
STATE OF INDIANA

DEPARTMENT OF LOCAL GOVERNMENT FINANCE



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TO: Assessing Officials

FROM: Barry Wood, Assessment Division Director

RE: Golf Course Guidance

DATE: November 17, 2025

Per Indiana Code § 6-1.1-4-42(e), the Department of Local Government Finance (“Department”) is required to establish uniform income capitalization rates annually and procedures to be used for the assessment of golf courses (also referred to as golf facilities or golf enterprises). These procedures were formally promulgated in [50 IAC 29](#).

Assessing officials must use the procedures adopted by the Department to assess, reassess, and annually adjust the value of golf courses. The Department has previously issued guidance regarding the assessment of golf courses.

Determining the Net Operating Income (“NOI”) is a key factor in the income approach. The other key component is the capitalization rate. The Overall Capitalization Rate (“OAR”) expresses the relationship between NOI and the market value of the property. The OAR reflects risk, liquidity (or lack thereof), the potential for growth in net income, and the general requirements of the investor. **The OAR to be used statewide for the January 1, 2026, assessment date is 11.96%.** To determine the value of the property (simplistically), divide the NOI by the OAR.

Indiana Code § 6-1.1-4-42(c)(3) excludes from the true tax value of a golf course the value of personal property, intangible property, and the income derived from personal or intangible property, such as course naming rights. The Department understands the statute to also exclude pro-shop income and golf cart rental income.

In 2020, the Indiana General Assembly passed legislation addressing the assessment of golf courses. HEA 1113-2020 specifies that the term “golf course” is defined to mean an area of land that is predominantly used to play the game of golf and any associated yard improvements. Additionally, HEA 1113 defines the term “yard improvements” to include a clubhouse, irrigation systems, a pro shop, a maintenance building, a driving range, a structure for food and beverage services, or any other buildings that are associated with the operation of and included in the net operating income of a golf course.

On or before December 31 of each year, local assessing officials must solicit data for the gross income and allowable operating expenses from golf course owners or operators for use in determining the overall assessed value of a golf course. In order to obtain the average net

operating income, local assessing officials must examine three (3) years of income and expense data. The three (3) year average should include the most current completed financial records and filed federal tax returns for the golf course as of the assessment date. Indiana Code § 6-1.1-4-42(g) also specifies that golf course owners or operators are required to provide the requested data to the assessing official.

For additional specific instructions concerning golf course assessments, please refer to the tables and procedures prescribed by 50 IAC 29.

Contact Information

Questions may be directed to your [Assessment Division Field Representative](#).