

# Randolph County Assessor

Courthouse • Winchester, IN 47394 • 765.584.0399

Barry Wood, Director, Assessment Division  
Department of Local Government Finance  
100 N. Senate Ave., N-1058B  
Indianapolis, IN 46204

April 15, 2014

Dear Mr. Wood

Attached is the 2014 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 also includes additional tabs for formatted data and multi-parcel sales. We have included a tab for excluded and included sales. Excluded sales are transfers initially coded as valid that, after additional research, were not used in the study along with comments addressing exclusion. Included sales are transfers initially coded as invalid that, after additional research we included in the study. We have included the 2014 workbook in prescribed format.

For the past few years, the number of sales in Randolph County has been reasonably consistent. 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 limited. Including sales data outside of the time frame would require application of an inflationary time adjustment. Application of that 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 transfers (sales) of properties within the prescribed time frame of January 1, 2013 through February 28, 2014. Equalization studies have been included where sales data was available. Where data is limited Townships have been consolidated. The following applies:

Residential improved Class - Greensfork Township has been consolidated with Washington Township, Jackson Township has been consolidated with Ward Township, and Monroe Township has been consolidated with Stoney Creek Township.

Residential vacant class of properties – No sales, thus no study.

Commercial Improved Class – All townships consolidated into County Wide Study

Commercial Vacant Class – No sales, thus no study.

Industrial Improved Class – Consolidated with County Wide Commercial Study.

Industrial Vacant Class – No Sales, thus no study.

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

Sincerely,



Beverly Fields  
Randolph County Assessor