LaPorte County
2006 Ratio Study

Township	Residential		Commercial		Industrial		Agricultural		Total		
	Vacant	Improved	Vacant	Improved	Vacant	Improved	Vacant	Improved	Vacant	Improved	Total All
Cass	190	595	15	77	2	7	429	185	636	864	1,500
Center	1,763	8,876	390	920	38	67	281	249	2,472	10,112	12,584
Clinton	133	448	12	18	5	1	265	216	415	683	1,098
Coolspring	1,066	4,294	247	356	16	34	351	341	1,680	5,025	6,705
Dewey	170	375	20	44	0	2	241	105	431	526	957
Galena	518	640	22	18	0	0	280	407	820	1,065	1,885
Hanna	91	336	9	29	0	1	258	100	358	466	824
Hudson	1,425	1,021	14	28	0	0	133	118	1,572	1,167	2,739
Johnson	5	39	0	3	0	0	136	72	141	114	255
Kankakee	516	1,293	41	108	32	19	305	276	894	1,696	2,590
Lincoln	918	994	16	30	1	0	246	124	1,181	1,148	2,329
Michigan	3,144	10,960	412	739	96	128	24	7	3,676	11,834	15,510
New Durham	468	1,198	126	87	1	7	387	286	982	1,578	2,560
Noble	128	525	15	30	0	0	309	179	452	734	1,186
Pleasant	224	1,144	12	45	1	1	204	126	441	1,316	1,757
Prairie	27	35	0	1	0	0	166	66	193	102	295
Scipio	400	1,436	16	40	0	2	312	147	728	1,625	2,353
Springfield	715	1,337	132	67	0	6	377	472	1,224	1,882	3,106
Union	366	806	8	29	1	2	207	91	582	928	1,510
Washington	150	435	20	33	28	53	124	60	322	581	903
Wills	172	503	7	15	0	0	314	276	493	794	1,287
Total	12,589	37,290	1,534	2,717	221	330	5,349	3,903	19,693	44,240	63,933

Less than 25 parcels, no ratio study required.

Improved Residential

Township	Parcel Count	Sales Count	Mean	Weighted Mean	Median	COD	PRD	Non-exempt Sales Submitted to DLGF for 04 & 05 Sales Count
Cass	595	28	1.0247	1.0201	0.9848	0.0984	1.0045	31
Center	8,876	784	1.0024	0.9923	0.9917	0.1125	1.0103	673
Clinton	448	31	1.0017	0.9976	0.9868	0.0607	1.0040	29
Coolspring	4,294	168	0.9895	0.9790	0.9932	0.0596	1.0107	91
Dewey	375	22	0.9955	0.9874	1.0152	0.1088	1.0082	50
Galena	640	23	1.0212	0.9979	0.9879	0.0892	1.0234	29
Hanna	336	16	1.0330	1.0128	1.0251	0.1099	1.0199	17
Hudson	1,021	28	0.9994	0.9757	1.0232	0.1189	1.0243	39
Johnson	39	2	0.9995	0.9990	0.9995	0.0068	1.0005	4
Kankakee	1,293	74	1.0545	1.0545	1.0558	0.0920	1.0026	88
Lincoln	994	31	0.9825	0.9799	0.9781	0.0701	1.0027	43
Michigan	10,960	582	0.9932	0.9752	0.9929	0.0984	1.0184	751
New Durham	1,198	74	1.0115	1.0042	0.9964	0.1034	1.0073	56
Noble	525	18	1.0393	1.0278	1.0228	0.0825	1.0112	23
Pleasant	1,144	86	1.0133	1.0056	1.0049	0.0892	1.0076	88
Prairie*	**35**	**0**	**0.9995**	**0.9990**	**0.9995**	**0.0068**	**1.0005**	**0**
Scipio	1,436	69	1.0035	0.9954	0.9925	0.0674	1.0081	88
Springfield	1,337	54	1.0313	1.0220	0.9825	0.1374	1.0090	54
Union	806	30	0.9840	0.9844	0.9457	0.0978	0.9996	41
Washington	435	14	1.0152	1.0109	0.9986	0.0742	1.0042	25
Wills	503	10	1.0006	0.9854	0.9868	0.0463	1.0155	13
Total	37,290	2,144						2,233

*** For Prairie Township findings from Johnson Township were used to calculate statistics. Both are rural townships, with little RES property and primarily AG.**

Vacant Residential

Township	Parcel Count	Sales Count	Mean	Weighted Mean	Median	COD	PRD	Non-exempt Sales Submitted to DLGF for 04 & 05 Sales Count
Cass	190	9	0.9568	0.9445	0.9452	0.0973	1.0130	6
Center	1,763	97	0.9830	0.9668	0.9915	0.0818	1.0167	39
Clinton	133	28	0.9383	0.9286	0.9650	0.1302	1.0104	29
Coolspring	1,066	48	1.0053	0.9838	0.9805	0.0792	1.0219	10
Dewey	170	7	0.9394	0.9433	0.9355	0.0508	0.9958	0
Galena	518	19	0.9811	0.9765	0.9882	0.0658	1.0047	24
Hanna	91	10	0.9322	0.9406	0.9753	0.0746	0.9912	4
Hudson	1,425	22	0.9712	0.9874	0.9899	0.0869	0.9836	30
Kankakee	516	35	1.0140	0.9930	0.9882	0.0884	1.0212	50
Lincoln	918	5	1.0000	1.0000	1.0000	0.0000	1.0000	7
Michigan	3,144	99	0.9701	0.9712	0.9819	0.0693	0.9989	39
New Durham	468	33	0.9783	0.9771	0.9787	0.0499	1.0012	46
Noble	128	4	0.9603	0.9538	0.9789	0.0594	1.0067	4
Pleasant	224	10	0.9847	0.9872	1.0095	0.0822	0.9975	9
Prairie	27	3	0.9689	0.9689	0.9701	0.0012	1.0000	1
Scipio	400	39	0.9934	0.9800	0.9632	0.0829	1.0136	17
Springfield	715	12	0.9931	0.9771	0.9807	0.0478	1.0164	8
Union	366	5	0.9888	0.9923	1.0879	0.1395	0.9965	8
Washington	150	12	0.9435	0.9359	0.9692	0.0761	1.0081	4
Wills	172	11	0.9434	0.9329	0.9730	0.0574	1.0112	17
Total	12,584	508						352

Improved Commercial

Township	Parcel Count	Sales Count	Mean	Weighted Mean	Median	COD	PRD	Non-exempt Sales Submitted to DLGF for 04 & 05 Sales Count
Cass	**77**	**0**	**1.0370**	**1.0113**	**1.0012**	**0.0679**	**1.0254**	0
Center	920	48	0.9943	0.9831	1.0020	0.1081	1.0114	22
Coolspring	356	27	0.9940	1.0079	1.0094	0.0663	0.9862	5
Dewey	**44**	**0**	**1.0370**	**1.0113**	**1.0012**	**0.0679**	**1.0254**	1
Hanna	**29**	**0**	**1.0370**	**1.0113**	**1.0012**	**0.0679**	**1.0254**	0
Hudson	**28**	**1**	**1.0370**	**1.0113**	**1.0012**	**0.0679**	**1.0254**	0
Kankakee	**108**	**2**	**1.0370**	**1.0113**	**1.0012**	**0.0679**	**1.0254**	4
Lincoln	**30**	**0**	**1.0370**	**1.0113**	**1.0012**	**0.0679**	**1.0254**	1
Michigan	739	71	0.9887	0.9699	0.9855	0.1083	1.0194	20
New Durham	**87**	**4**	**1.0370**	**1.0113**	**1.0012**	**0.0679**	**1.0254**	3
Noble	**30**	**0**	**1.0370**	**1.0113**	**1.0012**	**0.0679**	**1.0254**	0
Pleasant	**45**	**5**	**1.0370**	**1.0113**	**1.0012**	**0.0679**	**1.0254**	3
Scipio	**40**	**1**	**1.0370**	**1.0113**	**1.0012**	**0.0679**	**1.0254**	1
Springfield	**67**	**1**	**1.0370**	**1.0113**	**1.0012**	**0.0679**	**1.0254**	1
Union	**29**	**1**	**1.0370**	**1.0113**	**1.0012**	**0.0679**	**1.0254**	1
Washington	**33**	**1**	**1.0370**	**1.0113**	**1.0012**	**0.0679**	**1.0254**	0
Total	2,662	162						62

Used Combined Sales in Cass, Dewey, Hanna, Hudson, Kankakee, Lincoln, New Durham, Noble, Pleasant, Scipio, Springfield, Union & Washington.
All these townships are primarily rural and outside the major cities of Laporte and Michigan City.
Sales from Clinton and Prairie Townships were used for countywide study.

Vacant Commercial

Township	Parcel Count	Sales Count	Mean	Weighted Mean	Median	COD	PRD	Non-exempt Sales Submitted to DLGF for 04 & 05 Sales Count
Center	390	5	1.0165	0.9968	1.0078	0.0104	1.0198	2
Coolspring*	247	2	0.9710	0.9588	0.9588	0.0283	1.0127	0
Kankakee***	41	1	0.9936	0.9788	0.9978	0.0176	1.0151	0
Michigan *	412	2	0.9710	0.9588	0.9588	0.0283	1.0127	14
New Durham***	126	0	0.9936	0.9788	0.9978	0.0176	1.0151	0
Springfield***	132	0	0.9936	0.9788	0.9978	0.0176	1.0151	1
Total	1,090	13***						16

* Coolsping and Michigan Townships were combined in study as they overlap Michigan City.
*Included one sale each from Hudson and Pleasant Townships for countywide study.
***Counducted countywide study and included sales from Pleasant & Hudson Townships.

Improved Industrial

Township	Parcel Count	Sales Count	Mean	Weighted Mean	Median	COD	PRD	Non-exempt Sales Submitted to DLGF for 04 & 05 Sales Count
Center	67	1	0.9751	0.9693	0.9684	0.0783	1.0060	**0**
Coolspring	34	0	0.9751	0.9693	0.9684	0.0783	1.0060	0
Michigan	128	11	0.9751	0.9693	0.9684	0.0783	1.0060	**6**
Washington	53	0	0.9751	0.9693	0.9684	0.0783	1.0060	1
Total	282	12						7

Conducted countywide study for all townships in improved industrial class.

Vacant Industrial

Township	Parcel Count	Sales Count	Mean	Weighted Mean	Median	COD	PRD	Non-exempt Sales Submitted to DLGF for 04 & 05 Sales Count
Center	38	0	0.9442	0.9442	0.9442	0.0000	1.0000	0
Kankakee	32	0	0.9442	0.9442	0.9442	0.0000	1.0000	1
Michigan	**96**	**1**	**0.9442**	**0.9442**	**0.9442**	**0.0000**	**1.0000**	**0**
Washington	28	0	0.9442	0.9442	0.9442	0.0000	1.0000	1
Total	194	1						2

Conducted countywide study for all townships in vacant industrial class.

Vacant Agricultural

Township	Parcel Count	Sales Count	Mean	Weighted Mean	Median	COD	PRD	Non-exempt Sales Submitted to DLGF for 04 & 05 Sales Count
Cass	429	12	1	1	1	0	1	18
Clinton	265	4	1	1	1	0	1	9
Coolspring	351	2	1	1	1	0	1	2
Dewey	241	2	1	1	1	0	1	3
Galena	280	6	1	1	1	0	1	7
Hanna	258	5	1	1	1	0	1	7
Hudson	133	3	1	1	1	0	1	3
Johnson	136	4	1	1	1	0	1	5
Kankakee	305	8	1	1	1	0	1	15
Lincoln	246	3	1	1	1	0	1	10
New Durham	387	5	1	1	1	0	1	9
Noble	309	3	1	1	1	0	1	3
Pleasant	204	5	1	1	1	0	1	14
Prairie	166	2	1	1	1	0	1	4
Scipio	312	6	1	1	1	0	1	15
Springfield	377	1	1	1	1	0	1	2
Union	207	1	1	1	1	0	1	1
Washington	124	1	1	1	1	0	1	2
Wills	314	2	1	1	1	0	1	3
Total	5,044	75						132
Total County	59,146	2,902						2,804