

Barry Wood  
Director, Assessment Division  
Department of Local Government Finance

March 14, 2018

Dear Mr. Wood,

Attached is the 2018 Delaware County Equalization Study. This study is in Excel format and includes DLGF required data and statistical calculations by class and Township along with a summary. The study also includes additional tabs for formatted data and multi-parcel sales. We have included a tab for 2018 reconciled sales. We have also included a separate spreadsheet listing neighborhoods that were combined for the purposes of the ratio study. We have included the 2018 workbook in prescribed format.

For the past few years, the number of sales in Delaware County has been reasonably consistent. As in previous years, when sales data from the prescribed time frame is broken down by Township and or class, the number of sales by class of properties is limited. Including sales data outside of the time frame would require application of an inflationary time adjustment. Application of that adjustment could skew the data by artificially increasing the sale prices for those older transfers resulting in artificial changes in assessed values. Thus, data in this study is limited to transfers (sales) of properties within the prescribed time frame of January 1, 2017 through December 31, 2017. Equalization studies have been included where sales data was available. Where data is limited Townships have been consolidated. The following applies:

- Residential Improved Class - A study is included for all Townships.
- Residential Vacant Class – All Townships other than Mt. Pleasant and Center have been consolidated into County Wide due to the limited amount of sales data.
- Commercial Improved Class – Studies are included for Center Township. The balance of the County has been consolidated based on similar economic and geographical characteristics.
- Commercial Vacant Class – 1 sale in Center Township and is combined with Industrial Vacant which is also located in Center Township and is included in study. These were not trended due to an insufficient number of valid sales to perform study
- Industrial Improved Class – 4 sales, included in Commercial Improved Class.
- Industrial Vacant Class – 1 sale in Center Township and is combined with Commercial Vacant which is also located in Center Township and is included in study. These were not trended due to an insufficient number of valid sales to perform study
- Taxing districts -016 and -017 within Mt. Pleasant Township are highlighted blue throughout the study. This was because of an issue with the sales reconciliation report as provided to Delaware County by the DLGF. We were instructed by CJ

to highlight those to easily identify the parcels omitted by the DLGF but used and/or excluded by the county.

- In our study, we excluded improved sales that sold for less than \$12,000. In our opinion, these sales were typically either homes in need of significant improvements or being sold at a discounted price.

Should you or your staff require additional information, please contact our office.

Sincerely,

James Carmichael  
Delaware County Assessor