$11,600	$15,800	$4,400	$11,800	$16,200	Sep-06	$13,000	$13,000	4	South Spencer	7445	041	74-008	average	d+2	4101	540	1.246	0.976	0.270
	041-070-00001100	$15,700	$131,300	$147,000	$16,200	$138,200	$154,400	Jun-06	$155,000	$155,000	4	South Spencer	7445	041	74-008	average	c+1	4101	511	0.996	0.976	0.020
	043-002-84000000/ 403-002-85000000/ 043-003-32000000/ 043-070-00000396	$7,100	$80,600	$87,700	$10,000	$104,000	$114,000	Nov-06	$128,000	$128,000	4	South Spencer	7445	043	74-010	good	c+1	4305	510-500-500/ 500	0.891	0.976	0.086
	041-200-00000760/ 041-200-00000761	$13,300	$122,600	$135,900	$13,700	$124,000	$137,700	May-06	$147,500	$147,500	4	South Spencer	7445	041	74-008	average	c+1	4101	510	0.934	0.976	0.043
	043-230-00000950/ 043-230-00000951	$5,600	$48,800	$54,400	$6,100	$48,800	$54,900	Mar-04	$55,063	$56,450	4	South Spencer	7445		74-010	average	d+1	4304	510/500	0.973	0.976	0.004
	043-030-00002000	$5,600	$15,600	$21,200	$8,000	$18,800	$26,800	Jan-07	$29,000	$28,570	4	South Spencer	7445	043	74-010	average	d+2	4305	540	0.938	0.976	0.038
		2006 TOTAL ASSMNT OF LAND	2006 TOTAL ASSMNT OF IMP	2006 TOTAL ASSESSED VALUE	2007 TOTAL ASSMNT OF LAND	2007 TOTAL ASSMNT OF IMP	2007 TOTAL ASSESSED VALUE		TOTAL OF ALL SALE PRICES	TOTAL ADJUSTED SALE PRICE		MEAN	MEDIAN	COD	PRD (price related differential)			WEIGHTED MEAN		TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS		$656,000	$4,292,400	$4,948,300	$697,100	$4,432,800	$5,119,900		$5,239,577	$5,271,704		98.85%	97.63%	7.26	101.78%			0.97		67.220	4.822	0.071
	Number of Sales	68																				
	*Parcel vacant at time of Sale.																					
	*Removed remaining 2003 sales from list (8-2007)																					
	*Time adjusted all 2004 sales using 1.5% growth rate.																					
	Removed all 2002 sales from list; Removed Jan-Mar. 2003 sales.																					

SPENCER COUNTY ASSESSMENT RATIO STUDY FOR 2007 TRENDING

Township: Hammond

PROPERTY TYPE	PARCEL #	2006 LAND AV	2007 LAND AV	2007 TOTAL AV	DATE OF SALE	SALE PRICE	ADJUSTED SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Residential	041-180-00000470	$10,900	$11,200	$11,200	Jun-04	$10,000	$10,230	4	North Spencer	7385	041	74-008	4101	541*	1.095	1.032	0.063
Vacant	043-002-00000000	$1,900	$2,100	$2,100	Jan-04	$2,000	$2,050	4	South Spencer	7445	043	74-010	4306	500	1.024	1.032	0.008
	043-030-00000160/ 043-030-00000161	$3,200	$3,200	$3,200	Oct-03		$3,100	4	South Spencer	7445	043	74-010	4308	500/500	1.032	1.032	0.000
	043-010-00000315	$9,400	$9,400	$9,400	Apr-05	$10,000	$10,000	4	South Spencer	7445	043	74-010	4303	500	0.940	1.032	0.092
	043-005-58000000/ 043-005-59000000/ 043-200-00001990	$5,400	$6,000	$6,000	Jun-04	$5,000	$5,160	4	South Spencer	7445	043	74-010	4305	500/500/500	1.163	1.032	0.131
	043-010-00000311/ 043-010-00000310	$20,800	$20,800	$20,800	Dec-05	$24,000	$24,000	4	South Spencer	7445	043	74-010	4303	500/500	0.867	1.032	0.166
	*043-010-00000317/ 043-010-00000316/ 043-010-00000318	$29,200	$29,200	$29,200	Jun-05	$25,500	$25,500	4	South Spencer	7445	043	74-010	4303	510/500/500	1.145	1.032	0.113
	043-180-00001600	$2,000	$2,300	$2,300	Jul-05	$2,000	$2,000	4	South Spencer	7445	043	74-010	4306	500	1.150	1.032	0.118
	043-070-00001400	$4,500	$4,500	$4,500	Jun-05	$5,000	$5,000	4	South Spencer	7445	043	74-010	4301	500	0.900	1.032	0.132
	043-002-26000000/ 043-200-00002000	$5,000	$8,600	$8,600	Nov-05	$10,000	$10,000	4	South Spencer	7445	043	74-010	4306	500/500	0.860	1.032	0.172
	043-005-15000000/ 043-005-14000000/ 043-005-13000000	$10,800	$15,600	$15,600	May-06	$18,000	$18,000	4	South Spencer	7445	043	74-010	4306	500/500/500	0.867	1.032	0.166
	*041-080-00000025	$4,200	$4,400	$4,400	Nov-05	$4,200	$4,200	4	South Spencer	7445	041	74-008	4101	541	1.048	1.032	0.015
	041-080-00001975/ 041-080-00001976/ 041-080-00001977	$5,400	$5,700	$5,700	Jan-06	$5,000	$5,000	4	South Spencer	7445	041	74-008	4101	500	1.140	1.032	0.108

		2006 TOTAL ASSMNT OF LAND	2007 TOTAL ASSMNT OF LAND	2007 TOTAL ASSESSED VALUE		TOTAL OF ALL SALE PRICES	TOTAL ADJUSTED SALE PRICE		MEAN	MEDIAN	COD	PRD (price related differential)	WEIGHTED MEAN		TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS		$112,700	$123,000	$123,000		$120,700	$124,240		101.77%	103.23%	9.56	102.80%	0.99		13.230	1.283	0.099

Number of Sales 13

*Site for P.P Mobile home

*Parcel Vacant at time of Sale

*Time adjusted 2003-2004 sales using 2% rate of growth

*Removed 2002 sales

SPENCER COUNTY ASSESSMENT RATIO STUDY FOR 2007 TRENDING

Township: Hammond

PROPERTY TYPE	PARCEL #	2006 LAND AV	2006 IMP. AV	2006 TOTAL AV	2007 LAND ASSMNT	2007 IMPRV ASSMNT	2007 TOTAL ASSMNT	DATE OF SALE	SALE PRICE	ADJUSTED SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Improved	043-060-00000015	$7,500	$17,500	$25,000	$7,500	$17,900	$25,400	Apr-03	$23,500	$24,310	4	South Spencer	7445	043	74-010	fair	d+2	4307	499	1.045	1.045	0.000
	043-070-00000404/ 043-070-00000405	$1,400	$4,000	$5,400	$1,600	$3,900	$5,500	Jul-07	$5,000	$4,910	4	South Spencer	7445	043	74-010	fair	d+1	4307	499-400	1.120	1.045	0.075
Commercial	043-180-00000060	$1,800	$23,800	$25,600	$2,000	$24,400	$26,400	Jul-04	$26,500	$27,280	4	South Spencer	7445	043	74-010	average	c-1	4307	430	0.968	1.045	0.077

		2006 TOTAL ASSMNT OF LAND	2006 TOTAL ASSMNT OF IMP	2006 TOTAL ASSESSED VALUE	2007 TOTAL ASSMNT OF LAND	2007 TOTAL ASSMNT OF IMP	2007 TOTAL ASSESSED VALUE		TOTAL OF ALL SALE PRICES	TOTAL ADJUSTED SALE PRICE		MEAN	MEDIAN	COD	PRD (price related differential)			WEIGHTED MEAN		TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS		$10,700	$45,300	$56,000	$11,100	$46,200	$57,300		$55,000	$56,500		104.42%	104.48%	4.86	102.97%			1.01		3.133	0.152	0.051
	Number of Sales	3																				

***Time adjusted 2003 sales using 2% growth rate**

SPENCER COUNTY ASSESSMENT RATIO STUDY FOR 2007 TRENDING

Township: Hammond

PROPERTY TYPE	PARCEL #	2006 LAND AV	2007 LAND AV	2007 TOTAL AV	DATE OF SALE	SALE PRICE	ADJUSTED SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Commercial								4									#DIV/0!	#DIV/0!	#DIV/0!
Vacant								4									#DIV/0!	#DIV/0!	#DIV/0!

		2006 TOTAL ASSMNT OF LAND	2007 TOTAL ASSMNT OF LAND	2007 TOTAL ASSESSED VALUE		TOTAL OF ALL SALE PRICES	TOTAL ADJUSTED SALE PRICE		MEAN	MEDIAN	COD	PRD (price related differential)			WEIGHTED MEAN		TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS		$0	$0	$0		$0	$0		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!			#DIV/0!		#DIV/0!	#DIV/0!	#DIV/0!
	Number of Sales	0																	

*Only 12 vacant commercial parcels, only sale is with imrpoved parcel.

SPENCER COUNTY ASSESSMENT RATIO STUDY FOR 2007 TRENDING

Township: Hammond

PROPERTY TYPE	PARCEL #	2006 LAND AV	2006 IMP. AV	2006 TOTAL AV	2007 LAND ASSMNT	2007 IMPRV ASSMNT	2007 TOTAL ASSMNT	DATE OF SALE	SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Improved										4	North Spencer	7385							#DIV/0!	#DIV/0!	#DIV/0!
Industrial										4	North Spencer	7385							#DIV/0!	#DIV/0!	#DIV/0!
										4	North Spencer	7385								#DIV/0!	#DIV/0!
										4	North Spencer	7385								#DIV/0!	#DIV/0!
										4	North Spencer	7385								#DIV/0!	#DIV/0!
										4	North Spencer	7385									

		2006 TOTAL ASSMNT OF LAND	2006 TOTAL ASSMNT OF IMP	2006 TOTAL ASSESSED VALUE	2007 TOTAL ASSMNT OF LAND	2007 TOTAL ASSMNT OF IMP	2007 TOTAL ASSESSED VALUE		TOTAL OF ALL SALE PRICES		MEAN	MEDIAN	COD	PRD (price related differential)			WEIGHTED MEAN		TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS		$0	$0	$0					$0		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!			#DIV/0!		#DIV/0!	#DIV/0!	#DIV/0!

*15 imrpoved industrial parcels, primarily Grandview Aluminum

SPENCER COUNTY ASSESSMENT RATIO STUDY FOR 2007 TRENDING

Township: Hammond

PROPERTY TYPE	PARCEL #	2006 LAND AV	2007 LAND AV	2007 TOTAL AV	DATE OF SALE	SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Industrial							4	North Spencer	7385							#DIV/0!	#DIV/0!	#DIV/0!
Vacant							4	North Spencer	7385							#DIV/0!	#DIV/0!	#DIV/0!
																	#DIV/0!	#DIV/0!
																	#DIV/0!	#DIV/0!
																	#DIV/0!	#DIV/0!
																	#DIV/0!	#DIV/0!
																	#DIV/0!	#DIV/0!

		2006 TOTAL ASSMNT OF LAND	2007 TOTAL ASSMNT OF LAND	2007 TOTAL ASSESSED VALUE		TOTAL OF ALL SALE PRICES		MEAN	MEDIAN	COD	PRD (price related differential)			WEIGHTED MEAN		TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS		$0	$0	$0		$0		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!			#DIV/0!		#DIV/0!	#DIV/0!	#DIV/0!

*13 industrial vacant parcels, primarily owned by Grandview Aluminum

SPENCER COUNTY ASSESSMENT RATIO STUDY FOR 2007 TRENDING

Township: Hammond

PROPERTY TYPE	PARCEL #	2006 LAND AV	2007 LAND AV	2007 TOTAL AV	DATE OF SALE	SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Agricultural	041-005-28000000	$28,900	$37,500	$37,500	Mar-07	$37,500	4	North Spencer	7385	041	74-008			4101	100	1.000	1.000	0.000
Land	041-005-29000000	$9,200	$11,900	$11,900	Mar-07	$11,900	4	North Spencer	7385	041	74-008			4101	100	1.000	1.000	0.000
	041-010-00000700	$36,700	$47,600	$47,600	Mar-07	$47,600	4	North Spencer	7385	041	74-008			4101	100	1.000	1.000	0.000
	041-030-00001200	$56,700	$73,500	$73,500	Mar-07	$73,500	4	North Spencer	7385	041	74-008			4101	100	1.000	1.000	0.000
	041-004-30000000	$12,400	$16,100	$16,100	Mar-07	$16,100	4	North Spencer	7385	041	74-008			4101	100	1.000	1.000	0.000

		2006 TOTAL ASSMNT OF LAND	2007 TOTAL ASSESSMENT OF LAND	2007 ASSESSED VALUE		TOTAL OF ALL SALE PRICES		MEAN	MEDIAN	COD	PRD (price related differential)			WEIGHTED MEAN		TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS		$143,900	$186,600	$186,600		$186,600		100.00%	100.00%	0.00	100.00%			1.00		5.000	0.000	0.000
	Number of Sales	5																

SPENCER COUNTY ASSESSMENT RATIO STUDY FOR 2007 TRENDING

Township: Harrison

PROPERTY TYPE	PARCEL #	2006 LAND AV	2006 IMP. AV	2006 TOTAL AV	2007 LAND ASSMNT	2007 IMPRV ASSMNT	2007 TOTAL ASSMNT	DATE OF SALE	SALE PRICE	ADJUSTED SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Improved	050-080-00001520	$7,500	$67,500	$75,000	$7,700	$67,500	$75,200	Feb-04	$78,500	$81,280	5	North Spencer	7385	050	74-011	good	d+2	5010	511	0.925	0.944	0.019
Residential	050-010-00001000/ 050-010-00001200	$8,000	$13,400	$21,400	$8,000	$13,400	$21,400	Apr-04	$22,000	$22,750	5	North Spencer	7385	050	74-011	average	e+1	5010	511/501	0.941	0.944	0.003
	050-110-00001860	$8,200	$68,900	$77,100	$8,400	$68,900	$77,300	Dec-04	$76,044	$77,570	5	North Spencer	7385	050	74-011	average	b	5010	541	0.997	0.944	0.053
	050-210-00000211	$6,000	$45,600	$51,600	$6,800	$45,600	$52,400	Sep-04	$51,500	$52,750	5	North Spencer	7385	050	74-011	average	d	5010	511	0.993	0.944	0.050
	050-190-00003220	$6,000	$46,600	$52,600	$6,800	$46,600	$53,400	Jan-04	$57,850	$60,190	5	North Spencer	7385	050	74-011	good	d+2	5010	511	0.887	0.944	0.057
	050-030-00000200	$13,200	$87,000	$100,200	$13,500	$87,000	$100,500	Feb-04	$110,000	$113,990	5	North Spencer	7385	050	74-011	average	b	5010	541	0.882	0.944	0.062
	050-180-00002500/ 050-180-00002501/ 050-220-00002710	$8,900	$169,500	$178,400	$12,100	$169,500	$181,600	Jun-04	$196,900	$202,840	5	North Spencer	7385	050	74-011	good	b-1	5010	511/501/501	0.895	0.944	0.048
	050-230-00004782	$9,100	$117,400	$126,500	$9,400	$117,400	$126,800	Nov-04	$145,000	$147,920	5	North Spencer	7385	050	74-011	good	c+2	5010	511	0.857	0.944	0.087
	050-190-00005800/ 050-190-00005801	$16,800	$57,100	$73,900	$17,700	$57,100	$74,800	May-05	$79,000	$79,000	5	North Spencer	7385	050	74-011	average	d+2	5010	511/501	0.947	0.944	0.003
	050-200-00000750/ 050-200-00000751	$2,500	$27,700	$30,200	$3,200	$28,000	$31,200	Nov-05	$30,000	$30,000	5	North Spencer	7385	050	74-011	fair	d+1	5003	510	1.040	0.944	0.096
	050-040-00003355	$9,000	$89,600	$98,600	$9,200	$89,600	$98,800	Nov-05	$111,000	$111,000	5	North Spencer	7385	050	74-011	average	b	5010	541	0.890	0.944	0.054
	050-080-00007275	$5,700	$86,100	$91,800	$6,300	$87,100	$93,400	Dec-05	$95,000	$95,000	5	North Spencer	7385	050	74-011	average	c	5003	510	0.983	0.944	0.039
	050-040-00002380	$3,500	$27,800	$31,300	$3,900	$28,100	$32,000	Dec-05	$33,500	$33,500	5	North Spencer	7385	050	74-011	average	d	5003	510	0.955	0.944	0.011
	050-150-00000652	$6,000	$39,100	$45,100	$6,800	$39,100	$45,900	Mar-05	$50,000	$50,000	5	North Spencer	7385	050	74-011	fair	c-2	5010	511	0.918	0.944	0.026
	050-030-00000200	$13,200	$87,000	$100,200	$13,600	$87,000	$100,600	Feb-04	$110,000	$113,880	5	North Spencer	7385	050	74-011	average	b	5010	541	0.883	0.944	0.060
	050-020-00004200	$6,400	$10,700	$17,000	$6,500	$10,700	$17,200	Nov-05	$17,100	$17,100	5	North Spencer	7385	050	74-011	good	d+2	5010	540	1.006	0.944	0.062
	050-220-00002851	$2,400	$56,800	$59,200	$3,000	$56,800	$59,800	Dec-04	$57,000	$58,160	5	North Spencer	7385	050	74-011	average	c	5004	501	1.028	0.944	0.084
	050-130-00003485	$6,500	$55,100	$61,600	$6,700	$55,100	$61,800	Oct-05	$54,000	$54,000	5	North Spencer	7385	050	74-011	fair	c-1	5010	501	1.144	0.944	0.201
	050-070-00001380	$13,900	$96,900	$110,800	$14,400	$96,900	$111,300	Oct-05	$108,000	$108,000	5	North Spencer	7385	050	74-011	average	c	5010	501	1.031	0.944	0.087
	050-220-00002500	$19,100	$50,000	$69,100	$20,300	$50,000	$70,300	Apr-04	$70,000	$72,280	5	North Spencer	7385	050	74-011	average	c+2	5010	542	0.973	0.944	0.029
	050-230-00003300/ 050-016-22000000	$10,200	$65,100	$75,300	$10,400	$65,100	$75,500	Oct-05	$80,000	$80,000	5	North Spencer	7385	050	74-011	good	c-1	5010	511/501	0.944	0.944	0.000
	050-005-58000000	$7,600	$140,300	$147,900	$8,400	$140,300	$148,700	Jul-04	$173,000	$177,510	5	North Spencer	7385	050	74-011	good	c+2	5010	511	0.838	0.944	0.106
	050-190-00005330	$5,800	$19,900	$25,700	$6,300	$20,100	$26,400	Dec-04	$20,000	$20,420	5	North Spencer	7385	050	74-011	fair	d	5003	510	1.293	0.944	0.349
	050-020-00002175	$5,000	$77,800	$82,800	$5,500	$78,600	$84,100	Sep-05	$90,650	$90,650	5	North Spencer	7385	050	74-011	good	c	5003	510	0.928	0.944	0.016
	050-030-00000650/ 050-021-30000000/ 050-012-05000000	$11,200	$92,600	$103,800	$11,500	$92,600	$104,100	Aug-05	$118,000	$118,000	5	North Spencer	7385	050	74-011	good	c+1	5010	511	0.882	0.944	0.062
	050-200-00000950	$10,100	$82,000	$92,100	$11,100	$81,200	$92,300	Mar-04	$78,500	$81,120	5	North Spencer	7385	050	74-011	average	c-1	5010	511	1.138	0.944	0.194
	050-230-00000660	$7,200	$101,900	$109,100	$7,400	$109,500	$116,900	Sep-05	$100,000	$100,000	5	North Spencer	7385	050	74-011	average	c+1	5010	511	1.169	0.944	0.225
	050-130-00003450	$5,600	$62,600	$68,200	$5,700	$62,600	$68,300	Nov-05	$54,000	$54,000	5	North Spencer	7385	050	74-011	average	d+2	5010	511	1.265	0.944	0.321
	050-070-00000510	$18,500	$110,700	$129,200	$19,400	$110,700	$130,100	Feb-04	$137,000	$142,560	5	North Spencer	7385	050	74-011	average	c+2	5010	511	0.913	0.944	0.031
	050-230-00000850	$13,800	$188,100	$201,900	$14,800	$188,100	$202,900	Feb-04	$174,500	$180,690	5	North Spencer	7385	050	74-011	average	c+1	5010	511	1.123	0.944	0.179
	050-110-00001625/ 050-014-52000000	$6,000	$62,900	$68,900	$6,300	$64,900	$70,900	Jun-05	$75,000	$75,000	5	North Spencer	7385	050	74-011	good	c	5001	511/500	0.945	0.944	0.002
	050-190-00008070/ 050-190-00008071	$7,600	$39,200	$46,800	$8,400	$39,600	$48,000	May-05	$53,500	$53,500	5	North Spencer	7385	050	74-011	average	d+2	5003	510	0.897	0.944	0.047
	050-130-00001900/ 050-017-73000000/ 050-017-12000000	$11,700	$49,400	$61,100	$12,900	$49,900	$62,800	Sep-04	$58,000	$59,460	5	North Spencer	7385	050	74-011	average	c-1	5003	510	1.056	0.944	0.112
	050-080-00002650	$11,600	$66,100	$77,700	$11,900	$66,100	$78,000	Feb-06	$65,000	$65,000	5	North Spencer	7385	050	74-011	average	d+2	5010	511	1.200	0.944	0.256
	050-020-00006350	$7,600	$68,200	$75,800	$8,400	$68,200	$76,600	Jun-06	$85,000	$85,000	5	North Spencer	7385	050	74-011	average	b-1	5010	541	0.901	0.944	0.043
	050-070-00000440	$16,100	$116,300	$132,400	$17,100	$116,300	$133,400	Jul-06	$136,000	$136,000	5	North Spencer	7385	050	74-011	average	c	5010	610	0.981	0.944	0.037
	050-080-00006710	$12,100	$90,100	$102,200	$12,400	$90,100	$102,500	May-06	$115,000	$115,000	5	North Spencer	7385	050	74-011	good	c+1	5010	511	0.891	0.944	0.052
	050-210-00000211	$6,000	$45,600	$51,600	$6,800	$45,600	$52,400	Sep-06	$58,700	$58,700	5	North Spencer	7385	050	74-011	average	d	5010	511	0.893	0.944	0.051
	050-003-85000000/ 050-160-00003200	$4,600	$67,500	$72,100	$5,000	$68,300	$73,300	Feb-06	$83,000	$83,000	5	North Spencer	7385	050	74-011	very good	c+1	5003	510	0.883	0.944	0.061
	050-110-00001860	$8,200	$68,900	$77,100	$8,400	$68,900	$77,300	Nov-06	$83,300	$83,300	5	North Spencer	7385	050	74-011	average	b	5010	541	0.928	0.944	0.016
	050-080-00006710	$12,100	$90,100	$102,200	$12,400	$90,100	$102,500	May-06	$115,000	$115,000	5	North Spencer	7385	050	74-011	good	c+1	5010	511	0.891	0.944	0.052
	050-110-00003200/ 050-110-00003232	$5,500	$80,100	$85,600	$5,500	$76,300	$81,800	May-06	$80,000	$80,000	5	North Spencer	7385	050	74-011	good	c+2	5001	510/500	1.023	0.944	0.079
	050-110-00000250	$5,000	$66,100	$71,100	$5,500	$71,800	$77,300	May-06	$82,000	$82,000	5	North Spencer	7385	050	74-011	average	c	5003	510	0.943	0.944	0.001
	050-130-00000350	$7,100	$31,800	$38,900	$7,900	$31,800	$39,700	Jun-06	$36,000	$36,000	5	North Spencer	7385	050	74-011	poor	d+2	5010	541	1.103	0.944	0.159
	050-230-00000660	$7,200	$101,900	$109,100	$7,400	$109,500	$116,900	Jul-06	$130,000	$130,000	5	North Spencer	7385	050	74-011	good	c+2	5010	511	0.899	0.944	0.045
		2006 TOTAL ASSMNT OF LAND	2006 TOTAL ASSMNT OF IMP	2006 TOTAL ASSESSED VALUE	2007 TOTAL ASSMNT OF LAND	2007 TOTAL ASSMNT OF IMP	2007 TOTAL ASSESSED VALUE		TOTAL OF ALL SALE PRICES	TOTAL ADJUSTED SALE PRICE		MEAN	MEDIAN	COD	PRD (price related differential)			WEIGHTED MEAN		TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS		$395,300	$3,285,000	$3,680,200	$421,100	$3,307,600	$3,728,400		$3,833,544	$3,883,120		98.00%	94.38%	8.54	102.07%			0.96		44.101	3.626	0.081
	Number of Sales	45																				

*Removed 2002 sales and Jan-Mar 2003 sales from list.

** Removed remaining 2003 sales from list (8-2007)

*Adjusted 2004 sales for time using 2% growth rate.

SPENCER COUNTY ASSESSMENT RATIO STUDY FOR 2007 TRENDING

Township: Harrison

PROPERTY TYPE	PARCEL #	2006 LAND AV	2007 LAND AV	2007 TOTAL AV	DATE OF SALE	SALE PRICE	ADJUSTED SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Residential	050-020-00005501	$1,400	$1,500	$1,500	Jun-03	$1,400	$1,490	5	North Spencer	7385	050	74-011			5010	501	1.007	0.989	0.017
Vacant	050-030-00000050	$10,700	$10,900	$10,900	Apr-03	$12,000	$12,640	5	North Spencer	7385	050	74-011			5010	511*	0.862	0.989	0.127
	050-120-00001810	$2,400	$2,500	$2,500	Mar-03	$2,400	$2,540	5	North Spencer	7385	050	74-011			5010	501	0.984	0.989	0.005
	050-190-00009003	$11,600	$11,700	$11,700	Aug-05	$12,000	$12,000	5	North Spencer	7385	050	74-011			5010	610	0.975	0.989	0.014
	050-190-00009002	$19,600	$21,000	$21,000	Aug-05	$22,100	$22,100	5	North Spencer	7385	050	74-011			5010	610	0.950	0.989	0.039
	050-011-58000000	$2,200	$2,200	$2,200	May-04	$2,100	$2,170	5	North Spencer	7385	050	74-011			5003	500	1.014	0.989	0.025
	050-030-00001901	$2,000	$2,100	$2,100	Dec-03	$1,700	$1,780	5	North Spencer	7385	050	74-011			5010	501	1.180	0.989	0.190
	050-120-00001291	$15,500	$16,000	$16,000	Dec-03	$15,500	$16,130	5	North Spencer	7385	050	74-011			5010	501	0.992	0.989	0.003
	051-190-00001000	$6,500	$6,500	$6,500	Jun-05	$6,500	$6,500	5	North Spencer	7385	051	74-012			5101	500	1.000	0.989	0.011
	051-010-00001000	$7,100	$7,400	$7,400	Jan-05	$7,500	$7,500	5	North Spencer	7385	051	74-012			5101	500	0.987	0.989	0.003
	051-130-00002500	$2,400	$3,300	$3,300	Mar-05	$3,250	$3,250	5	North Spencer	7385	051	74-012			5101	500	1.015	0.989	0.026
	050-190-00008020/ 050-190-00008021	$5,000	$7,000	$7,000	Mar-06	$8,000	$8,000	5	North Spencer	7385	050	74-011			5003	500/500	0.875	0.989	0.114

		2006 TOTAL ASSMNT OF LAND	2007 TOTAL ASSMNT OF LAND	2007 TOTAL ASSESSED VALUE		TOTAL OF ALL SALE PRICES	TOTAL ADJUSTED SALE PRICE		MEAN	MEDIAN	COD	PRD (price related differential)			WEIGHTED MEAN		TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS		$86,400	$92,100	$92,100		$94,450	$96,100		98.68%	98.93%	4.84	102.96%			0.96		11.841	0.574	0.048
	Number of Sales	12																	

*sold as land only in 2003

*Parcel Vacant at time of Sale

*Time adjusted 2002-2004 sales using 2% growth rate

SPENCER COUNTY ASSESSMENT RATIO STUDY FOR 2007 TRENDING

Township: Harrison

PROPERTY TYPE	PARCEL #	2006 LAND AV	2006 IMP. AV	2006 TOTAL AV	2007 LAND ASSMNT	2007 IMPRV ASSMNT	2007 TOTAL ASSMNT	DATE OF SALE	SALE PRICE	ADJUSTED SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Improved	050-050-00000110/ 050-012-68000000	$11,500	$68,700	$80,200	$15,100	$68,700	$83,800	Jul-03	$79,000	$83,010	5	North Spencer	7385	050	74-011	good	c-1	5011	429	1.010	1.038	0.029
Commercial	050-010-00001101	$870	$18,700	$27,400	$8,900	$13,000	$21,900	Nov-05	$21,000	$21,000	5	North Spencer	7385	050	74-011	good	d+1	5010	499	1.043	1.038	0.004
	050-030-00001800	$12,100	$292,600	$304,700	$15,000	$281,800	$296,800	May-06	$285,800	$285,800	5	North Spencer	7385	050	74-011	average	c-1	5011	450	1.038	1.038	0.000

		2006 TOTAL ASSMNT OF LAND	2006 TOTAL ASSMNT OF IMP	2006 TOTAL ASSESSED VALUE	2007 TOTAL ASSMNT OF LAND	2007 TOTAL ASSMNT OF IMP	2007 TOTAL ASSESSED VALUE		TOTAL OF ALL SALE PRICES	TOTAL ADJUSTED SALE PRICE		MEAN	MEDIAN	COD	PRD (price related differential)			WEIGHTED MEAN		TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS		$24,470	$380,000	$412,300	$39,000	$363,500	$402,500		$385,800	$389,810		103.03%	103.85%	1.07	99.78%			1.03		3.091	0.033	0.011
	Number of Sales	3																				
	Adjusted 2003-3004 Sales Using 2% Rate																					

SPENCER COUNTY ASSESSMENT RATIO STUDY FOR 2007 TRENDING

Township: Harrison

PROPERTY TYPE	PARCEL #	2006 LAND AV	2007 LAND AV	2007 TOTAL AV	DATE OF SALE	SALE PRICE	SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Commercial	050-190-00009003	$11,600	$11,700	$11,700	Aug-05	$12,000	$12,000	5	North Spencer	7385	50	74-011			5010	610	0.975	0.938	0.037
Vacant	050-190-00009002	$19,600	$19,900	$19,900	Aug-05	$22,100	$22,100	5	North Spencer	7385	50	74-011			5010	610	0.900	0.938	0.037

		2006 TOTAL ASSMNT OF LAND	2007 TOTAL ASSMNT OF LAND	2007 TOTAL ASSESSED VALUE		TOTAL OF ALL SALE PRICES	TOTAL ADJUSTED SALE PRICE		MEAN	MEDIAN	COD	PRD (price related differential)			WEIGHTED MEAN		TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS		$31,200	$31,600	$31,600		$34,100	$34,100		93.77%	93.77%	3.97	101.19%			0.93		1.875	0.075	0.037
	Number of Sales	2																	

SPENCER COUNTY ASSESSMENT RATIO STUDY FOR 2007 TRENDING

Township: Harrison

PROPERTY TYPE	PARCEL #	2006 LAND AV	2006 IMP. AV	2006 TOTAL AV	2007 LAND ASSMNT	2007 IMPRV ASSMNT	2007 TOTAL ASSMNT	DATE OF SALE	SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Improved										5	North Spencer	7385							#DIV/0!	#DIV/0!	#DIV/0!
Industrial										5	North Spencer	7385							#DIV/0!	#DIV/0!	#DIV/0!
																				#DIV/0!	#DIV/0!
																				#DIV/0!	#DIV/0!
																				#DIV/0!	#DIV/0!

		2006 TOTAL ASSMNT OF LAND	2006 TOTAL ASSMNT OF IMP	2006 TOTAL ASSESSED VALUE	2007 TOTAL ASSMNT OF LAND	2007 TOTAL ASSMNT OF IMP	2007 TOTAL ASSESSED VALUE		TOTAL OF ALL SALE PRICES		MEAN	MEDIAN	COD	PRD (price related differential)			WEIGHTED MEAN		TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS		$0	$0	$0					$0		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!			#DIV/0!		#DIV/0!	#DIV/0!	#DIV/0!

*12 improved industrial parcels, no sales

SPENCER COUNTY ASSESSMENT RATIO STUDY FOR 2007 TRENDING

Township: Harrison

PROPERTY TYPE	PARCEL #	2006 LAND AV	2007 LAND AV	2007 TOTAL AV	DATE OF SALE	SALE PRICE	ADJUSTED SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Industrial	050-010-00001700	$4,000	$20,200	$20,200	Jan-07	$22,520	$22,080	5	North Spencer	7385	50	74-011			5011	300	0.915	0.915	0.000
Vacant								5	North Spencer	7385									

		2006 TOTAL ASSMNT OF LAND	2007 TOTAL ASSMNT OF LAND	2007 TOTAL ASSESSED VALUE		TOTAL OF ALL SALE PRICES	TOTAL ADJUSTED SALE PRICE		MEAN	MEDIAN	COD	PRD (price related differential)			WEIGHTED MEAN		TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS		$4,000	$20,200	$20,200		$22,520	$22,080		91.49%	91.49%	0.00	100.00%			0.91		0.915	0.000	0.000
	Number of Sales	1																	

*** 16 vacant industrial parcels, primarily Farm Bureau co-op**

*Adjusted 2007 Sale with 2% Rate

SPENCER COUNTY ASSESSMENT RATIO STUDY FOR 2007 TRENDING

Township: Harrison

PROPERTY TYPE	PARCEL #	2006 LAND AV	2007 LAND AV	2007 TOTAL AV	DATE OF SALE	SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Agricultural Land	050-050-00000300	$12,400	$16,000	$16,000	Mar-07	$16,000	5	North Spencer	7385	050	74-011			5010	100	1.000	1.000	0.000
	050-190-00001700	$14,200	$18,300	$18,300	Mar-07	$18,300	5	North Spencer	7385	050	74-011			5010	100	1.000	1.000	0.000
	050-010-32000000	$12,800	$16,600	$16,600	Mar-07	$16,600	5	North Spencer	7385	050	74-011			5010	100	1.000	1.000	0.000
	050-190-00010300	$23,800	$30,800	$30,800	Mar-07	$30,800	5	North Spencer	7385	050	74-011			5010	100	1.000	1.000	0.000
	050-040-00001439	$19,200	$24,800	$24,800	Mar-07	$24,800	5	North Spencer	7385	050	74-011			5010	100	1.000	1.000	0.000
	050-120-00001670	$50,100	$64,800	$64,800	Mar-07	$64,800	5	North Spencer	7385	050	74-011			5010	100	1.000	1.000	0.000

		2006 TOTAL ASSMNT OF LAND	2007 TOTAL ASSMNT OF LAND	2007 TOTAL ASSESSED VALUE		TOTAL OF ALL SALE PRICES		MEAN	MEDIAN	COD	PRD (price related differential)			WEIGHTED MEAN		TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS		$132,500	$171,300	$171,300		$171,300		100.00%	100.00%	0.00	100.00%			1.00		6.000	0.000	0.000
	Number of Sales	6																

SPENCER COUNTY ASSESSMENT RATIO STUDY FOR 2007 TRENDING

Township: Huff

PROPERTY TYPE	PARCEL #	2006 LAND AV	2006 IMP. AV	2006 TOTAL AV	2007 LAND ASSMNT	2007 IMPRV ASSMNT	2007 TOTAL ASSMNT	DATE OF SALE	SALE PRICE	ADJUSTED SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Residential	060-020-00001100/ 060-011-71000000	$7,200	$49,900	$57,100	$7,900	$50,400	$58,300	Jan-04	$62,500	$65,030	6	North Spencer	7385	060	74-013	average	c-1	6010	511/501	0.897	0.958	0.062
Improved	060-160-00001803	$1,300	$4,600	$5,900	$1,400	$4,700	$6,100	May-04	$5,000	$5,140	6	North Spencer	7385	060	74-013	average	c	6010	599	1.187	0.958	0.229
	060-110-00000400/ 060-110-00000402/ 060-011-78000000	$11,500	$138,200	$149,700	$13,100	$143,600	$156,700	May-04	$158,500	$163,290	6	North Spencer	7385	060	74-013	good	c+2	6006	510	0.960	0.958	0.001
	060-060-00002700	$3,100	$48,900	$52,000	$3,400	$48,900	$52,300	Jul-04	$50,000	$51,510	6	North Spencer	7385	060	74-013	good	c-2	6005	510	1.015	0.958	0.057
	060-160-00002400	$10,200	$92,800	$103,000	$10,300	$93,800	$104,100	Nov-04	$99,500	$101,790	6	North Spencer	7385	060	74-013	average	c	6010	510	1.023	0.958	0.064
	060-190-00002400	$10,000	$52,400	$62,400	$11,700	$52,900	$64,600	Nov-04	$67,000	$68,360	6	North Spencer	7385	060	74-013	average	d+2	6010	101	0.945	0.958	0.013
	060-200-00001002/ 060-200-00001003	$14,800	$50,600	$65,400	$15,800	$57,400	$73,200	Dec-04	$70,000	$71,540	6	North Spencer	7385	060	74-013	average	c	6010	542	1.023	0.958	0.065
	060-080-00000175	$9,100	$36,200	$45,300	$9,900	$36,600	$46,500	Apr-05	$49,000	$49,000	6	North Spencer	7385	060	74-013	fair	d-1	6010	511	0.949	0.958	0.009
	060-160-00001600/ 060-011-44000000	$2,700	$41,700	$44,400	$2,700	$41,700	$44,400	May-05	$46,400	$46,400	6	North Spencer	7385	060	74-013	fair	c-1	6003	511/599	0.957	0.958	0.001
	060-080-00000390	$9,100	$58,700	$67,800	$9,900	$59,300	$69,200	Aug-05	$76,500	$76,500	6	North Spencer	7385	060	74-013	average	c-1	6010	511	0.905	0.958	0.054
	060-070-00000702	$6,100	$40,700	$46,800	$6,700	$41,100	$47,800	Aug-05	$51,000	$51,000	6	North Spencer	7385	060	74-013	average	d+1	6010	511	0.937	0.958	0.021
	060-040-00000200	$6,500	$71,700	$78,200	$7,200	$72,500	$79,700	Sep-05	$85,000	$85,000	6	North Spencer	7385	060	74-013	good	c	6010	511	0.938	0.958	0.021
	060-003-34000000	$6,300	$33,600	$39,900	$5,900	$2,660	$32,500	Oct-05	$30,000	$30,000	6	North Spencer	7385	060	74-013	poor	d+2	6005	510/599	1.083	0.958	0.125
	060-100-00000110/ 060-100-00000115	$12,400	$48,600	$61,000	$12,600	$49,200	$61,800	Dec-05	$65,000	$65,000	6	North Spencer	7385	060	74-013	average	d+1	6010	511	0.951	0.958	0.008
	060-230-00003130	$2,400	$17,400	$19,800	$2,700	$17,400	$2,010	May-06	$18,900	$18,900	6	North Spencer	7385	060	74-013	poor	d	6003	510	0.106	0.958	0.852
	060-120-00000900/ 060-010-18000000	$4,100	$49,300	$53,400	$4,500	$49,300	$53,800	Jul-06	$55,900	$55,900	6	North Spencer	7385	060	74-013	average	c-2	6006	510	0.962	0.958	0.004
	060-060-00002700	$3,100	$48,900	$52,000	$3,400	$48,900	$52,300	May-06	$57,000	$57,000	6	North Spencer	7385	060	74-013	good	c-2	6005	510	0.918	0.958	0.041
	060-100-00000450	$2,600	$51,300	$53,900	$2,900	$51,300	$54,200	Dec-05	$55,000	$55,000	6	North Spencer	7385	060	74-013	average	c-1	6005	510	0.985	0.958	0.027
	060-180-00002724/ 060-180-00002721	$8,700	$41,400	$50,100	$9,700	$43,200	$52,900	Feb-06	$59,900	$59,900	6	North Spencer	7385	060	74-013	average	d+2	6005	510/510	0.883	0.958	0.075
	060-040-00001000	$7,900	$99,800	$107,700	$7,900	$100,800	$108,700	Nov-06	$117,000	$117,000	6	North Spencer	7385	060	74-013	average	c+1	6010	511	0.929	0.958	0.029
	060-040-00000700	$15,000	$81,100	$96,100	$12,600	$82,000	$94,600	Jul-06	$100,000	$100,000	6	North Spencer	7385	060	74-013	average	c-1	6010	511	0.946	0.958	0.012
	060-110-00000150	$13,800	$77,400	$91,200	$14,800	$78,200	$93,000	Jul-06	$96,000	$96,000	6	North Spencer	7385	060	74-013	average	c-1	6010	511	0.969	0.958	0.010
	060-030-00000150	$18,700	$172,100	$190,800	$18,700	$173,900	$192,600	May-06	$170,000	$170,000	6	North Spencer	7385	060	74-013	average	c+1	9010	501	1.133	0.958	0.175
	060-030-00000150	$18,700	$172,100	$190,800	$18,700	$173,900	$192,600	May-06	$170,000	$170,000	6	North Spencer	7385	060	74-013	average	c+1	6010	501	1.133	0.958	0.175
	060-080-00000175	$9,100	$36,200	$45,300	$9,900	$36,600	$46,500	Dec-06	$47,962	$47,962	6	North Spencer	7385	060	74-013	fair	d-1	6010	511	0.970	0.958	0.011
	060-050-00000400	$6,700	$82,500	$89,200	$7,400	$83,300	$90,700	Feb-07	$93,500	$91,390	6	North Spencer	7385	060	74-013	average	c	6010	511	0.992	0.958	0.034
	060-230-00000350	$7,200	$28,300	$35,500	$7,200	$28,600	$35,800	Jun-06	$34,500	$34,500	6	North Spencer	7385	060	74-013	average	c	6010	541	1.038	0.958	0.079
	060-230-00004128	$13,400	$63,000	$76,400	$15,000	$63,700	$78,700	Feb-06	$90,000	$90,000	6	North Spencer	7385	060	74-013	average	b	6010	511	0.874	0.958	0.084
	060-110-00001250	$17,600	$133,700	$151,300	$19,400	$148,000	$167,400	May-06	$185,000	$185,000	6	North Spencer	7385	060	74-013	good	b-1	6010	541	0.905	0.958	0.053
	060-110-00000221	$15,600	$14,700	$30,300	$16,700	$8,300	$25,000	Mar-06	$20,000	$20,000	6	North Spencer	7385	060	74-013	fair	d	6010	599	1.250	0.958	0.292
	060-130-00003403	$6,200	$38,200	$44,400	$6,200	$50,000	$56,200	Oct-06	$60,000	$60,000	6	North Spencer	7385	060	74-013	average	c-1	6010	511	0.937	0.958	0.022
	060-230-00003130	$2,400	$17,400	$19,800	$2,700	$17,400	$20,100	May-06	$19,000	$19,000	6	North Spencer	7385	060	74-013	poor	d	6003	510	1.058	0.958	0.100

		2006 TOTAL ASSMNT OF LAND	2006 TOTAL ASSMNT OF IMP	2006 TOTAL ASSESSED VALUE	2007 ASSMNT OF LAND	2007 TOTAL ASSMNT OF IMP	2007 TOTAL ASSESSED VALUE		TOTAL OF ALL SALE PRICES	TOTAL ADJUSTED SALE PRICE		MEAN	MEDIAN	COD	PRD (price related differential)			WEIGHTED MEAN		TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS		$283,500	$1,993,400	$2,276,900	$298,900	$2,009,560	$2,314,310		$2,365,062	$2,377,112		96.11%	95.83%	9.15	98.72%			0.97		30.757	2.805	0.088
	Number of Sales	32																				

***Time adjusted 2004 sales using 2% rate of growth**

Removed Remaining 2003 Sales (11-2007)

Removed Jan 2003-June 2003 Sales (Aug. 2007)

SPENCER COUNTY ASSESSMENT RATIO STUDY FOR 2007 TRENDING

Township: Huff

PROPERTY TYPE	PARCEL #	2006 LAND AV	2007 LAND AV	2007 TOTAL AV	DATE OF SALE	SALE PRICE	ADJUSTED SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Residential	060-020-00001801	$6,900	$7,000	$7,000	May-03	$6,500	$6,830	6	North Spencer	7385	060	74-013	6010	501	1.025	1.001	0.023
Vacant	060-030-00000150	$18,700	$18,700	$18,700	Dec-03	$18,900	$19,670	6	North Spencer	7385	060	74-013	6010	501	0.951	1.001	0.051
	060-020-00001800	$6,800	$6,800	$6,800	Sep-03	$7,500	$7,830	6	North Spencer	7385	060	74-013	6010	501	0.868	1.001	0.133
	060-160-00000904	$15,400	$15,900	$15,900	Aug-05	$13,475	$13,475	6	North Spencer	7385	060	74-013	6010	501	1.180	1.001	0.178
	060-130-00000200	$17,600	$18,500	$18,500	May-05	$18,600	$18,600	6	North Spencer	7385	060	74-013	6010	500	0.995	1.001	0.007
	060-190-00004911/ 060-190-00004910	$5,100	$5,100	$5,100	Jun-05	$6,000	$6,000	6	North Spencer	7385	060	74-013	6010	610	0.850	1.001	0.151
	060-100-00000460	$2,800	$2,500	$2,500	May-06	$2,250	$2,250	6	North Spencer	7385	060	74-013	6005	500	1.111	1.001	0.110
	060-180-00001503	$2,500	$15,900	$15,900	Nov-05	$15,768	$15,768	6	North Spencer	7385	060	74-013	6010	501	1.008	1.001	0.007
	060-180-00001502	$2,200	$24,100	$24,100	Oct-06	$26,500	$26,500	6	North Spencer	7385	060	74-013	6010	501	0.909	1.001	0.092
	*060-180-00001504	$2,100	$16,100	$16,100	Jan-06	$13,608	$13,608	6	North Spencer	7385	060	74-013	6010	511	1.183	1.001	0.182

		2006 TOTAL ASSMNT OF LAND	2007 TOTAL ASSMNT OF LAND	2007 TOTAL ASSESSED VALUE		TOTAL OF ALL SALE PRICES	TOTAL ADJUSTED SALE PRICE		MEAN	MEDIAN	COD	PRD (price related differential)	WEIGHTED MEAN		TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS		$80,100	$130,600	$130,600		$129,101	$130,531		100.81%	100.15%	9.33	100.75%	1.00		10.081	0.934	0.093
	Number of Sales	10															

***Time adjusted 2003 and 2006 sales using 2% rate of growth**

SPENCER COUNTY ASSESSMENT RATIO STUDY FOR 2007 TRENDING

Township: Huff

PROPERTY TYPE	PARCEL #	2006 LAND AV	2006 IMP. AV	2006 TOTAL AV	2007 LAND ASSMNT	2007 IMPRV ASSMNT	2007 TOTAL ASSMNT	DATE OF SALE	SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Improved										6	North Spencer	7385							#DIV/0!	#DIV/0!	#DIV/0!
Commercial										6	North Spencer	7385							#DIV/0!	#DIV/0!	#DIV/0!
																				#DIV/0!	#DIV/0!
																				#DIV/0!	#DIV/0!
																				#DIV/0!	#DIV/0!
																				#DIV/0!	#DIV/0!
																				#DIV/0!	#DIV/0!
	* Ten (10) imrproved commercial in township, No Sales																			#DIV/0!	#DIV/0!
																				#DIV/0!	#DIV/0!

		2006 TOTAL ASSMNT OF LAND	2006 TOTAL ASSMNT OF IMP	2006 TOTAL ASSESSED VALUE	2007 TOTAL ASSMNT OF LAND	2007 TOTAL ASSMNT OF IMP	2007 TOTAL ASSESSED VALUE		TOTAL OF ALL SALE PRICES		MEAN	MEDIAN	COD	PRD (price related differential)			WEIGHTED MEAN		TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS		$0	$0	$0	$0	$0	$0		$0		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!			#DIV/0!		#DIV/0!	#DIV/0!	#DIV/0!

SPENCER COUNTY ASSESSMENT RATIO STUDY FOR 2007 TRENDING

Township: Huff

PROPERTY TYPE	PARCEL #	2006 LAND AV	2007 LAND AV	2007 TOTAL AV	DATE OF SALE	SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Commercial							6	North Spencer	7385							#DIV/0!	#DIV/0!	#DIV/0!
Vacant							6	North Spencer	7385							#DIV/0!	#DIV/0!	#DIV/0!
																	#DIV/0!	#DIV/0!
																	#DIV/0!	#DIV/0!

		2006 TOTAL ASSMNT OF LAND	2007 TOTAL ASSMNT OF LAND	2007 TOTAL ASSESSED VALUE		TOTAL OF ALL SALE PRICES		MEAN	MEDIAN	COD	PRD (price related differential)			WEIGHTED MEAN		TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS		$0	$0	$0		$0		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!			#DIV/0!		#DIV/0!	#DIV/0!	#DIV/0!

*Only 1 Vacant Commercial in Township

SPENCER COUNTY ASSESSMENT RATIO STUDY FOR 2007 TRENDING

Township: Huff

PROPERTY TYPE	PARCEL #	2006 LAND AV	2006 IMP. AV	2006 TOTAL AV	2007 LAND ASSMNT	2007 IMPRV ASSMNT	2007 TOTAL ASSMNT	DATE OF SALE	SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Improved										6	North Spencer	7385							#DIV/0!	#DIV/0!	#DIV/0!
Industrial																			#DIV/0!	#DIV/0!	#DIV/0!
																				#DIV/0!	#DIV/0!
																				#DIV/0!	#DIV/0!
																				#DIV/0!	#DIV/0!
																				#DIV/0!	#DIV/0!
																				#DIV/0!	#DIV/0!
																				#DIV/0!	#DIV/0!
																				#DIV/0!	#DIV/0!

		2006 TOTAL ASSMNT OF LAND	2006 TOTAL ASSMNT OF IMP	2006 TOTAL ASSESSED VALUE	2007 TOTAL ASSMNT OF LAND	2007 TOTAL ASSMNT OF IMP	2007 TOTAL ASSESSED VALUE		TOTAL OF ALL SALE PRICES		MEAN	MEDIAN	COD	PRD (price related differential)			WEIGHTED MEAN		TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS		$0	$0	$0					$0		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!			#DIV/0!		#DIV/0!	#DIV/0!	#DIV/0!

***5 Industrial Improved in Township No Sales**

SPENCER COUNTY ASSESSMENT RATIO STUDY FOR 2007 TRENDING

Township: Huff

PROPERTY TYPE	PARCEL #	2006 LAND AV	2007 LAND AV	2007 TOTAL AV	DATE OF SALE	SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Industrial							6	North Spencer	7385							#DIV/0!	#DIV/0!	#DIV/0!
Vacant							6	North Spencer	7385							#DIV/0!	#DIV/0!	#DIV/0!
							6	North Spencer	7385								#DIV/0!	#DIV/0!
																	#DIV/0!	#DIV/0!
																	#DIV/0!	#DIV/0!

		2006 TOTAL ASSMNT OF LAND	2007 TOTAL ASSMNT OF LAND	2007 TOTAL ASSESSED VALUE		TOTAL OF ALL SALE PRICES		MEAN	MEDIAN	COD	PRD (price related differential)			WEIGHTED MEAN		TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS		$0	$0	$0		$0		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!			#DIV/0!		#DIV/0!	#DIV/0!	#DIV/0!

*Zero (0) Vacant Industrial in Township

SPENCER COUNTY ASSESSMENT RATIO STUDY FOR 2007 TRENDING

Township: Huff

PROPERTY TYPE	PARCEL #	2006 LAND AV	2007 LAND AV	2007 TOTAL AV	DATE OF SALE	SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Agricultural	060-020-00001500	$30,200	$39,100	$39,100	Mar-07	$39,100	6	North Spencer	7385	060	74-013			6010	100	1.000	1.000	0.000
Land	060-009-24000000	$32,300	$41,900	$41,900	Mar-07	$41,900	6	North Spencer	7385	060	74-013			6010	100	1.000	1.000	0.000
	060-010-42000000	$28,100	$36,400	$36,400	Mar-07	$36,400	6	North Spencer	7385	060	74-013			6010	100	1.000	1.000	0.000
	060-010-43000000	$9,100	$11,700	$11,700	Mar-07	$11,700	6	North Spencer	7385	060	74-013			6010	100	1.000	1.000	0.000
	060-008-71000000	$3,800	$4,900	$4,900	Mar-07	$4,900	6	North Spencer	7385	060	74-013			6010	100	1.000	1.000	0.000
		2006 TOTAL ASSMNT OF LAND	2007 TOTAL ASSMNT OF LAND	2007 TOTAL ASSESSED VALUE		TOTAL OF ALL SALE PRICES		MEAN	MEDIAN	COD	PRD (price related differential)			WEIGHTED MEAN		TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS		$103,500	$134,000	$134,000		$134,000		100.00%	100.00%	0.00	100.00%			1.00		4.000	0.000	0.000
	Number of Sales	5																

SPENCER COUNTY ASSESSMENT RATIO STUDY FOR 2007 TRENDING

Township: Jackson

PROPERTY TYPE	PARCEL #	2006 LAND AV	2006 IMP. AV	2006 TOTAL AV	2007 LAND ASSMNT	2007 IMPRV ASSMNT	2007 TOTAL ASSMNT	DATE OF SALE	SALE PRICE	ADJUSTED SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Residential	071-180-00000400	$7,000	$19,600	$26,600	$7,400	$19,600	$27,000	Jan-04	Jun-68	$26,010	7	North Spencer	7385	071	74-015	average	c	7101	541	1.038	1.034	0.005
Improved	071-060-00000175	$4,300	$400	$4,700	$4,600	$400	$5,000	Apr-05	$4,500	$4,500	7	North Spencer	7385	071	74-015	very poor	E+1	7102	510	1.111	1.034	0.078
	071-020-00000130	$8,000	$16,400	$24,400	$8,000	$16,400	$24,200	Jul-05	$28,000	$28,000	7	North Spencer	7385	071	74-015	average	d+2	7101	541	0.864	1.034	0.169
	071-190-00000230/ 071-001-22000000/ 071-001-23000000	$8,000	$37,100	$45,100	$8,500	$37,100	$45,600	Jun-05	$47,700	$47,700	7	North Spencer	7385	071	74-015	average	d+2	7102	510/500	0.956	1.034	0.078
	071-001-14000000/ 071-002-49000000/ 071-130-00000170/ 071-002-50000000	$7,300	$80,200	$87,500	$7,700	$80,200	$87,900	Jul-05	$81,000	$81,000	7	North Spencer	7385	071	74-015	average	c	7101	511/500	1.085	1.034	0.052
	071-130-00000810	$5,300	$23,700	$29,000	$5,600	$23,700	$29,300	May-05	$28,000	$28,000	7	North Spencer	7385	071	74-015	average	C	7102	540	1.046	1.034	0.013
	071-010-00000280	$6,500	$10,000	$16,500	$6,900	$10,000	$16,900	Mar-06	$16,000	$16,000	7	North Spencer	7385	071	74-015	poor	d-1	7101	7102	1.056	1.034	0.023
	071-030-00000025	$3,300	$35,900	$39,200	$3,500	$35,900	$39,400	Jul-05	$45,000	$45,000	7	North Spencer	7385	071	74-015	good	d+2	7102	510	0.876	1.034	0.158
	070-080-00003600	$9,300	$102,300	$111,600	$9,700	$103,500	$113,200	Jun-05	$125,000	$125,000	7	North Spencer	7385	070	74-014	good	c-1	9701	511	0.906	1.034	0.128
	070-190-00001710	$9,800	$113,100	$122,900	$10,900	$114,200	$125,100	Jan-05	Aug-43	$125,500	7	North Spencer	7385	070	74-014	average	c+1	9701	511	0.997	1.034	0.037
	070-003-61000000/ 070-003-62000000/ 070-070-00000900	$12,100	$52,400	$64,500	$12,500	$57,300	$69,800	May-04	$72,200	$74,390	7	North Spencer	7385	070	74-014	fair	d	9701	511/501	0.938	1.034	0.095
	070-020-00000300	$8,600	$62,700	$71,300	$9,000	$63,300	$72,300	May-04	$75,000	$77,280	7	North Spencer	7385	070	74-014	good	c-1	9701	511	0.936	1.034	0.098
	070-080-00001575/ 070-080-00001576	$6,600	$62,600	$69,200	$6,800	$62,100	$68,900	May-05	$74,000	$74,000	7	North Spencer	7385	070	74-014	average	c-2	9701	511/501	0.931	1.034	0.102
	070-190-00001910	$9,800	$44,400	$54,200	$10,200	$44,800	$55,000	Mar-05	$52,168	$52,168	7	North Spencer	7385	070	74-014	average	d	9701	511	1.054	1.034	0.021
	070-080-00000700	$6,000	$9,700	$15,700	$6,200	$9,800	$16,000	May-05	$16,500	$16,500	7	North Spencer	7385	070	74-014	average	c	9701	541	0.970	1.034	0.064
	070-030-00001730	$12,200	$84,000	$96,200	$12,700	$85,100	$97,800	Apr-05	$110,000	$110,000	7	North Spencer	7385	070	74-014	average	c-1	9701	511	0.889	1.034	0.144
	070-090-00000505/ 070-090-00000500	$15,100	$29,900	$45,000	$15,700	$30,200	$45,900	Jul-05	$40,000	$40,000	7	North Spencer	7385	071	74-015	poor	d	9701	511	1.148	1.034	0.114
	070-020-00003400	$20,600	$70,200	$90,800	$19,700	$82,000	$101,700	Aug-04	$100,500	$103,020	7	North Spencer	7385	070	74-014	average	b	9701	541	0.987	1.034	0.046
	070-190-00000450	$11,300	$71,100	$82,400	$11,700	$71,800	$83,500	Mar-05	$87,000	$87,000	7	North Spencer	7385	070	74-014	good	b-1	9701	511	0.960	1.034	0.074
	070-130-00001850	$16,300	$55,200	$71,500	$16,900	$55,700	$72,600	Aug-05	$69,500	$69,500	7	North Spencer	7385	070	74-014	average	b-1	9701	541	1.045	1.034	0.011
	071-010-00000500	$8,900	$1,800	$10,700	$9,100	$11,700	$20,800	May-06	$19,000	$19,000	7	North Spencer	7385	071	74-015	average	c+2	7101	511	1.095	1.034	0.061
	071-020-00000300	$4,300	$26,500	$30,800	$4,600	$37,000	$41,600	Oct-06	$39,000	$39,000	7	North Spencer	7385	071	74-015	fair	d+1	7101	511	1.067	1.034	0.033
	071-180-00000760	$2,100	$21,800	$23,900	$2,200	$21,800	$24,000	Aug-06	$20,600	$20,600	7	North Spencer	7385	071	74-015	fair	d+1	7102	510	1.165	1.034	0.132
	071-130-00000810	$5,300	$23,700	$29,000	$5,600	$23,700	$29,300	Sep-06	$27,500	$27,500	7	North Spencer	7385	071	74-015	average	c	7102	540	1.065	1.034	0.032
	071-190-00000053/ 071-190-00000054/ 071-190-00000055/ 071-190-00000056	$7,600	$21,000	$30,600	$10,200	$21,000	$31,200	Jul-06	$30,000	$30,000	7	North Spencer	7385	071	74-015	average	c	7102	540	1.040	1.034	0.006
	071-230-00000160	$4,700	$25,300	$30,000	$5,000	$35,200	$40,200	Sep-06	$43,299	$43,299	7	North Spencer	7385	071	74-015	average	c+2	7102	540	0.928	1.034	0.105
	071-200-00000200	$4,900	$24,900	$29,800	$5,300	$8,000	$13,300	Aug-06	$13,000	$13,000	7	North Spencer	7385	071	74-015	poor	d	7102	510	1.023	1.034	0.010
	071-180-00000750	$4,600	$1,200	$5,800	$4,900	$18,700	$23,600	Apr-07	$23,000	$22,480	7	North Spencer	7385	071	74-015	fair	c	7102	510	1.050	1.034	0.016
	070-080-00000830	$7,200	$23,000	$30,200	$7,200	$23,000	$30,200	Nov-06	$30,000	$30,000	7	North Spencer	7385	070	74-014	average	d-1	9701	511	1.007	1.034	0.027
	070-040-00000385	$7,000	$31,200	$38,200	$7,500	$31,600	$39,100	Aug-06	$38,000	$38,000	7	North Spencer	7385	070	74-014	average	d+2	9701	541	1.029	1.034	0.005
	070-110-00000285	$10,000	$18,100	$28,100	$10,400	$16,400	$26,800	Jan-06	$22,200	$22,200	7	North Spencer	7385	070	74-014	poor	d+2	9701	541	1.207	1.034	0.174
	071-180-00000400	$7,000	$19,600	$26,600	$7,400	$19,600	$27,000	Mar-07	$26,500	$25,910	7	North Spencer	7385	071	74-015	average	c	7101	541	1.042	1.034	0.009
		2006 TOTAL ASSMNT OF LAND	2006 TOTAL ASSMNT OF IMP	2006 TOTAL ASSESSED VALUE	2007 TOTAL ASSMNT OF LAND	2007 TOTAL ASSMNT OF IMP	2007 TOTAL ASSESSED VALUE		TOTAL OF ALL SALE PRICES	TOTAL ADJUSTED SALE PRICE		MEAN	MEDIAN	COD	PRD (price related differential)			WEIGHTED MEAN		TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS		$261,000	$1,219,000	$1,482,000	$273,600	$1,270,800	$1,544,200		$1,554,667	$1,561,557		101.60%	103.35%	6.41	102.74%			0.99		32.510	2.118	0.066
	Number of Sales	32																				

***Time adjusted 2004 sales using 2% growth rate**

*Removed all 2003 Sales (11-2007)

SPENCER COUNTY ASSESSMENT RATIO STUDY FOR 2007 TRENDING

Township: Jackson

PROPERTY TYPE	PARCEL #	2006 LAND AV	2007 LAND AV	2007 TOTAL AV	DATE OF SALE	SALE PRICE	ADJUSTED SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Residential	071-060-00000250/ 071-160-00000810	$4,300	$4,100	$4,100	Jul-04	$4,700	$4,840	7	North Spencer	7385	071	74-015	7102	500/500	0.847	1.033	0.186
Vacant	070-190-00002300	$6,000	$6,200	$6,200	Aug-05	$6,000	$6,000	7	North Spencer	7385	070	74-014	9701	501	1.033	1.033	0.000
	070-040-00000395	$8,100	$8,700	$8,700	Apr-04	$8,000	$8,280	7	North Spencer	7385	070	74-014	9701	501	1.051	1.033	0.017
	071-030-00000600	$2,200	$2,800	$2,800	Sep-05	$3,000	$3,000	7	North Spencer	7385	071	74-015	7101	500	0.933	1.033	0.100
	070-190-00002300	$6,000	$6,200	$6,200	Jun-05	$5,000	$5,000	7	North Spencer	7385	070	74-014	9701	501	1.240	1.033	0.207

		2006 TOTAL ASSMNT OF LAND	2007 TOTAL ASSMNT OF LAND	2007 TOTAL ASSESSED VALUE		TOTAL OF ALL SALE PRICES	TOTAL ADJUSTED SALE PRICE		MEAN	MEDIAN	COD	PRD (price related differential)	WEIGHTED MEAN		TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS		$26,600	$28,000	$28,000		$26,700	$27,120		102.09%	103.33%	9.88	98.88%	1.03		5.104	0.510	0.102
	Number of Sales	5															

*Time adjusted 2004 Sales w/1% Growth Rate

SPENCER COUNTY ASSESSMENT RATIO STUDY FOR 2007 TRENDING

Township: Jackson

PROPERTY TYPE	PARCEL #	2006 LAND AV	2006 IMP. AV	2006 TOTAL AV	2007 LAND ASSMNT	2007 IMPRV ASSMNT	2007 TOTAL ASSMNT	DATE OF SALE	SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Improved																			#DIV/0!	#DIV/0!	#DIV/0!
Commercial																			#DIV/0!	#DIV/0!	#DIV/0!
																				#DIV/0!	#DIV/0!
																				#DIV/0!	#DIV/0!
																				#DIV/0!	#DIV/0!
																				#DIV/0!	#DIV/0!
																				#DIV/0!	#DIV/0!
																				#DIV/0!	#DIV/0!
																				#DIV/0!	#DIV/0!

		2006 TOTAL ASSMNT OF LAND	2006 TOTAL ASSMNT OF IMP	2006 TOTAL ASSESSED VALUE	2007 TOTAL ASSMNT OF LAND	2007 TOTAL ASSMNT OF IMP	2007 TOTAL ASSESSED VALUE		TOTAL OF ALL SALE PRICES		MEAN	MEDIAN	COD	PRD (price related differential)			WEIGHTED MEAN		TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS		$0	$0	$0					$0		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!			#DIV/0!		#DIV/0!	#DIV/0!	#DIV/0!

***11 Improved Parcels in Township, No Sales**

SPENCER COUNTY ASSESSMENT RATIO STUDY FOR 2007 TRENDING

Township: Jackson

PROPERTY TYPE	PARCEL #	2006 LAND AV	2007 LAND AV	2007 TOTAL AV	DATE OF SALE	SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Commercial																#DIV/0!	#DIV/0!	#DIV/0!
Vacant																#DIV/0!	#DIV/0!	#DIV/0!
																	#DIV/0!	#DIV/0!
																	#DIV/0!	#DIV/0!
																	#DIV/0!	#DIV/0!
																	#DIV/0!	#DIV/0!
																	#DIV/0!	#DIV/0!
																	#DIV/0!	#DIV/0!

		2006 TOTAL ASSMNT OF LAND	2007 TOTAL ASSMNT OF LAND	2007 TOTAL ASSESSED VALUE		TOTAL OF ALL SALE PRICES		MEAN	MEDIAN	COD	PRD (price related differential)			WEIGHTED MEAN		TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS		$0	$0	$0		$0		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!			#DIV/0!		#DIV/0!	#DIV/0!	#DIV/0!

*7 Vacant Commercial Parcels in Township, No Sales

SPENCER COUNTY ASSESSMENT RATIO STUDY FOR 2007 TRENDING

Township: Jackson

PROPERTY TYPE	PARCEL #	2006 LAND AV	2006 IMP. AV	2006 TOTAL AV	2007 LAND ASSMNT	2007 IMPRV ASSMNT	2007 TOTAL ASSMNT	DATE OF SALE	SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Improved																			#DIV/0!	#DIV/0!	#DIV/0!
Industrial																			#DIV/0!	#DIV/0!	#DIV/0!
																				#DIV/0!	#DIV/0!
																				#DIV/0!	#DIV/0!
																				#DIV/0!	#DIV/0!
																				#DIV/0!	#DIV/0!
																				#DIV/0!	#DIV/0!
																				#DIV/0!	#DIV/0!
																				#DIV/0!	#DIV/0!

		2006 TOTAL ASSMNT OF LAND	2006 TOTAL ASSMNT OF IMP	2006 TOTAL ASSESSED VALUE	2007 TOTAL ASSMNT OF LAND	2007 TOTAL ASSMNT OF IMP	2007 TOTAL ASSESSED VALUE		TOTAL OF ALL SALE PRICES		MEAN	MEDIAN	COD	PRD (price related differential)			WEIGHTED MEAN		TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS		$0	$0	$0					$0		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!			#DIV/0!		#DIV/0!	#DIV/0!	#DIV/0!

*Only 2 Parcels in Township, No Sales

SPENCER COUNTY ASSESSMENT RATIO STUDY FOR 2007 TRENDING

Township: Jackson

PROPERTY TYPE	PARCEL #	2006 LAND AV	2007 LAND AV	2007 TOTAL AV	DATE OF SALE	SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Industrial																#DIV/0!	#DIV/0!	#DIV/0!
Vacant																#DIV/0!	#DIV/0!	#DIV/0!
																	#DIV/0!	#DIV/0!
																	#DIV/0!	#DIV/0!
																	#DIV/0!	#DIV/0!
																	#DIV/0!	#DIV/0!
																	#DIV/0!	#DIV/0!

		2006 TOTAL ASSMNT OF LAND	2007 TOTAL ASSMNT OF LAND	2007 TOTAL ASSESSED VALUE		TOTAL OF ALL SALE PRICES		MEAN	MEDIAN	COD	PRD (price related differential)			WEIGHTED MEAN		TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS		$0	$0	$0		$0		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!			#DIV/0!		#DIV/0!	#DIV/0!	#DIV/0!

*Zero (0) Vacant Industrial Parcels in Township

SPENCER COUNTY ASSESSMENT RATIO STUDY FOR 2007 TRENDING

Township: Jackson

PROPERTY TYPE	PARCEL #	2006 LAND AV	2007 LAND. AV	2007 TOTAL AV	DATE OF SALE	SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Agricultural	070-000-53000000	$1,600	$2,100	$2,100	Mar-07	$2,100	7	North Spencer	7385	70	74-014			9701	100	1.000	1.000	0.000
Land	070-100-00000201	$24,000	$31,100	$31,100	Mar-07	$31,100	7	North Spencer	7385	70	74-014			9701	100	1.000	1.000	0.000
	070-160-00000901	$2,500	$3,300	$3,300	Mar-07	$3,300	7	North Spencer	7385	70	74-014			9701	100	1.000	1.000	0.000
	070-120-00000900	$2,500	$3,200	$3,200	Mar-07	$3,200	7	North Spencer	7385	70	74-014			9701	100	1.000	1.000	0.000
	070-110-00001350	$20,800	$27,000	$27,000	Mar-07	$27,000	7	North Spencer	7385	70	74-014			9701	100	1.000	1.000	0.000

		2006 TOTAL ASSMNT OF LAND	2007 TOTAL ASSMNT OF LAND	2007 TOTAL ASSESSED VALUE		TOTAL OF ALL SALE PRICES		MEAN	MEDIAN	COD	PRD (price related differential)			WEIGHTED MEAN		TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS		$51,400	$66,700	$66,700		$66,700		100.00%	100.00%	0.00	100.00%			1.00		5.000	0.000	0.000
	Number of Sales	5																

SPENCER COUNTY ASSESSMENT RATIO STUDY FOR 2007 TRENDING

Township: Luce

PROPERTY TYPE	PARCEL #	2006 LAND AV	2006 IMP. AV	2006 TOTAL AV	2007 LAND ASSMNT	2007 IMPRV ASSMNT	2007 TOTAL ASSMNT	DATE OF SALE	SALE PRICE	ADJUSTED SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Improved	080-130-00009973	$6,400	$104,000	$110,400	$6,700	$105,100	$111,800	Jun-05	$100,000	$100,000	8	South Spencer	7445	080	74-016	average	c+1	8050	511	1.118	0.980	0.138
Residential	080-160-00001000	$8,200	$54,700	$62,900	$9,100	$55,200	$64,300	Aug-04	$63,600	$64,940	8	South Spencer	7445	080	74-016	fair	c-2	8050	511	0.990	0.980	0.010
	080-190-00001150/ 080-190-00001155	$16,900	$99,600	$116,500	$17,700	$100,600	$118,300	Jul-04	$112,000	$114,470	8	South Spencer	7445	080	74-016	average	b	8050	541/501	1.033	0.980	0.053
	080-070-00001950	$8,100	$44,100	$52,200	$8,400	$44,500	$52,900	Jun-05	$47,800	$47,800	8	South Spencer	7445	080	74-016	fair	b	8050	541	1.107	0.980	0.127
	080-020-00005510	$8,900	$39,300	$48,200	$9,300	$39,700	$49,000	Sep-05	$49,400	$49,400	8	South Spencer	7445	080	74-016	average	d+1	8050	511	0.992	0.980	0.012
	080-100-00002500	$6,400	$133,400	$139,800	$6,700	$134,800	$141,500	Jan-06	$140,000	$140,000	8	South Spencer	7445	080	74-016	average	c+1	8050	511	1.011	0.980	0.031
	080-040-00001180	$5,900	$52,700	$58,600	$6,200	$53,300	$59,500	Aug-05	$61,000	$61,000	8	South Spencer	7445	080	74-016	average	c-1	8050	511	0.975	0.980	0.005
	080-080-00006460/ 080-080-00006462	$13,600	$90,900	$104,500	$14,500	$76,800	$91,300	Mar-05	$97,700	$97,700	8	South Spencer	7445	080	74-016	average	b	8050	541	0.934	0.980	0.046
	080-080-00003800	$7,900	$97,900	$105,800	$8,300	$98,900	$107,200	Aug-05	$116,000	$116,000	8	South Spencer	7445	080	74-016	good	c+2	8050	511	0.924	0.980	0.056
	080-070-00003100	$7,900	$38,100	$46,000	$8,300	$38,400	$46,700	Jun-05	$52,000	$52,000	8	South Spencer	7445	080	74-016	good	d	8050	511	0.898	0.980	0.082
	080-020-00010100	$3,000	$5,300	$8,300	$3,000	$5,300	$8,300	Mar-05	$8,000	$8,000	8	South Spencer	7445	080	74-016	fair	e	8010	510	1.038	0.980	0.057
	080-080-00005908/ 080-080-00005906/ 080-080-00005907	$5,900	$4,800	$10,700	$5,900	$4,800	$10,700	Aug-04	$10,000	$10,210	8	South Spencer	7445	080	74-016	fair	d+2	8010	500/540/500	1.048	0.980	0.068
	080-020-00010800/ 080-002-66000000	$2,600	$31,800	$34,400	$2,700	$34,700	$37,400	Dec-04	$39,000	$39,590	8	South Spencer	7445	080	74-016	average	d+1	8005	510/500	0.945	0.980	0.035
	080-040-00001420	$3,700	$23,200	$26,900	$3,700	$23,200	$26,900	Jul-05	$25,760	$25,760	8	South Spencer	7445	080	74-016	fair	d-1	8008	510	1.044	0.980	0.064
	080-060-00001900	$4,800	$32,200	$37,000	$5,000	$32,700	$37,700	Jul-05	$33,600	$33,600	8	South Spencer	7445	080	74-016	average	d	8070	510	1.122	0.980	0.142
	080-020-00009754/ 080-020-00009753/ 080-020-00009756	$17,300	$70,000	$87,300	$18,400	$63,400	$81,800	Apr-05	$76,000	$76,000	8	South Spencer	7445	080	74-016	average	c	8070	510/500/500	1.076	0.980	0.096
	080-024-35000000	$5,300	$44,000	$49,300	$5,600	$44,900	$50,500	Jul-04	$44,500	$45,430	8	South Spencer	7445	080	74-016	average	d+2	8070	510	1.112	0.980	0.131
	080-080-00004570/ 080-080-00004571	$2,800	$67,400	$70,200	$5,900	$67,400	$73,300	Jul-05	$77,000	$77,000	8	South Spencer	7445	080	74-016	good	c-1	8066	510/500	0.952	0.980	0.028
	080-130-00001700	$3,500	$14,800	$18,300	$3,700	$14,800	$18,500	Nov-04	$17,000	$17,280	8	South Spencer	7445	080	74-016	fair	d-2	8072	511	1.071	0.980	0.090
	080-020-00007514	$4,200	$33,500	$37,700	$4,200	$33,500	$37,700	Apr-05	$33,800	$33,800	8	South Spencer	7445	080	74-016	fair	c-1	8068	510	1.115	0.980	0.135
	080-120-00003250/ 080-014-08000000	$14,400	$60,200	$74,600	$14,400	$60,200	$74,600	Apr-05	$79,500	$79,500	8	South Spencer	7445	080	74-016	average	c-1	8066	510/500	0.938	0.980	0.042
	080-250-00000950/ 080-010-65000000	$3,300	$28,600	$31,900	$3,300	$28,600	$31,900	Mar-05	$29,000	$29,000	8	South Spencer	7445	080	74-016	fair	d+2	8068	500/510	1.100	0.980	0.120
	080-005-71000000/ 080-014-04000000/ 080-013-26000000/ 080-014-03000000	$12,200	$37,000	$49,200	$12,500	$37,000	$49,200	Nov-04	$45,000	$45,500	8	South Spencer	7445	080	74-016	average	d+1	8066	510/500/500/500	1.081	0.980	0.101
	080-200-00000860/ 080-200-00000861	$4,400	$3,200	$7,600	$7,600	$37,900	$44,500	Sep-04	$40,000	$40,710	8	South Spencer	7445	080	74-016	fair	d+2	8068	540	1.093	0.980	0.113
	080-190-00003580	$3,400	$29,300	$32,700	$5,200	$29,300	$34,500	Apr-05	$35,000	$35,000	8	South Spencer	7445	080	74-016	average	d+2	8049	510	0.986	0.980	0.006
	080-230-00004881/ 080-230-00004880	$7,400	$37,900	$45,300	$7,900	$37,900	$45,800	Jul-04	$40,000	$40,890	8	South Spencer	7445	080	74-016	average	d+1	8060	510	1.120	0.980	0.140
	080-130-00002412/ 080-130-00002410	$6,300	$72,700	$79,000	$6,600	$72,700	$79,300	Dec-04	$70,000	$71,120	8	South Spencer	7445	080	74-016	average	c+1	8061	510	1.115	0.980	0.135
	080-160-00006455/ 080-160-00006455	$7,400	$30,000	$37,400	$7,600	$30,000	$37,600	Mar-05	$38,500	$38,500	8	South Spencer	7445	080	74-016	fair	d+1	8061	510	0.977	0.980	0.004
	080-230-00004750/ 080-013-82000000	$5,600	$69,500	$75,100	$5,600	$69,500	$75,100	Jul-05	$72,950	$72,950	8	South Spencer	7445	080	74-016	good	c-1	8062	510/500	1.029	0.980	0.049
	080-220-00000860/ 080-220-00000861/ 080-220-00000862	$9,600	$56,000	$65,600	$9,600	$56,000	$65,600	Sep-04	$75,000	$76,360	8	South Spencer	7445	080	74-016	very good	c+1	8066	510/500/500	0.859	0.980	0.121
	080-230-00005855	$18,900	$198,300	$217,200	$20,100	$200,400	$220,500	Dec-04	$245,000	$248,680	8	South Spencer	7445	080	74-016	average	b	8050	511	0.887	0.980	0.093
	080-070-00002220	$3,500	$47,300	$50,800	$3,700	$47,300	$51,000	Aug-04		$57,000	8	South Spencer	7445	080	74-016	good	c-1	8072	511	0.895	0.980	0.085
	080-200-00000200	$4,800	$116,400	$121,200	$5,100	$116,400	$121,500	May-05	$127,000	$127,000	8	South Spencer	7445	080	74-016	average	c+2	8002	510	0.957	0.980	0.023
	080-080-00002630	$5,800	$63,300	$69,100	$5,800	$63,300	$69,100	Jul-05	$67,000	$67,000	8	South Spencer	7445	080	74-016	average	c-1	8015	511	1.031	0.980	0.051
	080-080-00005301/ 080-080-00005302	$10,200	$30,700	$40,900	$10,500	$30,700	$41,200	Mar-05	$38,000	$38,000	8	South Spencer	7445	080	74-016	average	c	8015	541/599	1.084	0.980	0.104
	080-230-00000950/ 080-230-00000940	$20,500	$72,400	$92,900	$21,500	$73,100	$94,600	Oct-05	$90,000	$90,000	8	South Spencer	7445	080	74-016	fair	c	8050	501/511	1.051	0.980	0.071
	080-230-00002300	$7,500	$65,800	$73,300	$7,500	$65,800	$73,300	Jun-04	$77,500	$79,210	8	South Spencer	7445	080	74-016	good	c-1	8015	511	0.925	0.980	0.055
	080-020-00001400	$10,000	$12,600	$22,600	$10,000	$12,600	$22,600	Jul-04	$20,000	$20,440	8	South Spencer	7445	080	74-016	poor	d-1	8015	511	1.106	0.980	0.126
	080-080-00005400	$3,500	$55,500	$59,000	$3,500	$55,500	$59,000	May-05	$63,000	$63,000	8	South Spencer	7445	080	74-016	good	d+2	8015	511	0.937	0.980	0.044
	080-000-49000000/ 080-190-00000450	$9,800	$74,200	$84,000	$10,400	$75,900	$76,300	Jun-04	$95,000	$97,100	8	South Spencer	7445	080	74-016	good	c	8070	510	0.786	0.980	0.194
	080-020-00004670	$5,300	$34,200	$39,500	$5,300	$34,200	$39,500	Apr-05	$40,300	$40,300	8	South Spencer	7445	080	74-016	average	d+2	8015	511	0.980	0.980	0.000
	080-120-00004250	$3,700	$23,000	$26,700	$4,200	$23,000	$27,200	Sep-05	$30,000	$30,000	8	South Spencer	7445	080	74-016	average	d	8049	510	0.907	0.980	0.073
	080-080-00005300	$5,500	$72,800	$78,300	$5,500	$72,800	$78,300	Apr-05	$87,500	$87,500	8	South Spencer	7445	080	74-016	good	c+1	8015	511	0.895	0.980	0.085
	080-200-00000950	$4,500	$14,200	$18,700	$4,500	$14,200	$18,700	Sep-04	$15,000	$15,270	8	South Spencer	7445	080	74-016	fair	d+2	8004	510	1.225	0.980	0.244

	080-100-00000920/ 080-100-00000919	$25,400	$139,100	$164,500	$26,500	$140,600	$167,100	Nov-05	$175,000	$175,000	8	South Spencer	7445	080	74-016	good	c+2	8050	511	0.955	0.980	0.025
	080-250-00001350/ 080-160-00002040	$10,000	$106,000	$116,000	$10,300	$108,300	$118,600	Nov-05	$135,000	$135,000	8	South Spencer	7445	080	74-016	good	c+2	8015	511	0.879	0.980	0.102
	080-180-00004125	$3,700	$17,200	$20,900	$4,200	$17,200	$21,400	May-05	$25,000	$25,000	8	South Spencer	7445	080	74-016	average	d+2	8049	510	0.856	0.980	0.124
	080-180-00001977	$9,300	$121,800	$131,100	$9,300	$121,800	$131,100	Feb-05	$128,500	$128,500	8	South Spencer	7445	080	74-016	average	c+2	8063	510	1.020	0.980	0.040
	080-020-00000665	$6,900	$87,100	$94,000	$6,900	$87,100	$94,000	Oct-04	$94,500	$93,210	8	South Spencer	7445	080	74-016	average	c+1	8063	510	1.008	0.980	0.028
	080-070-00003800/ 080-070-00003801	$13,100	$79,800	$92,900	$13,100	$79,800	$92,900	Sep-04	$92,000	$93,670	8	South Spencer	7445	080	74-016	average	c	8063	510/500	0.992	0.980	0.012
	080-120-00004250	$3,700	$23,000	$26,700	$4,200	$23,000	$27,200	Sep-05	$30,000	$30,000	8	South Spencer	7445	080	74-016	average	d	8049	510	0.907	0.980	0.073
	080-180-00005300/ 080-023-69000000	$12,400	$110,100	$122,500	$13,000	$94,500	$107,500	Dec-05	$125,000	$125,000	8	South Spencer	7445	080	74-016	good	c+1	8006	510/ 500	0.860	0.980	0.120
	080-020-00005700/ 080-080-00001520	$3,700	$9,100	$12,800	$6,500	$9,100	$15,600	Aug-05	$15,000	$15,000	8	South Spencer	7445	080	74-016	fair	d	8061	510/500	1.040	0.980	0.060
	080-080-00003825	$8,900	$133,800	$142,700	$8,900	$133,800	$142,700	Sep-05	$148,000	$148,000	8	South Spencer	7445	080	74-016	average	b-1	8015	510	0.964	0.980	0.016
	080-080-00000009/ 080-080-00000008	$29,200	$127,400	$156,600	$30,500	$12,880	$159,300	Oct-05	$170,000	$170,000	8	South Spencer	7445	080	74-016	average	c+2	8050	511/501	0.937	0.980	0.043
	080-120-00001700/ 080-120-00001705	$9,400	$71,400	$80,800	$9,900	$72,900	$82,800	Dec-04	$84,000	$85,340	8	South Spencer	7445	080	74-016	good	c-1	8003	510/500	0.970	0.980	0.010
	080-020-00002570	$7,500	$69,800	$77,300	$7,500	$69,800	$77,300	Jul-06	$70,000	$70,000	8	South Spencer	7445	080	74-016	average	c-1	8015	511	1.104	0.980	0.124
	080-160-00004000	$14,600	$14,800	$29,400	$14,600	$14,800	$29,400	Nov-06	$30,000	$30,000	8	South Spencer	7445	080	74-016	poor	d-1	8015	511	0.980	0.980	0.000
	080-180-00004000	$6,900	$104,400	$111,300	$6,900	$104,400	$111,300	Sep-06	$96,000	$96,000	8	South Spencer	7445	080	74-016	average	c+1	8015	511	1.159	0.980	0.179
	080-160-00000350	$6,300	$94,600	$100,900	$6,300	$107,700	$114,000	Oct-06	$122,000	$122,000	8	South Spencer	7445	080	74-016	good	c+2	8015	511	0.934	0.980	0.046
	080-180-00005300/ 080-023-69000000	$12,400	$110,100	$122,500	$13,100	$110,100	$123,200	Jan-06	$125,000	$125,000	8	South Spencer	7445	080	74-016	good	c+1	8006	510	0.986	0.980	0.005
	080-190-00001700	$3,200	$44,100	$47,300	$3,200	$46,900	$50,100	Mar-06	$55,000	$55,000	8	South Spencer	7445	080	74-016	good	d+2	8062	510	0.911	0.980	0.069
	080-200-00000950	$4,500	$14,200	$18,700	$4,500	$14,200	$18,700	Sep-04	$15,000	$15,280	8	South Spencer	7445	080	74-016	fair	d+2	8004	510	1.224	0.980	0.244
	080-160-00006800/ 080-024-17000000	$15,600	$76,500	$92,100	$16,200	$78,000	$94,200	Nov-06	$96,000	$96,000	8	South Spencer	7445	080	74-016	good	c+1	8003	510	0.981	0.980	0.001
	080-130-00001900	$3,700	$22,200	$25,900	$3,800	$29,400	$33,200	Dec-06	$30,720	$30,720	8	South Spencer	7445	080	74-016	fair	d-1	8060	510	1.081	0.980	0.101
	080-120-00003260	$3,700	$57,900	$61,600	$3,800	$57,600	$61,700	Sep-06	$55,000	$55,000	8	South Spencer	7445	080	74-016	fair	c-1	8060	520	1.122	0.980	0.142
	080-130-00003952	$13,100	$47,400	$60,500	$13,800	$74,700	$88,500	Nov-06	$89,000	$89,000	8	South Spencer	7445	080	74-016	good	c	8015	511	0.994	0.980	0.014
	080-130-00004170	$7,200	$59,200	$66,400	$7,200	$71,000	$78,200	Sep-06	$85,000	$85,000	8	South Spencer	7445	080	74-016	good	c	8015	511	0.920	0.980	0.060
	080-140-00002270	$10,000	$92,300	$102,300	$10,000	$120,200	$130,200	Sep-06	$141,000	$141,000	8	South Spencer	7445	080	74-016	good	c+2	8015	511	0.923	0.980	0.057
	080-050-00001339	$7,800	$60,400	$68,200	$8,100	$63,000	$71,100	Jul-04	$83,500	$85,340	8	South Spencer	7445	080	74-016	good	c	8003	510	0.833	0.980	0.147
	080-040-00002100	$11,100	$80,700	$91,800	$16,600	$101,200	$117,800	Aug-06	$129,900	$129,900	8	South Spencer	7445	080	74-016	good	c+2	8070	510	0.907	0.980	0.073
	080-080-00000010	$15,800	$40,100	$55,900	$16,500	$53,900	$70,400	Sep-06	$80,000	$80,000	8	South Spencer	7445	080	74-016	average	c-1	8072	511	0.880	0.980	0.100
	080-230-00004080	$3,500	$44,700	$48,200	$3,700	$44,700	$48,400	Mar-06	$55,000	$55,000	8	South Spencer	7445	080	74-016	average	c-1	8072	510	0.880	0.980	0.100
	080-025-64000000/ 080-016-20000000	$10,500	$5,300	$15,800	$12,200	$15,300	$17,500	Jun-06	$17,000	$17,000	8	South Spencer	7445	080	74-016	average	c	8049	599	1.029	0.980	0.049
	080-180-00001600	$4,500	$20,900	$25,400	$5,200	$20,900	$26,100	Apr-06	$29,000	$29,000	8	South Spencer	7445	080	74-016	fair	d+1	8049	510	0.900	0.980	0.080
	080-020-00007548	$6,400	$52,200	$58,600	$6,700	$56,100	$62,800	Nov-05	$74,000	$74,000	8	South Spencer	7445	080	74-016	good	c	8070	510	0.849	0.980	0.132
	080-016-14000000/ 080-200-00010000/ 080-200-00010001	$13,400	$53,700	$67,100	$14,400	$53,700	$68,100	Dec-05	$82,000	$82,000	8	South Spencer	7445	080	74-016	fair	d-1	8049	510	0.830	0.980	0.150
	080-003-11000000/ 080-015-02000000/ 080-023-60000000/ 080-014-84000000	$9,700	$21,700	$31,400	$11,500	$39,300	$50,800	Dec-06	$58,000	$58,000	8	South Spencer	7445	080	74-016	good	c-1	8001	510	0.876	0.980	0.104
	080-030-00002250	$8,000	$31,400	$39,400	$8,300	$72,800	$81,100	Jun-06	$90,300	$90,300	8	South Spencer	7445	080	74-016	good	c	8050	511	0.898	0.980	0.082
	080-160-00005700	$9,100	$147,300	$156,400	$9,500	$148,900	$158,400	Oct-06	$177,500	$177,500	8	South Spencer	7445	080	74-016	average	c+2	8050	511	0.892	0.980	0.088
	080-120-00008000	$16,500	$97,200	$113,700	$17,300	$98,300	$115,600	Mar-06	$110,000	$110,000	8	South Spencer	7445	080	74-016	average	c	8050	510	1.051	0.980	0.071
	080-070-00001900	$7,600	$36,700	$44,300	$7,900	$37,100	$45,000	Nov-06	$40,000	$40,000	8	South Spencer	7445	080	74-016	fair	c-1	8050	511	1.125	0.980	0.145
	080-030-00004000/ 080-030-00004001	$18,900	$80,000	$98,900	$23,100	$80,000	$103,100	Sep-06	$113,000	$113,000	8	South Spencer	7445	080	74-016	average	b	8015	541	0.912	0.980	0.068
		2006 TOTAL ASSMNT OF LAND	2006 TOTAL ASSMNT OF IMP	2006 TOTAL ASSESSED VALUE	2007 TOTAL ASSMNT OF LAND	2007 TOTAL ASSMNT OF IMP	2007 TOTAL ASSESSED VALUE		TOTAL OF ALL SALE PRICES	TOTAL ADJUSTED SALE PRICE		MEAN	MEDIAN	COD	PRD (price related differential)			WEIGHTED MEAN		TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS		$718,000	$4,992,400	$5,710,400	$766,400	$5,101,280	$5,962,600		$6,095,330	$6,174,770		98.84%	98.01%	8.08	102.36%			0.97		82.040	6.571	0.079
	Number of Sales	83																				
	*All 2002 Sales Removed from Analysis; Removed Jan-Apr. 2003 sales.																					
	** Removed remaining 2003 sales (8-2007)																					
	* Time adjusted 2004 sales using 1.5% growth rate																					
	*Removed Jan-April 2004 Sales (11/2007)																					
	1/2008 Removed May 2004 sales.																					

SPENCER COUNTY ASSESSMENT RATIO STUDY FOR 2007 TRENDING

Township: Luce

PROPERTY TYPE	PARCEL #	2006 LAND AV	2007 LAND AV	2007 TOTAL AV	DATE OF SALE	SALE PRICE	ADJUSTED SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Residential	080-040-00000660	$9,400	$9,800	$9,800	May-04	$9,860	$10,010	8	South Spencer	7445	080	74-016	8050	501	0.979	1.050	0.071
Vacant	080-250-00000875	$3,200	$3,400	$3,400	May-03	$3,000	$3,080	8	South Spencer	7445	080	74-016	8072	501	1.104	1.050	0.054
	080-029-59000000/ 080-029-60000000/ 080-029-61000000/ 080-130-00001780/ 080-130-00001781	$5,900	$6,500	$6,500	Jun-05	$6,500	$6,500	8	South Spencer	7445	080	74-016	8034	500/500/500/500/500	1.000	1.050	0.050
	080-050-00001401/ 080-050-00001402/ 080-050-00001403	$7,700	$8,900	$8,900	Jun-06	$8,000	$8,000	8	South Spencer	7445	080	74-016	8049	500/500/500	1.113	1.050	0.063
	080-180-00004981	$5,700	$6,400	$6,400	Jan-06	$5,500	$5,500	8	South Spencer	7445	080	74-016	8049	500	1.164	1.050	0.114
	080-060-00003300	$3,400	$3,500	$3,500	Jul-04	$3,000	$3,050	8	South Spencer	7445	080	74-016	8049	500	1.148	1.050	0.098
	080-020-00002500	$2,500	$2,700	$2,700	Jan-05	$2,400	$2,400	8	South Spencer	7445	080	74-016	8050	501	1.125	1.050	0.075
	080-040-00003100	$2,500	$2,500	$2,500	Jul-03	$3,000	$3,080	8	South Spencer	7445	080	74-016	8030	500	0.812	1.050	0.238
	080-050-00001403/ 080-050-00001402/ 080-050-00001401	$7,700	$8,900	$8,900	Jun-06	$8,000	$8,000	8	South Spencer	7445	080	74-016	8049	500/500/500	1.113	1.050	0.063
	080-050-00001402	$1,500	$1,900	$1,900	Sep-06	$2,000	$2,000	8	South Spencer	7445	080	74-016	8049	500	0.950	1.050	0.100
	080-013-24000000/ 080-028-96000000/ 080-009-62000000	$6,600	$8,100	$8,100	Aug-06	$9,000	$9,000	8	South Spencer	7445	080	74-016	8061	500/500/500	0.900	1.050	0.150
	*080-130-00000400	$8,700	$9,100	$9,100	Nov-03	$11,500	$11,750	8	South Spencer	7445	080	74-016	8050	511	0.774	1.050	0.275
	*080-160-00001800	$7,100	$7,400	$7,400	Nov-03	$6,900	$7,050	8	South Spencer	7445	080	74-016	8050	511	1.050	1.050	0.000

		2006 TOTAL ASSMNT OF LAND	2007 TOTAL ASSMNT OF LAND	2007 TOTAL ASSESSED VALUE		TOTAL OF ALL SALE PRICES	TOTAL ADJUSTED SALE PRICE		MEAN	MEDIAN	COD	PRD (price related differential)	WEIGHTED MEAN		TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS		$71,900	$79,100	$79,100		$78,660	$79,420		101.77%	104.96%	9.89	102.18%	1.00		13.230	1.350	0.104
	Number of Sales	13															

*Time adjusted 2002, 2003 and 2004 sales using 1% growth rate.

SPENCER COUNTY ASSESSMENT RATIO STUDY FOR 2007 TRENDING

Township: Luce

PROPERTY TYPE	PARCEL #	2006 LAND AV	2006 IMP. AV	2006 TOTAL AV	2007 LAND ASSMNT	2007 IMPRV ASSMNT	2007 TOTAL ASSMNT	DATE OF SALE	SALE PRICE	ADJUSTED SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Improved	080-190-00008400	$23,900	$128,200	$152,100	$29,600	$121,700	$146,300	Jan-03	$160,000	$164,850	8	South Spencer	7445	080	74-016	average	c-1	8026	499	0.887	1.047	0.159
Commercial	080-030-00002596	$20,900	$60,000	$80,900	$20,900	$69,200	$90,100	Nov-06	$85,000	$85,000	8	South Spencer	7445	080	74-016	average	c+1	8026	429	1.060	1.047	0.013
	080-060-00005320/ 080-060-00005131/ 080-060-00005300/ 080-060-00005130/ 080-060-00005310	$11,200	$6,200	$17,400	$9,400	$6,300	$15,700	May-05	$15,000	$15,000	8	South Spencer	7445	080	74-016	fair	e+2	8071	499/400	1.047	1.047	0.000
	080-130-00003650/ 080-130-00011802	$6,500	$42,000	$48,500	$7,400	$21,800	$29,200	Jan-06	$30,000	$30,000	8	South Spencer	7445	080	74-016	average	d+2	8071	630/499	0.973	1.047	0.073
	080-012-97000000/ 080-030-00002595/ 080-030-00002610/ 080-030-00002600	$25,600	$123,400	$150,000	$27,800	$125,100	$152,900	Jul-05	$135,000	$135,000	8	South Spencer	7445	080	74-016	average	c-1	8025	499/430/400	1.133	1.047	0.086

		2006 TOTAL ASSMNT OF LAND	2006 TOTAL ASSMNT OF IMP	2006 TOTAL ASSESSED VALUE	2007 TOTAL ASSMNT OF LAND	2007 TOTAL ASSMNT OF IMP	2007 TOTAL ASSESSED VALUE		TOTAL OF ALL SALE PRICES	TOTAL ADJUSTED SALE PRICE		MEAN	MEDIAN	COD	PRD (price related differential)			WEIGHTED MEAN		TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS		$88,100	$359,800	$448,900	$95,100	$344,100	$434,200		$425,000	$429,850		102.00%	104.67%	6.34	100.98%			1.01		5.100	0.332	0.066
	Number of Sales	5																				

Adjusted 2003-2004 Sales with 1% Growth Rate

SPENCER COUNTY ASSESSMENT RATIO STUDY FOR 2007 TRENDING

Township: Luce

PROPERTY TYPE	PARCEL #	2006 LAND AV	2007 LAND AV	2007 TOTAL AV	DATE OF SALE	SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Commercial							8	South Spencer	7445							#DIV/0!	#DIV/0!	#DIV/0!
Vacant							8	South Spencer	7445							#DIV/0!	#DIV/0!	#DIV/0!
																	#DIV/0!	#DIV/0!
																	#DIV/0!	#DIV/0!
																	#DIV/0!	#DIV/0!

		2006 TOTAL ASSMNT OF LAND	2007 TOTAL ASSMNT OF LAND	2007 TOTAL ASSESSED VALUE		TOTAL OF ALL SALE PRICES		MEAN	MEDIAN	COD	PRD (price related differential)			WEIGHTED MEAN		TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS		$0	$0	$0		$0		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!			#DIV/0!		#DIV/0!	#DIV/0!	#DIV/0!

*Only 10 Vacant Commercial in Township

SPENCER COUNTY ASSESSMENT RATIO STUDY FOR 2007 TRENDING

Township: Luce

PROPERTY TYPE	PARCEL #	2006 LAND AV	2006 IMP. AV	2006 TOTAL AV	2007 LAND ASSMNT	2007 IMPRV ASSMNT	2007 TOTAL ASSMNT	DATE OF SALE	SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Improved										8	South Spencer	7445							#DIV/0!	#DIV/0!	#DIV/0!
Industrial										8	South Spencer	7445							#DIV/0!	#DIV/0!	#DIV/0!
																				#DIV/0!	#DIV/0!
																				#DIV/0!	#DIV/0!
																				#DIV/0!	#DIV/0!
																					0.000
																					0.000

		2006 TOTAL ASSMNT OF LAND	2006 TOTAL ASSMNT OF IMP	2006 TOTAL ASSESSED VALUE	2007 TOTAL ASSMNT OF LAND	2007 TOTAL ASSMNT OF IMP	2007 TOTAL ASSESSED VALUE		TOTAL OF ALL SALE PRICES		MEAN	MEDIAN	COD	PRD (price related differential)			WEIGHTED MEAN		TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS		$0	$0	$0					$0		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!			#DIV/0!		#DIV/0!	#DIV/0!	#DIV/0!

*Only 10 Industrial Parcels in Township

SPENCER COUNTY ASSESSMENT RATIO STUDY FOR 2007 TRENDING

Township: Luce

PROPERTY TYPE	PARCEL #	2006 LAND AV	2007 LAND AV	2007 TOTAL AV	DATE OF SALE	SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Industrial							8	South Spencer	7445							#DIV/0!	#DIV/0!	#DIV/0!
Vacant							8	South Spencer	7445							#DIV/0!	#DIV/0!	#DIV/0!
							8	South Spencer	7445								#DIV/0!	#DIV/0!
							8	South Spencer	7445								#DIV/0!	#DIV/0!
							8	South Spencer	7445								#DIV/0!	#DIV/0!
																	#DIV/0!	#DIV/0!

		2006 TOTAL ASSMNT OF LAND	2007 TOTAL ASSESSMENT OF LAND	2007 TOTAL ASSESSED VALUE		TOTAL OF ALL SALE PRICES		MEAN	MEDIAN	COD	PRD (price related differential)			WEIGHTED MEAN		TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS		$0	$0	$0		$0		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!			#DIV/0!		#DIV/0!	#DIV/0!	#DIV/0!

*Zero (0) Vacant Industrial Parcels in Township

SPENCER COUNTY ASSESSMENT RATIO STUDY FOR 2007 TRENDING

Township: Luce

PROPERTY TYPE	PARCEL #	2006 LAND AV	2007 LAND AV	2007 TOTAL AV	DATE OF SALE	SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Agricultural Land	080-160-00006400	$8,800	$10,100	$10,100	Mar-07	$10,100	8	South Spencer	7445	080	74-016			8050	100	1.000	1.000	0.000
	080-190-00002150	$42,700	$55,300	$55,300	Mar-07	$55,300	8	South Spencer	7445	080	74-016			8050	100	1.000	1.000	0.000
	080-230-00004400	$14,500	$41,000	$41,000	Mar-07	$41,000	8	South Spencer	7445	080	74-016			8050	100	1.000	1.000	0.000
	080-020-38000000	$24,400	$31,600	$31,600	Mar-07	$31,600	8	South Spencer	7445	080	74-016			8050	100	1.000	1.000	0.000
	080-080-00009010	$27,500	$35,600	$35,600	Mar-07	$35,600	8	South Spencer	7445	080	74-016			8050	100	1.000	1.000	0.000
	080-230-00009129	$15,000	$19,400	$19,400	Mar-07	$19,400	8	South Spencer	7445	080	74-016			8050	100	1.000	1.000	0.000

		2006 TOTAL ASSMNT OF LAND	2007 TOTAL ASSESSMENT OF LAND	2007 TOTAL ASSESSED VALUE		TOTAL OF ALL SALE PRICES		MEAN	MEDIAN	COD	PRD (price related differential)			WEIGHTED MEAN		TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS		$132,900	$193,000	$193,000		$193,000		100.00%	100.00%	0.00	100.00%			1.00		6.000	0.000	0.000
	Number of Sales	6																

SPENCER COUNTY ASSESSMENT RATIO STUDY FOR 2007 TRENDING

Township: Ohio

PROPERTY TYPE	PARCEL #	2006 LAND AV	2006 IMP. AV	2006 TOTAL AV	2007 LAND ASSMNT	2007 IMPRV ASSMNT	2007 TOTAL ASSMNT	DATE OF SALE	SALE PRICE	ADJUSTED SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Improved Residential	090-180-00000952	$17,500	$122,100	$139,600	$17,500	$122,100	$139,600	Aug-04	$145,000	$150,110	9	South Spencer	7445	090	74-017	average	c+2	9001	510	0.930	0.979	0.049
	090-190-00005915	$18,400	$162,400	$180,800	$18,400	$162,400	$180,800	Jan-05	$187,500	$187,500	9	South Spencer	7445	090	74-017	average	b+1	9001	510	0.964	0.979	0.014
	090-020-00003051	$16,700	$163,700	$180,400	$16,700	$163,700	$180,400	May-05	$183,700	$183,700	9	South Spencer	7445	090	74-017	average	c+2	9001	510	0.982	0.979	0.003
	090-180-00000935	$18,600	$154,100	$172,700	$18,600	$154,100	$172,700	Apr-05	$169,900	$169,900	9	South Spencer	7445	090	74-017	average	c+2	9001	510	1.016	0.979	0.038
	090-230-00002345	$21,500	$135,800	$157,300	$21,500	$135,800	$157,300	Oct-05	$149,500	$149,500	9	South Spencer	7445	090	74-017	average	c+2	9001	510	1.052	0.979	0.073
	090-180-00000903	$19,800	$124,500	$144,300	$19,800	$124,500	$144,300	Jul-05	$146,000	$146,000	9	South Spencer	7445	090	74-017	average	c+2	9001	510	0.988	0.979	0.010
	090-040-00003250	$8,000	$63,000	$71,000	$8,000	$63,000	$71,000	Sep-04	$75,000	$76,810	9	South Spencer	7445	090	74-017	average	c	9008	540	0.924	0.979	0.054
	090-230-00001889	$11,400	$93,400	$104,800	$11,400	$93,400	$104,800	Jan-05	$103,000	$103,000	9	South Spencer	7445	090	74-017	average	b	9008	540	1.017	0.979	0.039
	091-120-00004250	$6,000	$46,600	$52,600	$6,300	$47,100	$53,400	Apr-05	$52,400	$52,400	9	South Spencer	7445	091	74-018	average	d+1	9104	510	1.019	0.979	0.040
	091-020-00006910	$6,000	$37,500	$43,500	$6,300	$37,900	$44,200	Aug-04	$45,360	$46,540	9	South Spencer	7445	091	74-018	average	d+2	9104	510	0.950	0.979	0.029
	091-100-00000200	$8,000	$51,800	$59,800	$8,000	$51,800	$59,800	May-05	$61,000	$61,000	9	South Spencer	7445	091	74-018	average	d+1	9101	511	0.980	0.979	0.002
	091-190-00007701	$6,100	$32,500	$38,600	$6,100	$32,500	$38,600	Jan-05	$38,660	$38,660	9	South Spencer	7445	091	74-018	average	d+1	9101	511	0.998	0.979	0.020
	091-230-00001200	$13,200	$150,600	$163,800	$13,200	$150,600	$163,800	May-05	$165,000	$165,000	9	South Spencer	7445	091	74-018	good	b-1	9101	511	0.993	0.979	0.014
	091-001-66000000	$4,600	$49,100	$53,700	$4,600	$49,100	$53,700	Jun-05	$56,950	$56,950	9	South Spencer	7445	091	74-018	average	d+2	9101	511	0.943	0.979	0.036
	090-180-00001500	$11,500	$88,100	$99,600	$11,500	$88,100	$99,600	Sep-04	$96,000	$98,500	9	South Spencer	7445	090	74-017	average	c+1	9004	510	1.011	0.979	0.032
	091-260-00000075	$6,000	$43,900	$49,900	$6,300	$44,300	$50,600	May-05	$55,000	$55,000	9	South Spencer	7445	091	74-018	average	c-2	9104	510	0.920	0.979	0.059
	091-010-00000050	$6,000	$31,200	$37,200	$6,300	$31,500	$37,800	Jun-05	$39,700	$39,700	9	South Spencer	7445	091	74-018	average	d+2	9104	510	0.952	0.979	0.027
	091-009-49000000/ 091-130-00003155/ 091-007-05000000	$7,200	$65,400	$72,600	$8,000	$65,700	$73,700	Oct-04	$79,500	$81,500	9	South Spencer	7445	091	74-018	good	c-1	9108	510/500	0.904	0.979	0.074
	091-040-00000750	$2,800	$71,500	$74,300	$2,900	$72,200	$75,100	Mar-05	$78,000	$78,000	9	South Spencer	7445	091	74-018	good	c	9108	510	0.963	0.979	0.016
	091-220-00000600	$4,700	$33,300	$38,000	$4,800	$33,700	$38,500	Sep-04	$39,500	$40,690	9	South Spencer	7445	091	74-018	good	c-1	9108	510	0.946	0.979	0.033
	091-020-00005110	$6,900	$60,300	$67,200	$7,000	$60,800	$67,800	Apr-05	$62,500	$62,500	9	South Spencer	7445	091	74-018	fair	c	9108	510	1.085	0.979	0.106
	091-070-00000100	$6,900	$72,400	$79,300	$7,100	$73,100	$80,200	Nov-04	$82,500	$84,320	9	South Spencer	7445	091	74-018	average	c	9108	510	0.951	0.979	0.028
	091-030-00004150	$4,700	$60,400	$65,100	$4,800	$61,000	$65,800	Dec-04	$60,000	$61,210	9	South Spencer	7445	091	74-018	fair	c-2	9108	510	1.075	0.979	0.096
	090-060-00003010	$8,500	$144,900	$153,400	$10,200	$149,600	$159,800	Mar-05	$140,000	$140,000	9	South Spencer	7445	091	74-017	average	c+2	9050	511	1.141	0.979	0.163
	090-030-00002365	$15,800	$137,000	$152,800	$16,500	$137,000	$153,500	Oct-04	$157,000	$160,780	9	South Spencer	7445	091	74-017	average	c+2	9050	510	0.955	0.979	0.024
	091-160-00001950	$3,700	$29,100	$32,800	$3,700	$33,000	$36,700	Oct-04	$37,000	$37,860	9	South Spencer	7445	091	74-018	good	d+2	9101	511	0.969	0.979	0.009
	091-080-00008000	$5,300	$60,100	$65,400	$5,400	$60,600	$66,000	Aug-04	$64,000	$65,690	9	South Spencer	7445	091	74-018	average	b	9108	540	1.005	0.979	0.026
	090-010-00001775	$9,000	$25,700	$34,700	$9,400	$25,700	$35,100	Aug-05	$33,000	$33,000	9	South Spencer	7445	090	74-017	average	d	9050	511	1.064	0.979	0.085
	090-190-00007540	$12,400	$130,500	$142,900	$13,000	$130,500	$143,500	Jul-05	$145,000	$145,000	9	South Spencer	7445	090	74-017	average	c+1	9050	510	0.990	0.979	0.011
	090-070-00002805	$9,100	$67,300	$76,400	$9,500	$67,300	$76,800	Jun-05	$68,500	$68,500	9	South Spencer	7445	090	74-017	average	d+2	9050	511	1.121	0.979	0.142
	090-008-32000000	$7,100	$63,100	$70,200	$7,400	$63,100	$70,500	Aug-05	$65,000	$65,000	9	South Spencer	7445	090	74-017	good	c-1	9050	511	1.085	0.979	0.106
	090-160-00002100	$11,900	$117,000	$128,900	$12,400	$117,000	$129,400	Jul-05	$124,500	$124,500	9	South Spencer	7445	090	74-017	average	c+1	9050	511	1.039	0.979	0.061
	090-110-00002450	$10,200	$57,900	$68,100	$11,000	$47,700	$58,700	Aug-04	$65,000	$66,570	9	South Spencer	7445	090	74-017	average	b	9050	541	0.882	0.979	0.097
	090-230-00002330	$12,200	$72,900	$85,100	$12,800	$73,700	$86,500	Oct-05	$93,000	$93,000	9	South Spencer	7445	090	74-017	fair	c	9003	510	0.930	0.979	0.049
	090-220-00001100	$8,200	$112,200	$120,400	$8,600	$113,400	$122,000	Aug-04	$124,900	$128,160	9	South Spencer	7445	090	74-017	good	c+2	9003	510	0.952	0.979	0.027
	091-130-00000700	$6,100	$103,500	$109,600	$6,100	$103,500	$109,600	Apr-05	$109,000	$109,000	9	South Spencer	7445	091	74-018	average	c	9101	511	1.006	0.979	0.027
	090-070-00003900	$12,000	$82,900	$94,900	$12,600	$83,800	$96,400	Aug-04	$96,000	$98,500	9	South Spencer	7445	090	74-017	average	c+1	9003	510	0.979	0.979	0.000
	090-030-00000875	$6,900	$42,500	$49,400	$7,200	$42,500	$49,700	Jul-05	$42,000	$42,000	9	South Spencer	7445	090	74-017	average	c-1	9050	511	1.183	0.979	0.205
	090-130-00002225/ 090-130-00002226	$19,200	$123,200	$142,400	$21,600	$123,200	$144,800	Jul-05	$165,000	$165,000	9	South Spencer	7445	090	74-017	average	c	9050	511/100	0.878	0.979	0.101
	090-030-00002613	$7,500	$102,400	$109,900	$7,800	$108,900	$116,700	Sep-05	$120,000	$120,000	9	South Spencer	7445	090	74-017	average	c+1	9050	511	0.973	0.979	0.006
	090-190-00005446/ 090-190-00005448/ 090-190-00005447	$8,700	$13,400	$22,100	$9,000	$13,400	$22,400	Apr-05	$26,000	$26,000	9	South Spencer	7445	090	74-017	fair	c	9050	599/501/501	0.862	0.979	0.117
	090-040-00003180	$28,300	$140,100	$168,400	$29,500	$140,100	$169,600	Jul-05	$179,500	$179,500	9	South Spencer	7445	090	74-017	average	c+1	9050	511	0.945	0.979	0.034
	090-130-00003500/ 090-003-01000000	$10,400	$71,600	$82,000	$10,700	$71,600	$82,300	Mar-05	$73,000	$73,000	9	South Spencer	7445	090	74-017	average	c	9050	511/501	1.127	0.979	0.149
	091-070-00003870	$3,400	$4,800	$8,200	$3,600	$4,800	$8,400	Apr-05	$7,000	$7,000	9	South Spencer	7445	091	74-018	poor	e	9116	510	1.200	0.979	0.221
	090-030-00002550/ 090-030-00002551/ 090-030-00002552	$12,200	$245,100	$257,300	$12,800	$245,100	$257,900	May-05	$265,000	$265,000	9	South Spencer	7445	090	74-017	good	b+2	9050	511	0.973	0.979	0.005
	090-010-00002410	$9,800	$109,600	$119,400	$10,200	$109,600	$119,800	Mar-05	$134,000	$134,000	9	South Spencer	7445	090	74-017	good	c+1	9050	511	0.894	0.979	0.085
	090-010-00002755	$17,800	$74,900	$92,700	$18,600	$74,900	$93,500	Sep-05	$105,000	$105,000	9	South Spencer	7445	090	74-017	average	c-1	9050	511	0.890	0.979	0.088
	091-140-00000680/ 091-004-26000000	$5,600	$33,700	$39,300	$5,900	$38,800	$44,700	Sep-05	$45,800	$45,800	9	South Spencer	7445	091	74-018	good	d+2	9105	510/500	0.976	0.979	0.003
	091-190-00003900/ 091-190-00003885/ 091-009-31000000/ 091-009-30000000	$5,200	$24,900	$30,100	$5,200	$24,900	$30,100	Aug-04	$28,000	$28,710	9	South Spencer	7445	091	74-018	fair	c	9110/9101/9 101/9101	540/501/501/5 01	1.048	0.979	0.070
	091-160-00004400	$4,300	$35,100	$39,400	$4,300	$35,100	$39,400	Aug-04	$42,500	$43,620	9	South Spencer	7445	091	74-018	average	c+2	9109	540	0.903	0.979	0.075
	091-080-00002730/ 091-080-00002731/ 091-080-00002732	$7,100	$64,200	$71,300	$7,400	$64,900	$72,300	May-05	$81,200	$81,200	9	South Spencer	7445	091	74-018	good	c	9116	510/500/500	0.890	0.979	0.088
	090-040-00001954	$3,100	$52,200	$55,300	$3,100	$52,200	$55,300	Oct-04	$50,440	$51,610	9	South Spencer	7445	090	74-017	average	b	9011	540	1.071	0.979	0.093
	090-120-00003770	$6,100	$67,500	$73,600	$6,100	$75,100	$81,200	Nov-04	$75,000	$76,650	9	South Spencer	7445	090	74-017	average	c-2	9011	510	1.059	0.979	0.081

	091-070-00002600	$4,000	$64,300	$68,300	$4,000	$64,300	$68,300	Jul-05	$60,000	$60,000	9	South Spencer	7445	091	74-018	fair	c-1	9101	511	1.138	0.979	0.160
	091-002-02000000	$3,100	$15,100	$18,200	$3,300	$15,100	$18,400	May-05	$15,000	$15,000	9	South Spencer	7445	091	74-018	fair	d-1	9112	510	1.227	0.979	0.248
	091-002-86000000	$3,200	$34,300	$37,500	$3,400	$34,300	$37,700	May-05	$34,000	$34,000	9	South Spencer	7445	091	74-018	average	d	9112	510	1.109	0.979	0.130
	091-020-00008500	$5,000	$54,200	$59,200	$5,300	$54,200	$59,500	Aug-04	$60,000	$61,570	9	South Spencer	7445	091	74-018	average	d	9113	510	0.966	0.979	0.012
	091-090-00000801/ 091-090-00000802	$4,300	$52,000	$56,300	$4,300	$52,000	$56,300	Nov-05	$58,000	$58,000	9	South Spencer	7445	091	74-018	average	c-1	9101	511/501	0.971	0.979	0.008
	091-030-00001151	$6,200	$40,100	$46,300	$6,500	$40,500	$47,000	Oct-05	$51,650	$51,650	9	South Spencer	7445	091	74-018	average	d+2	9116	510	0.910	0.979	0.069
	091-190-00006000	$2,200	$13,300	$15,500	$2,300	$13,300	$15,600	Nov-04	$15,000	$15,400	9	South Spencer	7445	091	74-018	poor	d-1	9113	510	1.013	0.979	0.034
	091-230-00003255	$5,800	$49,100	$54,900	$6,200	$49,600	$55,800	Mar-05	$54,474	$54,474	9	South Spencer	7445	091	74-018	fair	c	9116	540	1.024	0.979	0.046
	091-080-00000161/ 091-080-00000160	$6,800	$46,300	$53,100	$7,200	$46,300	$53,500	Sep-04	$58,500	$59,950	9	South Spencer	7445	091	74-018	good	d+2	9105	510	0.892	0.979	0.086
	091-120-00003150	$3,400	$10,600	$14,000	$3,600	$10,700	$14,300	Dec-04	$11,700	$11,990	9	South Spencer	7445	091	74-018	poor	d	9116	510	1.193	0.979	0.214
	091-020-00007810	$3,500	$51,700	$55,200	$3,700	$52,200	$55,900	May-05	$59,000	$59,000	9	South Spencer	7445	091	74-018	good	c-1	9116	510	0.947	0.979	0.031
	091-230-00004601/ 091-230-00004602/ 091-230-00004600	$6,600	$58,200	$64,800	$7,200	$58,200	$65,400	Aug-05	$72,000	$72,000	9	South Spencer	7445	091	74-018	average	c+1	9112	510/500/500	0.908	0.979	0.070
	091-080-00005250	$5,500	$37,600	$43,100	$5,700	$38,000	$43,700	Sep-05	$47,000	$47,000	9	South Spencer	7445	091	74-018	average	d+2	9116	510	0.930	0.979	0.049
	091-070-00000800	$3,200	$5,300	$8,500	$3,400	$5,300	$8,700	Sep-05	$7,500	$7,500	9	South Spencer	7445	091	74-018	poor	e+2	9113	510	1.160	0.979	0.181
	091-190-00005850/ 091-004-63000000	$3,600	$48,500	$52,100	$3,800	$48,500	$52,300	Jul-05	$56,500	$56,500	9	South Spencer	7445	091	74-018	average	d+2	9112	510/500	0.926	0.979	0.053
	090-200-00002240	$10,700	$124,300	$135,000	$10,700	$124,300	$135,000	Oct-04	$118,000	$120,840	9	South Spencer	7445	090	74-017	average	c+1	9004	510	1.117	0.979	0.138
	091-020-00006470/ 091-020-00006471	$5,200	$42,200	$47,400	$5,200	$42,200	$47,400	May-05	$54,207	$54,207	9	South Spencer	7445	091	74-018	good	d+2	9109	510	0.874	0.979	0.104
	090-080-00000101	$17,800	$60,600	$78,400	$4,600	$66,200	$70,800	Jul-05	$80,000	$80,000	9	South Spencer	7445	090	74-017	average	c	9050	511	0.885	0.979	0.094
	090-180-00000929	$15,900	$119,500	$135,400	$15,900	$119,500	$135,400	Sep-05	$136,300	$136,300	9	South Spencer	7445	090	74-017	average	c+1	9001	510	0.993	0.979	0.015
	090-180-00000939	$16,100	$124,900	$141,000	$16,100	$124,900	$141,000	Jan-06	$145,000	$145,000	9	South Spencer	7445	090	74-017	average	c+1	9001	510	0.972	0.979	0.006
	090-030-00000910	$6,000	$35,400	$41,400	$6,000	$35,800	$41,800	Dec-05	$34,000	$34,000	9	South Spencer	7445	090	74-017	fair	d+2	9009	510	1.229	0.979	0.251
	091-020-00006425	$6,000	$65,500	$71,500	$6,200	$66,200	$72,400	Dec-05	$76,000	$76,000	9	South Spencer	7445	091	74-018	good	c+1	9108	510	0.953	0.979	0.026
	090-160-00001679	$9,800	$35,800	$45,600	$10,200	$35,800	$46,000	Dec-05	$40,000	$40,000	9	South Spencer	7445	090	74-017	poor	c	9050	541	1.150	0.979	0.171
	090-230-00001882	$11,200	$68,000	$79,200	$11,200	$68,000	$79,200	Nov-05	$66,000	$66,000	9	South Spencer	7445	090	74-017	average	b	9008	540	1.200	0.979	0.221
	091-006-49000000	$3,400	$37,000	$40,400	$3,600	$37,400	$41,000	Mar-06	$42,100	$42,100	9	South Spencer	7445	091	74-018	good	d+1	9116	510	0.974	0.979	0.005
	091-140-00000680/ 091-004-26000000	$5,600	$38,800	$44,400	$6,000	$38,800	$48,800	Sep-05	$45,800	$45,800	9	South Spencer	7445	091	74-018	good	c-1	9105	510/500	1.066	0.979	0.087
	090-230-00000550	$7,200	$86,800	$94,000	$7,500	$86,800	$94,300	Dec-05	$85,000	$85,000	9	South Spencer	7445	090	74-017	average	c+1	9050	511	1.109	0.979	0.131
	091-230-00004675	$2,500	$10,400	$12,900	$2,500	$10,400	$12,900	Mar-05	$10,000	$10,000	9	South Spencer	7445	091	74-018	poor	d-1	9101	510	1.290	0.979	0.311
	090-190-00007200/ 090-190-00007201	$8,500	$92,300	$100,800	$8,800	$92,300	$101,100	Dec-05	$102,000	$102,000	9	South Spencer	7445	090	74-017	average	c+2	9050	511/501	0.991	0.979	0.012
	090-020-00003060	$6,600	$86,000	$92,600	$7,900	$88,700	$98,600	Dec-05	$104,000	$104,000	9	South Spencer	7445	090	74-017	average	c+1	9050	511	0.948	0.979	0.031
	091-100-00000510	$4,300	$59,500	$63,800	$4,400	$60,200	$64,600	Mar-05	$73,000	$73,000	9	South Spencer	7445	091	74-018	average	c-1	9108	510	0.885	0.979	0.094
	091-060-00000325	$4,600	$20,700	$25,300	$4,600	$20,700	$25,300	Apr-05	$26,220	$26,220	9	South Spencer	7445	091	74-018	fair	d-1	9107	510	0.965	0.979	0.014
	091-190-00004680	$4,300	$49,000	$53,300	$4,300	$49,000	$53,300	Aug-05	$56,000	$56,000	9	South Spencer	7445	091	74-018	good	c-1	9107	510	0.952	0.979	0.027
	091-020-00004420	$6,800	$85,100	$91,900	$6,800	$102,500	$109,300	Nov-06	$110,000	$110,000	9	South Spencer	7445	091	74-018	average	c+1	9101	511	0.994	0.979	0.015
	091-080-00005400	$6,800	$51,800	$58,600	$6,800	$51,800	$58,600	Mar-06	$65,000	$65,000	9	South Spencer	7445	091	74-018	average	c	9101	511	0.902	0.979	0.077
	091-013-09000000/ 091-000-82000000	$8,100	$15,900	$24,000	$8,100	$15,900	$24,000	Oct-06	$25,000	$25,000	9	South Spencer	7445	091	74-018	average	d	9107	510/500	0.960	0.979	0.019
	091-190-00009357	$15,900	$0	$15,900	$15,900	$90,100	$106,000	Dec-06	$110,000	$110,000	9	South Spencer	7445	091	74-018	average	c	9118	510	0.964	0.979	0.015
	091-190-00009371	$14,800	$0	$14,800	$15,100	$90,400	$105,500	Dec-05	$115,000	$115,000	9	South Spencer	7445	091	74-018	average	c	9118	510	0.917	0.979	0.061
	091-190-00009374	$11,100	$0	$11,100	$12,700	$88,400	$101,100	Feb-06	$85,200	$85,200	9	South Spencer	7445	091	74-018	average	c	9118	510	1.187	0.979	0.208
	091-190-00009374	$11,100	$0	$11,100	$12,700	$88,400	$101,100	Feb-06	$114,000	$114,000	9	South Spencer	7445	091	74-018	average	c	9118	510	0.887	0.979	0.092
	091-190-00009366	$1,700	$0	$1,700	$18,200	$96,000	$114,200	Jun-06	$119,400	$119,400	9	South Spencer	7445	091	74-018	average	c	9118	510	0.956	0.979	0.022
	091-190-00009370	$14,800	$0	$14,800	$15,100	$90,500	$105,600	Sep-06	$97,000	$97,000	9	South Spencer	7445	091	74-018	average	c	9118	510	1.089	0.979	0.110
	091-110-00000950/ 091-110-00000951/ 091-110-00000952	$9,000	$26,500	$35,500	$9,000	$26,500	$35,500	Aug-06	$29,666	$29,666	9	South Spencer	7445	091	74-018	fair	d	9103	500/510/500	1.197	0.979	0.218
	090-180-00000903	$19,800	$124,500	$144,300	$19,800	$124,500	$144,300	Jun-06	$155,000	$155,000	9	South Spencer	7445	090	74-017	average	c+2	9001	510	0.931	0.979	0.048
	090-190-00003175	$19,000	$145,300	$164,300	$19,000	$145,300	$164,300	May-06	$160,000	$160,000	9	South Spencer	7445	090	74-017	average	c+2	9001	510	1.027	0.979	0.048
	090-080-00001305	$21,400	$125,700	$147,100	$21,400	$125,700	$147,100	May-06	$150,000	$150,000	9	South Spencer	7445	090	74-017	average	c+2	9001	510	0.981	0.979	0.002
	090-230-00001257	$20,000	$146,400	$166,400	$20,000	$146,400	$166,400	Jun-06	$147,000	$147,000	9	South Spencer	7445	090	74-017	average	c+2	9001	510	1.132	0.979	0.153
	090-080-00001305	$21,400	$125,700	$147,100	$21,400	$125,700	$147,100	May-06	$150,000	$150,000	9	South Spencer	7445	090	74-017	average	c+2	9001	510	0.981	0.979	0.002

	090-190-00003175	$19,000	$145,300	$164,300	$19,000	$145,300	$164,300	May-06	$160,000	$160,000	9	South Spencer	7445	090	74-017	average	c+2	9001	510	1.027	0.979	0.048
	090-200-00002240	$10,700	$124,300	$135,000	$10,700	$124,300	$135,000	Feb-07	$126,000	$123,290	9	South Spencer	7445	090	74-017	average	c+1	9004	510	1.095	0.979	0.116
	090-130-00003609	$10,700	$88,700	$99,400	$10,700	$88,700	$99,400	Aug-06	$88,500	$88,500	9	South Spencer	7445	090	74-017	average	c+1	9004	510	1.123	0.979	0.144
	091-007-22000000/ 091-007-23000000/ 091-007-24000000/ 091-010-32000000	$10,000	$62,800	$72,800	$10,000	$44,100	$54,100	Feb-06	$55,500	$55,500	9	South Spencer	7445	091	74-018	fair	d+2	9103	510/500/ 500/500	0.975	0.979	0.004
	091-020-00009950/ 091-012-14000000	$16,300	$77,000	$93,300	$16,300	$77,000	$93,300	Jun-06	$83,500	$83,500	9	South Spencer	7445	091	74-018	fair	c	9107	510/500	1.117	0.979	0.139
	091-130-00002300	$3,800	$20,300	$24,100	$3,800	$29,200	$33,000	Jul-06	$37,500	$37,500	9	South Spencer	7445	091	74-018	average	d+1	9107	510	0.880	0.979	0.099
	090-190-00005990	$5,300	$52,700	$58,000	$5,300	$59,700	$65,000	Jul-06	$79,500	$79,500	9	South Spencer	7445	090	74-017	good	c	9009	510	0.818	0.979	0.161
	091-006-49000000	$3,400	$37,000	$40,400	$3,600	$37,400	$41,000	Mar-06	$42,100	$42,100	9	South Spencer	7445	091	74-018	good	d+1	9116	510	0.974	0.979	0.005
	091-030-00006000	$5,600	$43,000	$48,600	$5,900	$43,400	$49,300	May-06	$39,000	$39,000	9	South Spencer	7445	091	74-018	average	c-1	9117	510	1.264	0.979	0.285
	091-030-00006000	$5,600	$43,000	$48,600	$5,900	$43,400	$49,300	Oct-06	$56,000	$56,000	9	South Spencer	7445	091	74-018	average	c-1	9117	510	0.880	0.979	0.098
	090-020-00001525/ 090-020-00001520/ 090-015-66000000	$16,700	$99,400	$116,100	$16,700	$99,400	$116,100	Jul-06	$133,000	$133,000	9	South Spencer	7445	090	74-017	good	c+1	9002	510/500/500	0.873	0.979	0.106
	091-230-00003800	$4,300	$55,600	$59,900	$5,900	$69,200	$75,100	Jun-06	$71,650	$71,650	9	South Spencer	7445	091	74-018	average	c-1	9101	511	1.048	0.979	0.069
	091-230-00003100	$4,600	$69,400	$74,000	$6,900	$71,100	$78,000	Nov-06	$89,900	$89,900	9	South Spencer	7445	091	74-018	good	c-1	9101	511	0.868	0.979	0.111
	091-020-00000530	$9,800	$12,000	$21,800	$12,900	$12,500	$25,400	Sep-06	$20,000	$20,000	9	South Spencer	7445	091	74-018	poor	d-2	9101	511	1.270	0.979	0.291
	091-160-00002450	$6,000	$50,200	$56,200	$10,800	$58,200	$69,000	Feb-06	$67,812	$67,812	9	South Spencer	7445	091	74-018	average	c-1	9101	510	1.018	0.979	0.039
	091-080-00004730	$3,800	$44,000	$47,800	$4,700	$61,400	$66,100	Sep-05	$54,000	$54,000	9	South Spencer	7445	091	74-018	average	c-1	9108	510	1.224	0.979	0.245
	091-130-00004000/ 091-130-00003903	$7,600	$85,400	$93,000	$7,800	$127,400	$135,200	Nov-06	$135,000	$135,000	9	South Spencer	7445	091	74-018	good	b	9108	510/500	1.001	0.979	0.023
	091-100-00000500/ 091-001-61000000	$4,400	$72,800	$77,200	$4,500	$110,400	$114,900	Sep-06	$119,000	$119,000	9	South Spencer	7445	091	74-018	good	b	9108	510/500	0.966	0.979	0.013
	090-030-00002840	$14,200	$45,900	$60,100	$8,300	$53,900	$62,200	Sep-06	$67,400	$67,400	9	South Spencer	7445	090	74-017	good	c	9009	510	0.923	0.979	0.056
	090-030-00002840	$14,200	$45,900	$60,100	$8,300	$53,900	$62,200	Dec-06	$67,500	$67,500	9	South Spencer	7445	090	74-017	good	c	9009	510	0.921	0.979	0.057
	090-130-00006450	$10,700	$81,300	$92,000	$11,200	$91,400	$102,600	Nov-06	$117,500	$117,500	9	South Spencer	7445	090	74-017	good	c+1	9003	510	0.873	0.979	0.105
	090-190-00004870	$12,900	$90,200	$103,100	$13,500	$92,200	$105,700	Aug-06	$119,500	$119,500	9	South Spencer	7445	090	74-017	good	c	9003	510	0.885	0.979	0.094
	090-030-00002120	$9,700	$72,400	$82,100	$10,100	$97,100	$107,200	Jul-06	$100,000	$100,000	9	South Spencer	7445	090	74-017	average	c	9050	511	1.072	0.979	0.093
	090-200-00000550	$9,100	$85,700	$94,800	$9,500	$102,700	$112,200	Jun-06	$132,000	$132,000	9	South Spencer	7445	090	74-017	average	c+1	9050	511	0.850	0.979	0.129
	090-060-00000660	$6,700	$37,000	$43,700	$7,000	$70,700	$77,700	Jul-06	$79,500	$79,500	9	South Spencer	7445	090	74-017	average	b	9050	541	0.977	0.979	0.001
	090-020-00009165	$9,000	$111,100	$120,100	$9,400	$120,500	$129,900	Oct-06	$154,500	$154,500	9	South Spencer	7445	090	74-017	average	c+1	9050	511	0.841	0.979	0.138
	090-200-00000070/ 090-200-00000071	$8,700	$19,300	$28,000	$9,200	$51,500	$60,700	Jul-06	$71,000	$71,000	9	South Spencer	7445	090	74-017	good	c-1	9050	511	0.855	0.979	0.124
	090-010-00003800	$6,500	$113,500	$120,000	$6,800	$113,500	$120,300	Aug-04	$105,000	$107,740	9	South Spencer	7445	090	74-017	average	c	9050	511	1.117	0.979	0.138
	090-030-00002365	$15,800	$137,000	$152,800	$16,500	$137,000	$153,500	Mar-06	$161,500	$161,500	9	South Spencer	7445	090	74-017	average	c+2	9050	510	0.950	0.979	0.028
	090-160-00001200	$19,700	$112,600	$132,300	$20,600	$112,600	$133,200	Oct-06	$147,500	$147,500	9	South Spencer	7445	090	74-017	average	c+1	9050	511	0.903	0.979	0.076
	090-050-00001715/ 090-021-01000000/ 090-050-00001700	$13,900	$140,000	$153,900	$14,500	$140,000	$154,500	Nov-06	$145,000	$145,000	9	South Spencer	7445	090	74-017	average	b	9050	511/501/501	1.066	0.979	0.087
	090-160-00002500	$14,700	$98,400	$113,100	$15,400	$98,400	$113,800	Oct-06	$125,000	$125,000	9	South Spencer	7445	090	74-017	average	c-2	9050	511	0.910	0.979	0.068
	090-220-00000900	$10,400	$99,600	$110,000	$10,800	$99,600	$110,400	Oct-06	$104,500	$104,500	9	South Spencer	7445	090	74-017	average	c	9050	511	1.056	0.979	0.078
	090-180-00000250	$8,500	$12,800	$21,300	$8,900	$12,800	$21,700	Nov-06	$15,000	$15,000	9	South Spencer	7445	090	74-017	average	d+2	9050	541	1.447	0.979	0.468
	090-024-64000000	$10,800	$92,900	$103,700	$11,300	$92,900	$104,200	Sep-06	$90,000	$90,000	9	South Spencer	7445	090	74-017	average	c	9050	511	1.158	0.979	0.179
	090-010-00001350	$9,500	$69,600	$79,100	$9,900	$69,600	$79,500	Sep-06	$68,000	$68,000	9	South Spencer	7445	090	74-017	average	b-1	9050	541	1.169	0.979	0.190
	090-230-00000610	$6,900	$76,200	$83,100	$7,200	$76,200	$83,400	Feb-06	$82,500	$82,500	9	South Spencer	7445	090	74-017	good	c+1	9050	511	1.011	0.979	0.032
	090-230-00004185/ 090-230-00004186	$9,800	$96,200	$106,000	$10,200	$96,200	$106,400	Aug-06	$116,500	$116,500	9	South Spencer	7445	090	74-017	average	c	9050	511	0.913	0.979	0.065
	090-003-22000000	$6,700	$84,200	$90,900	$7,000	$84,200	$91,200	Feb-06	$88,000	$88,000	9	South Spencer	7445	090	74-017	fair	c-1	9050	511	1.036	0.979	0.058
	090-070-00004320	$15,900	$108,200	$124,100	$16,500	$108,200	$124,700	Jan-06	$125,000	$125,000	9	South Spencer	7445	090	74-017	average	c+1	9050	511	0.998	0.979	0.019
	091-006-41000000/ 091-110-00000700	$9,400	$81,200	$90,600	$9,800	$81,200	$91,000	Sep-06	$82,000	$82,000	9	South Spencer	7445	090	74-017	average	c-1	9116	510	1.110	0.979	0.131
	091-190-00002080	$3,300	$30,300	$33,600	$3,400	$33,600	$37,000	Feb-06	$44,500	$44,500	9	South Spencer	7445	090	74-017	average	d+1	9116	510	0.831	0.979	0.147
	091-110-00001350	$5,500	$33,100	$38,600	$5,500	$31,100	$36,600	Aug-06	$29,254	$29,254	9	South Spencer	7445	090	74-017	good	d+1	9116	510	1.251	0.979	0.272
	091-020-00002501/ 091-020-00002500	$13,000	$47,100	$60,100	$13,500	$47,600	$61,100	Feb-06	$68,500	$68,500	9	South Spencer	7445	090	74-017	good	d+2	9116	510/500	0.892	0.979	0.087
	091-040-00000600/ 091-005-82000000	$2,900	$24,000	$26,900	$3,100	$24,000	$27,100	Jan-06	$32,900	$32,900	9	South Spencer	7445	090	74-017	average	d+2	9113	510/500	0.824	0.979	0.155
	091-003-62000000/ 091-230-00003900/ 091-230-64000000	$9,000	$53,700	$62,700	$9,300	$53,700	$63,000	Feb-06	$56,995	$56,995	9	South Spencer	7445	090	74-017	good	d+2	9112	510/599/500	1.105	0.979	0.127
		2006 TOTAL AVERAGE OF LAND	2006 TOTAL AVERAGE OF IMP.	2006 TOTAL ASSESSED VALUE	2007 TOTAL AVERAGE OF LAND	2007 TOTAL AVERAGE OF IMP.	2007 TOTAL ASSESSED VALUE		TOTAL OF ALL SALE PRICES	TOTAL ADJUSTED SALE PRICE		MEAN	MEDIAN	COD	PRD (price related differential)			WEIGHTED MEAN		TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS		$1,368,400	$10,189,400	$11,557,800	$1,412,400	$11,055,600	$12,474,000		$12,573,738	$12,615,448		100.61%	97.87%	8.73	101.75%			0.99		147.893	12.559	0.085
	Number of Sales	147																				
	*All 2002 Sales removed from Analysis; ** Removed Jan-Oct. 2003 Sales																					
	*Removed all remaining 2003 sales (8-2007)																					
	*Removed Jan. - March 2004 sales (8-2007); Removed April-July 2004 Sales (11-2007)																					
	* Time adjusted all 2004 sales using 2.0% growth rate																					

SPENCER COUNTY ASSESSMENT RATIO STUDY FOR 2007 TRENDING

Township: Ohio

PROPERTY TYPE	PARCEL #	2006 LAND AV	2007 LAND AV	2007 TOTAL AV	DATE OF SALE	SALE PRICE	ADJUSTED SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Residential	090-180-00000960	$18,800	$18,800	$18,800	Jan-03	$19,900	$21,420	9	South Spencer	7445	090	74-017	9001	510*	0.878	0.977	0.099
Vacant	090-180-00000957	$17,500	$17,500	$17,500	Sep-03	$18,500	$19,510	9	South Spencer	7445	090	74-017	9001	510*	0.897	0.977	0.080
	090-180-00000952	$17,500	$17,500	$17,500	Nov-03	$18,000	$18,900	9	South Spencer	7445	090	74-017	9001	510*	0.926	0.977	0.051
	090-180-00000938	$20,300	$20,300	$20,300	Sep-02	$16,000	$17,300	9	South Spencer	7445	090	74-017	9001	510*	1.173	0.977	0.196
	090-180-00000935	$18,600	$18,600	$18,600	Apr-03	$18,500	$19,790	9	South Spencer	7445	090	74-017	9001	510*	0.940	0.977	0.037
	090-180-00000927	$17,900	$17,900	$17,900	Aug-05	$19,000	$19,000	9	South Spencer	7445	090	74-017	9001	500	0.942	0.977	0.035
	090-180-00000926	$18,700	$20,400	$20,400	May-05	$19,000	$19,000	9	South Spencer	7445	090	74-017	9001	500	1.074	0.977	0.097
	090-180-00000920	$19,000	$19,000	$19,000	Oct-04	$18,500	$19,000	9	South Spencer	7445	090	74-017	9001	510*	1.000	0.977	0.023
	090-180-00000919	$19,200	$19,200	$19,200	Oct-05	$19,200	$19,200	9	South Spencer	7445	090	74-017	9001	500	1.000	0.977	0.023
	091-030-00003910	$2,700	$2,800	$2,800	Jun-04	$3,000	$3,110	9	South Spencer	7445	091	74-018	9108	500	0.900	0.977	0.077
	090-050-00001710	$8,700	$9,100	$9,100	Jul-05	$10,000	$10,000	9	South Spencer	7445	090	74-017	9050	501	0.910	0.977	0.067
	090-070-00003352	$7,500	$7,800	$7,800	Apr-04	$7,500	$7,830	9	South Spencer	7445	090	74-017	9050	*511	0.996	0.977	0.019
	090-160-00002035	$1,200	$1,200	$1,200	May-05	$1,000	$1,000	9	South Spencer	7445	090	74-017	9011	500	1.200	0.977	0.223
	090-080-00000702	$1,000	$1,100	$1,100	Aug-03	$1,200	$1,290	9	South Spencer	7445	090	74-017	9050	501	0.853	0.977	0.124
	091-100-00001500	$4,100	$5,100	$5,100	Jan-05	$5,000	$5,000	9	South Spencer	7445	091	74-018	9113	510	1.020	0.977	0.043
	091-020-00005600	$2,900	$2,900	$2,900	Nov-05	$3,000	$3,000	9	South Spencer	7445	091	74-018	9107	500	0.967	0.977	0.010
	091-120-00004600	$5,000	$5,100	$5,100	Jan-06	$4,500	$4,500	9	South Spencer	7445	091	74-018	9114	500	1.133	0.977	0.156
	091-200-00002051	$3,100	$3,100	$3,100	Aug-04	$2,500	$2,580	9	South Spencer	7445	091	74-018	9113	500	1.202	0.977	0.224
	*090-180-00000906	$19,700	$19,700	$19,700	Jul-02	$19,900	$21,270	9	South Spencer	7445	090	74-017	9001	510	0.926	0.977	0.051
	090-180-00000953	$17,600	$17,600	$17,600	Aug-05	$20,900	$20,900	9	South Spencer	7445	090	74-017	9001	500	0.842	0.977	0.135
	091-190-00009370	$14,800	$15,100	$15,100	Nov-05	$15,500	$15,500	9	South Spencer	7445	091	74-018	9118	500	0.974	0.977	0.003
	091-190-00009371	$14,800	$15,100	$15,100	Nov-05	$15,000	$15,000	9	South Spencer	7445	091	74-018	9118	510	1.007	0.977	0.030
	*090-070-00003352	$7,500	$7,800	$7,800	Apr-04	$7,500	$7,770	9	South Spencer	7445	090	74-017	9050	511	1.004	0.977	0.027
	*090-110-00000919	$7,000	$7,000	$7,000	Jan-05	$7,500	$7,500	9	South Spencer	7445	090	74-017	9011	540	0.933	0.977	0.044
	*091-190-00009374	$11,100	$12,700	$12,700	Oct-05	$10,000	$10,000	9	South Spencer	7445	091	74-018	9118	510	1.270	0.977	0.293
	*091-190-00009366	$1,700	$18,200	$18,200	Jan-06	$14,500	$14,500	9	South Spencer	7445	091	74-018	9118	510	1.255	0.977	0.278
	091-190-00009356	$15,900	$15,900	$15,900	Mar-06	$15,500	$15,500	9	South Spencer	7445	091	74-018	9118	510	1.026	0.977	0.049
	091-190-00009357	$15,900	$15,900	$15,900	Jan-06	$15,500	$15,500	9	South Spencer	7445	091	74-018	9118	510	1.026	0.977	0.049
	*090-180-00000933	$15,800	$18,500	$18,500	May-06	$20,000	$20,000	9	South Spencer	7445	090	74-017	9001	510	0.925	0.977	0.052
	*090-180-00000939	$16,100	$16,100	$16,100	May-05	$18,500	$18,500	9	South Spencer	7445	090	74-017	9001	510	0.870	0.977	0.107
	090-080-00002105	$9,500	$11,200	$11,200	Nov-06	$12,500	$12,500	9	South Spencer	7445	090	74-017	9004	500	0.896	0.977	0.081
	091-120-00004600	$5,000	$5,000	$5,000	Jan-06	$4,500	$4,500	9	South Spencer	7445	091	74-018	9114	500	1.111	0.977	0.134
	090-180-00000932	$9,800	$19,600	$19,600	Jul-06	$20,000	$20,000	9	South Spencer	7445	090	74-017	9001	500	0.980	0.977	0.003
	090-180-00000928	$9,800	$19,600	$19,600	May-06	$19,000	$19,000	9	South Spencer	7445	090	74-017	9001	500	1.032	0.977	0.054
	090-180-00000925	$8,000	$16,100	$16,100	Jul-06	$20,000	$20,000	9	South Spencer	7445	090	74-017	9001	500	0.805	0.977	0.172
	090-180-00000948	$8,700	$17,300	$17,300	Sep-06	$20,900	$20,900	9	South Spencer	7445	090	74-017	9001	500	0.828	0.977	0.149
	091-130-00005420	$1,300	$1,400	$1,400	Dec-06	$1,400	$1,400	9	South Spencer	7445	091	74-018	9108	500	1.000	0.977	0.023
	*091-020-00009165	$9,000	$9,400	$9,400	Aug-05	$10,000	$10,000	9	South Spencer	7445	090	74-017	9050	500	0.940	0.977	0.037

		TOTAL AVERAGE OF LAND	TOTAL AVERAGE OF LAND	TOTAL ASSESSED VALUE		TOTAL OF ALL SALE PRICES	TOTAL ADJUSTED SALE PRICE		MEAN	MEDIAN	COD	PRD (price related differential)	WEIGHTED MEAN		TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS		$422,700	$486,600	$486,600		$492,900	$501,670		99.11%	97.71%	9.04	102.18%	0.970		37.660	3.356	0.088
	Number of Sales	38															

*500 class (vacant) when sold

*sold as land only in 2004

***Time adjusted 2002, 2003 and 2004 sales using 2.5% growth rate**

SPENCER COUNTY ASSESSMENT RATIO STUDY FOR 2007 TRENDING

Township: Ohio

PROPERTY TYPE	PARCEL #	2006 LAND AV	2006 IMP. AV	2006 TOTAL AV	2007 LAND ASSMNT	2007 IMPRV ASSMNT	2007 TOTAL ASSMNT	DATE OF SALE	SALE PRICE	ADJUSTED SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Improved	091-130-00005411	$12,000	$45,500	$57,500	$12,000	$46,500	$58,500	Jun-05	$60,000	$60,000	9	South Spencer	7445	091	74-018	average	c-1	9127	499	0.975	1.011	0.036
Commercial	091-230-00005200	$2,900	$61,700	$64,600	$3,500	$64,100	$67,600	Sep-04	$67,000	$68,620	9	South Spencer	7445	091	74-018	average	c	9128	430	0.985	1.011	0.026
	091-130-00004400	$8,800	$18,400	$27,200	$10,000	$19,100	$29,100	Sep-03	$27,000	$28,230	9	South Spencer	7445	091	74-018	average	d	9125	447	1.031	1.011	0.020
	090-030-00002601	$117,400	$424,400	$541,800	$125,000	$439,800	$554,800	Dec-04	$518,600	$530,000	9	South Spencer	7445	090	74-017	average	c-1	9020	454	1.047	1.011	0.036
	091-030-00004100	$18,900	$45,200	$64,100	$21,100	$39,200	$60,300	Sep-05	$54,000	$54,000	9	South Spencer	7445	091	74-018	fair	d+1	9126	480	1.117	1.011	0.106
	091-020-00000220/ 091-020-00000225/ 091-020-00000230	$15,800	$170,000	$185,800	$17,500	$173,200	$190,700	Mar-04	$164,200	$170,000	9	South Spencer	7445	091	74-018	average	c-1	9128	429	1.122	1.011	0.111
	090-190-00009861	$26,600	$106,900	$133,500	$32,400	$112,300	$144,700	Jul-04	$149,766	$153,830	9	South Spencer	7445	090	74-017	fair	d+1	9020	410	0.941	1.011	0.070
	091-080-00004797/ 091-080-00004795/ 091-080-00004796	$19,100	$157,000	$176,100	$21,400	$162,300	$183,700	Sep-03	$180,000	$188,020	9	South Spencer	7445	091	74-018	good	c+2	9128	419/499/400	0.977	1.011	0.034
	091-200-00001237/ 091-200-00001236	$23,600	$200,100	$223,700	$23,600	$154,300	$177,900	Jul-02	$186,600	$200,000	9	South Spencer	7445	091	74-018	average	c-1	9125	401	0.890	1.011	0.121
	091-090-00000702	$11,800	$193,200	$205,000	$11,800	$195,200	$207,000	Dec-02	$221,450	$235,000	9	South Spencer	7445	091	74-018	average	c	9125	401	0.881	1.011	0.130
	090-010-00001160	$144,200	$980,100	$1,124,300	$168,300	$1,129,000	$1,297,300	Dec-04	$1,243,000	$1,270,000	9	South Spencer	7445	091	74-017	average	c	9020	454	1.021	1.011	0.011
	091-010-00001326/ 091-010-00001325/ 091-010-00001327	$58,800	$124,300	$183,100	$61,600	$152,200	$213,800	Dec-06	$225,000	$225,000	9	South Spencer	7445	091	74-017	average	d+2	9125	499/685/400	0.950	1.011	0.061
	090-060-00001800	$21,200	$68,300	$89,500	$21,200	$17,800	$39,000	Mar-05	$35,000	$35,000	9	South Spencer	7445	090	74-017	poor	c-1	9020	430	1.114	1.011	0.104
	091-080-00005050	$30,000	$109,500	$139,500	$30,000	$70,000	$100,000	Sep-06	$100,000	$100,000	9	South Spencer	7445	091	74-018	fair	c-1	9125	429	1.000	1.011	0.011
	091-070-0002800/ 091-070-0002801/ 091-070-0002805	$12,300	$86,400	$98,700	$13,500	$68,300	$81,800	Mar-06	$75,000	$75,000	9	South Spencer	7445	091	74-018	fair	c	9128	429-429-429	1.091	1.011	0.080
	091-050-00000300	$11,400	$19,700	$36,100	$12,000	$18,400	$30,400	Jan-06	$27,000	$27,000	9	South Spencer	7445	091	74-071	poor	d	9125	630	1.126	1.011	0.115
		2006 TOTAL AVERAGE OF LAND	2006 TOTAL AVERAGE OF IMP.	2006 TOTAL ASSESSED VALUE	2007 TOTAL AVERAGE OF LAND	2007 TOTAL AVERAGE OF IMP.	2007 TOTAL ASSESSED VALUE		TOTAL OF ALL SALE PRICES	TOTAL ADJUSTED SALE PRICE		MEAN	MEDIAN	COD	PRD (price related differential)			WEIGHTED MEAN		TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS		$534,800	$2,810,700	$3,350,500	$584,900	$2,861,700	$3,436,600		$3,333,616	$3,419,700		101.67%	101.07%	6.62	101.17%			1.00		16.267	1.070	0.067
	Number of Sales	16																				
	*Parcel vacant at time of sale																					
	*Time adjusted 2002-2004 sales using 2.0% growth rate																					

SPENCER COUNTY ASSESSMENT RATIO STUDY FOR 2007 TRENDING

Township: Ohio

PROPERTY TYPE	PARCEL #	2006 LAND AV	2007 LAND AV	2007 TOTAL AV	DATE OF SALE	SALE PRICE	ADJUSTED SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Commercial	090-030-00002611	$800	$60,000	$60,000	Nov-06	$65,000	$65,000	9	South Spencer	7445	90	74-017			9020	400	0.923	0.917	0.006
Vacant	090-080-00004010	$2,700	$82,000	$82,000	Jul-06	$90,000	$90,000	9	South Spencer	7445	90	74-017			9020	400	0.911	0.917	0.006

		TOTAL AVERAGE OF LAND	TOTAL AVERAGE OF LAND	TOTAL ASSESSED VALUE		TOTAL OF ALL SALE PRICES	TOTAL ADJUSTED SALE PRICE		MEAN	MEDIAN	COD	PRD (price related differential)			WEIGHTED MEAN		TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS		$3,500	$142,000	$142,000		$155,000	$155,000		91.71%	91.71%	0.65	100.11%			0.92		1.834	0.012	0.006
	Number of Sales	2																	

SPENCER COUNTY ASSESSMENT RATIO STUDY FOR 2007 TRENDING

Township: Ohio

PROPERTY TYPE	PARCEL #	2006 LAND AV	2006 IMP. AV	2006 TOTAL AV	2007 LAND ASSMNT	2007 IMPRV ASSMNT	2007 TOTAL ASSMNT	DATE OF SALE	SALE PRICE	ADJUSTED SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Improved	090-200-00001401/ 090-200-00001400	$44,100	$36,900	$81,000	$44,100	$37,600	$81,700	May-03	$80,000	$84,210	9	South Spencer	7445	090	74-017	average	d+2	9020	370/300	0.970	0.975	0.005
Industrial	090-140-00000401	$30,000	$12,400	$42,400	$35,000	$12,600	$47,600	Apr-05	$48,600	$48,600	9	South Spencer	7445	090	74-017	average	c	9020	399	0.979	0.975	0.005

	2006 TOTAL AVERAGE OF LAND	2006 TOTAL AVERAGE OF IMP.	2006 TOTAL ASSESSED VALUE	2007 TOTAL AVERAGE OF LAND	2007 TOTAL AVERAGE OF IMP.	2007 TOTAL ASSESSED VALUE	TOTAL OF ALL SALE PRICES	TOTAL ADJUSTED SALE PRICE	MEAN	MEDIAN	COD	PRD (price related differential)	WEIGHTED MEAN	TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS	$74,100	$49,300	$123,400	$79,100	$50,200	$129,300	$128,600	$132,810	97.48%	97.48%	0.47	100.13%	0.97	1.950	0.009	0.005

Number of Sales: 2

*Adjusted 2003-2004 Sales using 2% Rate

SPENCER COUNTY ASSESSMENT RATIO STUDY FOR 2007 TRENDING

Township: Ohio

PROPERTY TYPE	PARCEL #	2006 LAND AV	2007 LAND AV	2007 TOTAL AV	DATE OF SALE	SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Industrial							9	South Spencer	7445							#DIV/0!	#DIV/0!	#DIV/0!
Vacant																#DIV/0!	#DIV/0!	#DIV/0!
																	#DIV/0!	#DIV/0!
																	#DIV/0!	#DIV/0!
																	#DIV/0!	#DIV/0!
																	#DIV/0!	#DIV/0!
																	#DIV/0!	#DIV/0!
																	#DIV/0!	#DIV/0!
																	#DIV/0!	#DIV/0!

		TOTAL AVERAGE OF LAND	TOTAL AVERAGE OF LAND	TOTAL ASSESSED VALUE		TOTAL OF ALL SALE PRICES		MEAN	MEDIAN	COD	PRD (price related differential)			WEIGHTED MEAN		TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS		$0	$0	$0		$0		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!			#DIV/0!		#DIV/0!	#DIV/0!	#DIV/0!

*59 industrial vacant, primarily part of Peerless site

SPENCER COUNTY ASSESSMENT RATIO STUDY FOR 2007 TRENDING

Township: Ohio

PROPERTY TYPE	PARCEL #	2006 LAND AV	2007 LAND AV	2007 TOTAL AV	DATE OF SALE	SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Agricultural Land	090-011-38000000	$34,800	$45,000	$45,000	Mar-07	$45,000	9	South Spencer	7445	090	74-017			9050	100	1.000	1.000	0.000
	090-020-00005300	$50,200	$78,800	$78,800	Mar-07	$78,800	9	South Spencer	7445	090	74-017			9050	100	1.000	1.000	0.000
	090-080-00000600	$35,900	$46,600	$46,600	Mar-07	$46,600	9	South Spencer	7445	090	74-017			9050	100	1.000	1.000	0.000
	090-019-94000000	$29,700	$38,600	$38,600	Mar-07	$38,600	9	South Spencer	7445	090	74-017			9050	100	1.000	1.000	0.000
	090-130-00005650	$51,500	$67,100	$67,100	Mar-07	$67,100	9	South Spencer	7445	090	74-017			9050	100	1.000	1.000	0.000
	090-110-00000440	$48,200	$62,400	$62,400	Mar-07	$62,400	9	South Spencer	7445	090	74-017			9050	100	1.000	1.000	0.000

		2006 TOTAL AVERAGE OF LAND	2007 TOTAL AVERAGE OF LAND	2007 TOTAL ASSESSED VALUE		TOTAL OF ALL SALE PRICES		MEAN	MEDIAN	COD	PRD (price related differential)			WEIGHTED MEAN		TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS		$250,300	$338,500	$338,500		$338,500		100.00%	100.00%	0.00	100.00%			1.00		6.000	0.000	0.000
	Number of Sales	6																