

Parke County Assessor's Office

To: Barry Wood, Assessment Division Director

From: Marylin R. Allen, Parke County Assessor

CC: Mark Folkerts, Jim Flake, Jon Lawson

Date: 10/16/2009

Re: Parke County Indiana Trending & Ratio Study

Dear Mr. Wood,

Our County went through the process of switching computer software packages this past year. It's been an extremely difficult process, as we experienced several issues with the software conversion. Previously we were using Appraisal Research Corp. software system, we now are using Manatron's "Pro Val system". While we realized that we may experience some issues with the conversion, we did not expect all the additional work that we encountered. Manatron was unable to convert the commercial and industrial parcels, so we had to re-enter all of them from scratch, we also had to address value issues from one system to the other and with any conversion there are things that just didn't convert. These are just a few of the issues we've had to deal with. For the 2009 trending and ratio study we had Tyler Technologies CLT division use the Pro Val system.

For the purposes of this years trending, we reviewed and verified all sales disclosures by taxing district, then by neighborhood. After doing so it was determined that we needed to reduce the number neighborhoods. We eliminated 36 neighborhoods from the previous year and created one new neighborhood. All of our commercial and industrial properties were reviewed being that they couldn't be converted and with the fact they lacked an efficient number of sales to conduct a proper analysis for each Township individually and since they share similar economic factors through out the County. We standardized the land by removing override rates and unnecessary influence factors that were discovered through the software conversion. Previously excess acreage on land was being assessed at the same rate as a residential homesite, we did not see anything to justifying that, so we adjusted excess acreage rates accordingly. We standardized all residential outbuilding factors, and applied one factor (90) for the whole County with another factor being calculated and then applied to the primary (dwelling) improvement for each neighborhood. We had sales within the 599 property class to support this adjustment.

Each ratio study is contained on a worksheet in the enclosed spreadsheet. The tab marked "Summary" lists the results of the study on a township basis. Commercial and Industrial was done as a whole. There was "no" vacant land sales for Commercial or Industrial. Residential vacant land was done as a whole with the exception of "one" Township. Greene, Jackson, Liberty, Penn, Raccoon, Sugar Creek, and Washington Township's were combined with Wabash Township. This approach was done because they lacked an efficient number of sales to conduct a proper analysis for each Township individually and since they shared a similar economic factor throughout the County they were grouped together..

Lastly, we reassessed some neighborhoods if it was determined that was the best way to accomplish the trending and ratio study.

I hope you find everything satisfactory, if you have any questions please contact me, here at my office, or you can contact Jim Flake of Tyler CLT @ 317-696-2821, or his email Jim.Flake@tylertech.com.

Sincerely,

The Honorable Marylin R. Allen
Parke County Assessor