

# Randolph County Assessor

Courthouse • Winchester, IN 47394 • 765.584.0399

Barry Wood  
Director, Assessment Division  
Department of Local Government Finance

March 22, 2017

Dear Mr. Wood,

Please find attached the 2017 Randolph 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 includes additional tabs for formatted data and multi-parcel sales. We have included a tab for the 2017 reconciled sales. We have also included a separate spreadsheet listing neighborhoods that were combined for the purposes of the ratio study. Finally, we have included the 2017 workbook in the prescribed format with a new column to indicate parcels that were part of Phase 1, Phase 2 Reassessment, Phase 3 Reassessment and Phase 4 Reassessment (planned.)

For the past few years, the number of sales in Randolph County has been reasonably consistent. However, due in part to the smaller sales window, the number of valid sales have decreased compared to years past. 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 quite limited. Including sales data outside of the time frame would require the application of an inflationary time adjustment. Application of said 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 the transfers of properties within the prescribed time frame of January 1, 2016 through December 31, 2016. Equalization studies have been included where sales data was available. There are four townships that have less than five valid sales within the township. These townships are not considered comparable enough to combine for purposes of ratio study; therefore they have not been trended. The following applies:

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- Residential Improved Class – There are less than five sales in each of the following townships: Franklin, Greensfork, Jackson and Stoney Creek. As stated above, these were not trended due to an insufficient number of valid sales.
- Residential Vacant Class of Properties – One valid sale, thus no study.
- Commercial Improved Class – All townships consolidated into County-Wide Study with the exception of White River Township; resulting in 4 valid sales, thus no ratio study was performed. There are 2 valid commercial sales and 4 valid industrial sales in White River Township and all of them are different property classes, thus no study was performed.
- Commercial Vacant Class – No sales, thus no study.
- Industrial Improved Class – Consolidated with County Wide Commercial Study and White River Township Commercial Study, respectively.
- Industrial Vacant Class – No Sales, thus no study.

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

Sincerely,

Beverly Fields

Randolph County Assessor