

# Randolph County Assessor

Courthouse • Winchester, IN 47394 • 765.584.0399

March 16, 2018

Barry Wood  
Director of Assessment Division  
Department of Local Government Finance

Dear Mr. Wood,

Please find attached the 2018 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 2018 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 2018 workbook in the prescribed format with a new column to indicate parcels that were part of Phase 1, Phase 2, Phase 3 and Phase 4 Reassessment.

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, 2017 through December 31, 2017. Equalization studies have been included where sales data was available. There are two townships that have less than five valid sales within the township, Ward and Stoney Creek. The following applies:

- Residential Improved Class – There are less than five valid sales in each of the following Townships: Ward and Stoney Creek. There were two sales in Ward Township. One sale was closer geographically and most comparable to Franklin Township and was moved there for purposes of trending. The second sale was closer geographically and most comparable to Jackson Township and was moved there for purposes of trending. The 2 sales from Stoney Creek Township were moved to Union Township for purposes of trending.

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- Residential Vacant Class of Properties – All townships consolidated into County-Wide Study; resulting in 3 valid sales, thus no study was performed.
  
- 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 5 valid commercial sales in White River Township. The statistical measures such as median ratio, COD and PRD are all within the prescribed guidelines and as such, no trending was necessary.
  
- Commercial Vacant Class – One valid sale, thus no study.
  
- Industrial Improved Class – No sales, thus no study.
  
- 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