

Mendy E. Ward
Perry County Assessor
2219 Payne Street
Tell City, IN 47586
812-547-5531

November 21, 2007

Commissioner Cheryl Musgrave
Department of Local Government Finance
Indiana Government Center North
100 North Senate Avenue N1058(B)
Indianapolis, IN 46204

Dear Cheryl,

We are submitting our ratio study to the DLGF, along with that I am sending this letter to explain how Perry County adjusts its values annually.

In Perry County we had 400 appeals. While that may sound like a lot, all but one (1) was settled through the PTBOA. Most taxpayers were complaining, but after discussing their values most were unhappy with the amount of taxes they had to pay, not the Assessed value.

Residential Property:

Reassessment - Currently three (3) out seven (7) townships have been reassessed. This is a drive by to check for errors in data and new construction. The remaining four (4) townships will be reassessed within the next two (2) years. All other areas have been analyzed by conducting a sales ratio study and a trending factor applied if needed.

Sales Disclosures - We have an average of 1200 sales disclosures per years. This is a starting point for evaluating our market, and is proving to be enough to establish a good bas of market valuation. We have some areas that do not have that many sales just because of the land being family agricultural farms. These areas have transfers within the family and are not valid sales. We validate our sales as best as possible, which in turn helps us to evaluate and learn where our market is going. In areas that do not have sufficient sales we have gone back in years to obtain more sales. We have several realtors in our community, although we do not have a MLS, we get input from them.

Permits - Currently in our county any improvement over \$500.00 requires a building permit. In the city of Tell City the permit gives an estimate of the improvement value. In the remainder of the county the permit only lists the type of improvement, but does not have a value. We have compared the new construction costs with our cost tables to justify our values. Those are revisited each year to insure that our values are fair and accurate.

Commercial/Industrial Property:

As with any small rural community having adequate sales for commercial and industrial properties is a problem. Our vendor, Tyler Technologies/CLT Division has compiled a spreadsheet of sales in a five (5) county area around Perry County. The sales have been broken down by use and give us a strong base of selling price per square foot to verify all commercial and industrial properties.

Income Approach - Income and expense information was collected during appeals and we will continue to collect the information to verify our cost and market values. For 2008 Trending, we will be using an operating system developed by our vendor to take income and expense information that has been collected to develop a true income valuation for all commercial and industrial properties electronically.

If any additional information is needed please feel free to contact me at 812-547-5531.

Sincerely,

Mendy E. Ward
Perry County Assessor

Cc: Barry Wood