
STATE OF INDIANA

DEPARTMENT OF LOCAL GOVERNMENT FINANCE



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Assessment Progress Introduction

On-time property tax billing is a culmination of a year's worth of work of locally elected officials. The process can be separated into two stages: Assessment-to-Budget and Budget-to-Tax billing. Because these two stages are closely tied, delays in any of the steps in these two stages can have an affect on the timing of property tax bills.

The first step in on-time billing is timely completion of the assessment process, also known as trending, a function of the office of the county assessor. Once the county assessor has completed trending, a report called a "ratio study" is submitted to the state for review and approval. Once the ratio study is approved, the assessor submits the gross assessed values to the county auditor, who then applies deductions and exemptions to determine the final net assessed values of properties. This information is then used to determine tax rates, which translate in tax bills for property tax payers.

The following five reports contain information provided by the county to show their progress in completing the 2007-pay-2008 assessment process.

The first two separate reports are of the Real Property and Personal Property status in a particular county. They show detailed synopsis of progress made, problems or delays encountered, and goals set by the county assessor. Information provided in these reports has been taken from correspondence and conversations with county officials.

The third report is of the status for the county's seven "Data Submissions." While some datasets show a significant "Number of Days Late," there are many factors which cause delays in submission of data that are outside a county official's control. These factors include but are not limited to: prior administration's delays, computer program glitches/problems, delays in receiving required information from other locally elected officials, vendor delays and legislative changes.

The last two reports are charts showing the progress of the county as updated by the county assessor. These visual aids illustrate the timeline of the "year in the life of a county assessor" and show where the county assessor falls in their steps toward on-time tax billing. The summary version shows only the key steps required for completion before their values are submitted to the county auditor. The detailed version shows each of the specific steps and the very detailed processes involved in arriving at a county's final gross assessed values.

Because each report is very technical in nature, please feel free to visit our website at www.in.gov/dlgf/2339.htm for a glossary of terms used.

Noble County Status on 2007 Pay 2008 Assessments

(Per correspondence with County Officials)

Dataset: 2008 Assessor Real Property

Compliance Status: wr-ip

County Official Responsible: Kim Gephart

Date Took Office: 1/1/1999

Level of Certification received by or before November 2007: Level II

Workplan Submitted: 12/14/2007

Workplan Detail Requested by DLGF: 12/21/2007

Workplan Detail Submitted: 1/4/2008

2007 Pay 2008 Ratio Study Received: 3/17/2008

Workbook Values: Received

Ratio Study Approved: 4/16/2008

Estimated Date for Completion:

Ratio Study - 1/31/08

What Work for Dataset has been Accomplished?

they have established new NH's, some have new base rates, they are trying to get this resolved so they can move forward to new, supported software

Roll to Auditor?

early February, pending approval of ratio study by DLGF

Date for Splits and Combinations Entered? completed

2007 Pay 2008 New Construction Entered? 75% complete

Date for completed 2007 Sales Disclosures entered? problem with current system, hope to have new system in place by 1/1/08

Date for Neighborhood Analysis? mostly complete, ongoing process

Date for Sales Analysis? 2006 complete

Date for Land Valuation? working on

Date for Improvement Valuation - Cost Approach: updated cost tables

Date for Improvement Valuation - Income Approach: collected data from rentals & appeals

Date for Improvement Valuation - Sales Approach: ongoing

Current Vendor: Nexus

Vendor Contract Must Meet Statutory Deadlines? no

Pay Vendor When Deadline Met or Monthly? tied to performance

Warned Vendor for Failure to Meet Deadline?

Vendor Contract for 2008 Pay 2009? no

Noble County Status on 2007 Pay 2008 Assessments

(Per correspondence with County Officials)

Dataset: 2008 Assessor Real Property

Compliance Status: *wr-ip*

2008 Pay 2009 Vendor:

Township Actions that Delayed County Duties:

How are Township Actions Being Resolved?

Other County Action/Documentation of Efforts:

Noble County Status on 2007 Pay 2008 Assessments

(Per correspondence with County Officials)

Dataset: 2008 Personal Property

Compliance Status: Pending

County Official Responsible: Kim Gephart

Date Took Office: 1/1/1999

Level of Certification received by or before November 2007: Level II

Estimated Date for Completion:

What Work for Dataset has been Accomplished?

submitted partial file, missing one twp

Roll to Auditor?

Date for 2008 Mobile Home Valuation:

Current Vendor: AS2, INC

Vendor Contract Must Meet Statutory Deadlines?

Pay Vendor When Deadline Met or Monthly?

Warned Vendor for Failure to Meet Deadline?

Vendor Contract for 2008 Pay 2009? no

2008 Pay 2009 Vendor:

Township Actions that Delayed County Duties:

12/14- 1 Twp has not turned in PP data, County had to redo ALL Twps PP data, 2 Twps had to redo MH data, County had to redo PPID's & County completed all abatements; 12/7/07- A Twp refuses to turn over PP data to County; numerous contacts to Twp have been made, DLGF field rep has called Twp, data is still not at County

How are Township Actions Being Resolved?

Other County Action/Documentation of Efforts:

Noble County Data Status on Assessment Year 2007 Pay 2008 Data Submissions

ABSTRACT

<i>Office - Auditor</i>	2007
<i>Date Data Due</i>	3/15 of the Pay Year
<i>Date Loaded</i>	
<i>Number of Days Late</i>	48
<i>Compliance Status</i>	

BUDGETORDER

<i>Office - Auditor</i>	2007
<i>Date Data Due</i>	2/15 of the Pay Year
<i>Date Loaded</i>	
<i>Number of Days Late</i>	77
<i>Compliance Status</i>	

PARCEL

<i>Office - Assessor</i>	2007
<i>Date Data Due</i>	10/1 of the Assessment Year
<i>Date Loaded</i>	
<i>Number of Days Late</i>	214
<i>Compliance Status</i>	wr-ip

PERSPROP

<i>Office - Assessor</i>	2007
<i>Date Data Due</i>	10/1 of the Assessment Year
<i>Date Loaded</i>	11/26/2007
<i>Number of Days Late</i>	57
<i>Compliance Status</i>	Pending

RATIOSTUDY

<i>Office - Assessor</i>	2007
<i>Date Data Due</i>	6/1 of the Assessment Year
<i>Date Loaded</i>	3/17/2008
<i>Number of Days Late</i>	290
<i>Compliance Status</i>	Approved

Note: Number of Days Late refers to the most recent submission with Compliance Status noted.

Note to County Official: If you disagree with these dates, please submit a written explanation with supporting documentation to data@dlgf.in.gov.

Noble County Data Status on Assessment Year 2007 Pay 2008 Data Submissions

SALEDISC

Office - Assessor *2007*

<i>Date Data Due</i>	3/1 of the Pay Year
<i>Date Loaded</i>	4/10/2008
<i>Number of Days Late</i>	41
<i>Compliance Status</i>	r-nr

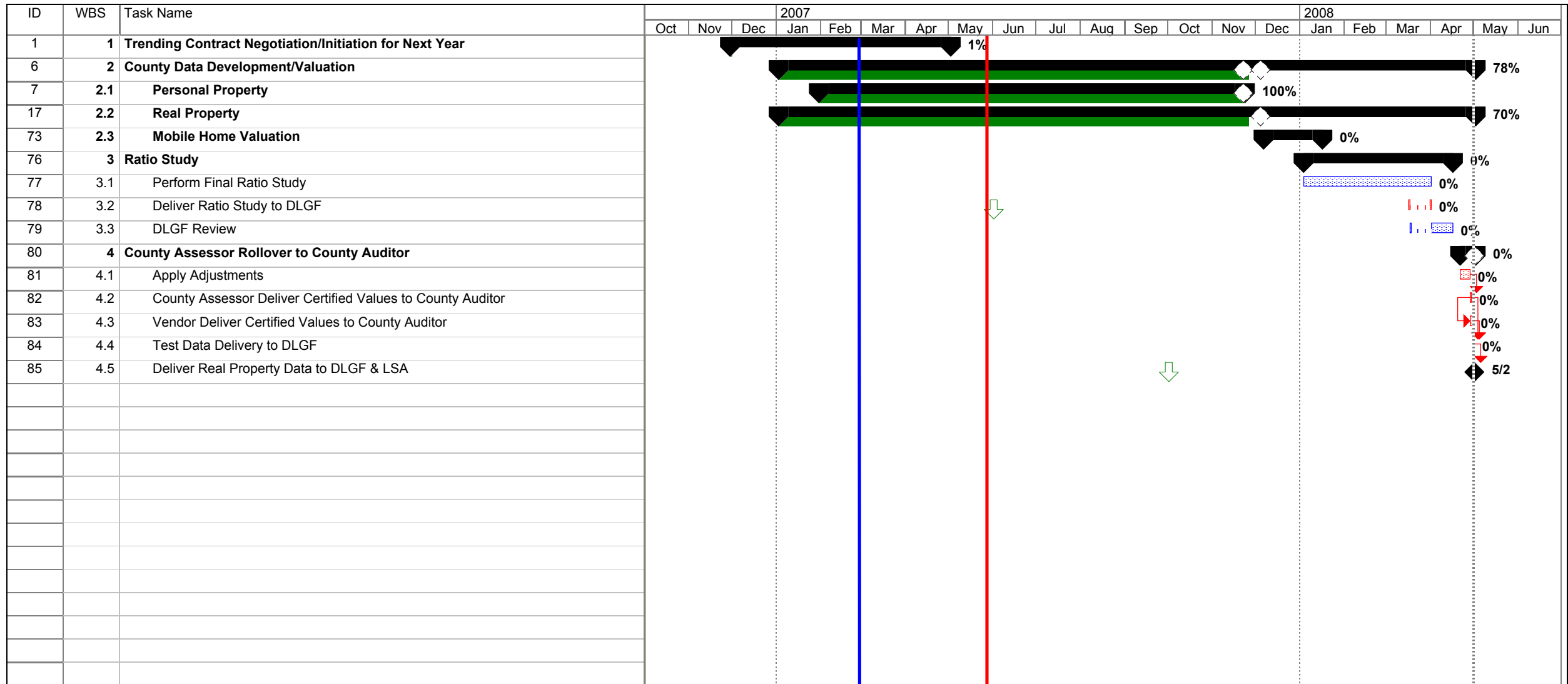
TAXDATA

Office - Auditor *2007*

<i>Date Data Due</i>	3/1 of the Pay Year
<i>Date Loaded</i>	
<i>Number of Days Late</i>	62
<i>Compliance Status</i>	No data

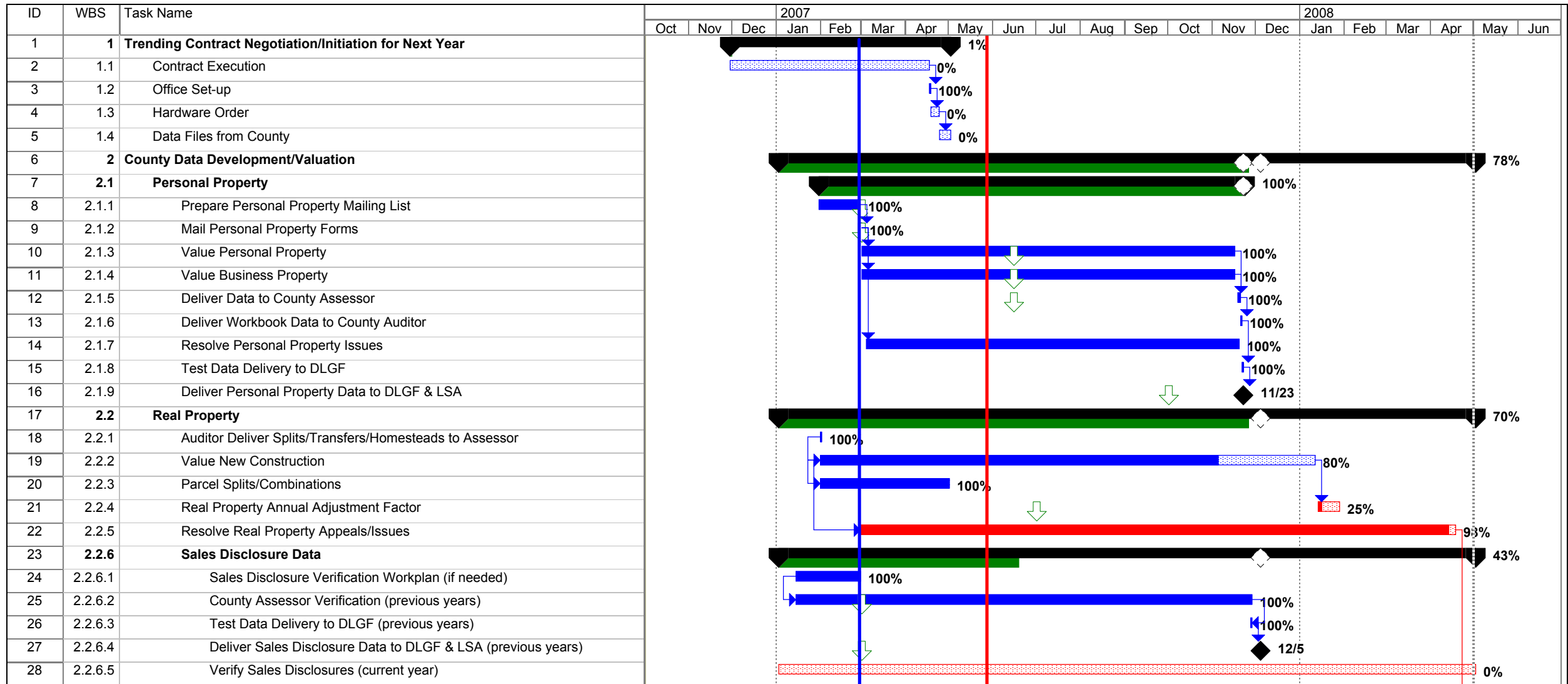
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Project: Noble County Trending.mpp Date: Thu 5/1/08	Critical		Task Progress		Summary Progress		Deadline	
	Critical Revise/Resubmit		Baseline		Summary		Real/Personal Data Due	
	Critical Progress		Baseline Revise/Resubmit		Project Summary		Sales Data Due	
	Task		Baseline Milestone		External Tasks		Ratio Study Due	
	Revise/Resubmit		Milestone		External Milestone			

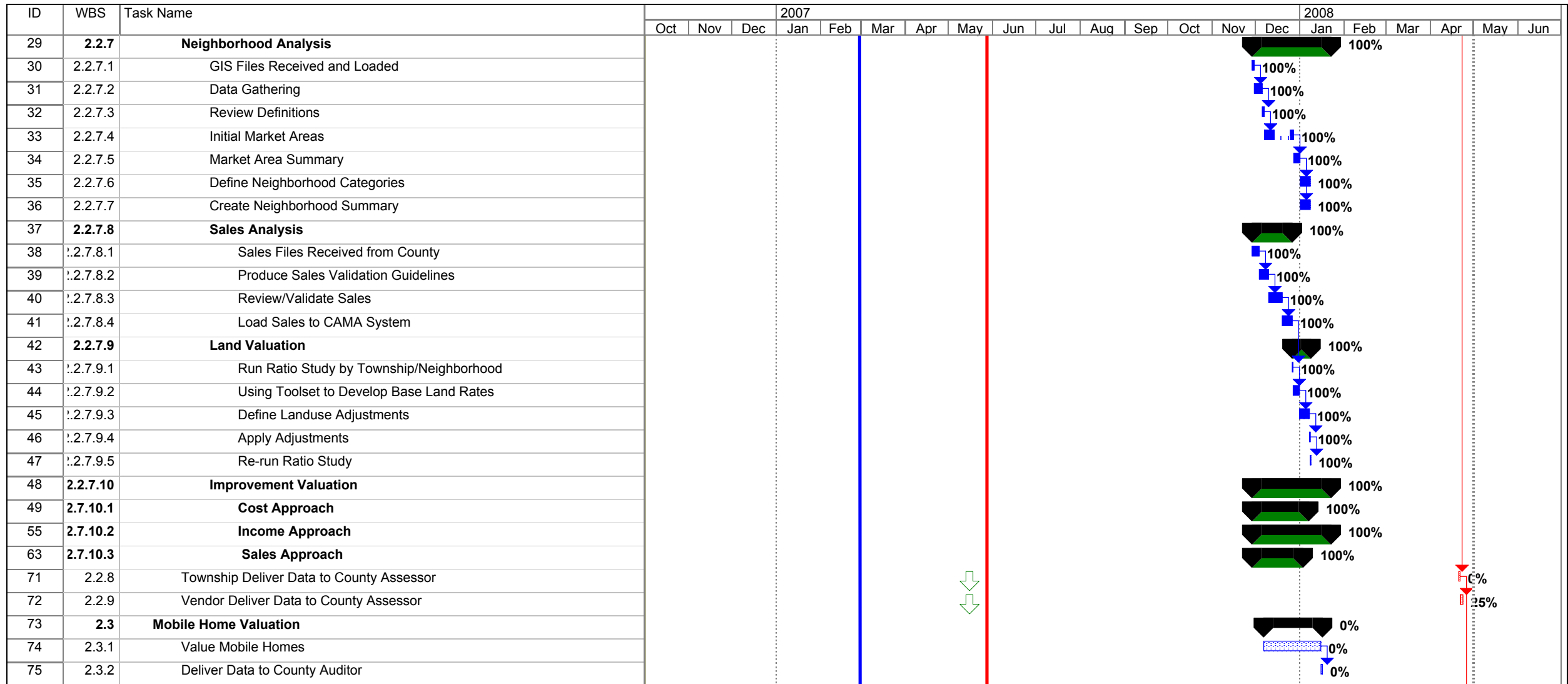
Note: Revise/Resubmit denotes data exchange between County and/or State



Project: Noble County Trending.mpp
Date: Thu 5/1/08

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ID	WBS	Task Name	2007												2008							
			Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May
76	3	Ratio Study																				
77	3.1	Perform Final Ratio Study																				
78	3.2	Deliver Ratio Study to DLGF																				
79	3.3	DLGF Review																				
80	4	County Assessor Rollover to County Auditor																				
81	4.1	Apply Adjustments																				
82	4.2	County Assessor Deliver Certified Values to County Auditor																				
83	4.3	Vendor Deliver Certified Values to County Auditor																				
84	4.4	Test Data Delivery to DLGF																				
85	4.5	Deliver Real Property Data to DLGF & LSA																				

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			Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May



Project: Noble County Trending.mpp
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Critical		Task Progress		Summary Progress		Deadline	
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