

# Randolph County Assessor

Courthouse • Winchester, IN 47394 • 765.584.0399

May 31, 2012

Barry Wood  
Director, Assessment Division  
Department of Local Government Finance

Dear Mr. Wood:

Attached is the Randolph County Equalization Study of the 2012 Reassessment. 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 excluded sales. Excluded sales are transfers initially coded as valid by the County that, after additional research, were not used in the study along with comments addressing exclusion. We have also included the 2012 workbook in prescribed format.

Property transfers, both valid and invalid, have declined significantly in the past few years. With the decline in number of sales, it is apparent that the market is soft, particularly for vacant land and commercial properties. Because of the soft market, rather than including data (sales) outside of the prescribed frame where an inflationary time adjustment would artificially increase sale prices for older transfers (sales), we are limiting the data included in this study to transfers (sales) of properties within the prescribed time frame of March 1, 2010 through February 29, 2012. Equalization studies are included as required except for Township(s) and or classes with limited data. In those instances, where possible, studies have been consolidated. Equalization studies of improved Residential properties are included for each Township. Equalization studies for vacant residential land have been consolidated for the entire County but include only two sales. A county-wide consolidated Equalization study is included for improved commercial classed properties. There were no improved valid industrial property transfers, thus there is no study included. There were two vacant commercial land sales which were included in the vacant commercial land study. There were no industrial land sales within the prescribed time frame and thus no study is included for vacant industrial land.

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

Sincerely



Beverly Fields  
Randolph County Assessor

Enclosures