

Randolph County Assessor

Courthouse • Winchester, IN 47394 • 765.584.0399

Barry Wood
Director, Assessment Division
Department of Local Government Finance

March 30, 2016

Dear Barry,

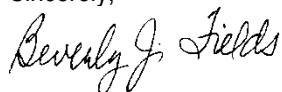
Please find attached the 2016 Randolph County Equalization Study. This study is in Excel format and includes DLGF required data and statistical calculations by class and Township, along with a summary. The study includes additional tabs for formatted data and multi-parcel sales. We have included a tab for the 2016 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 2016 workbook in the prescribed format with a new column to indicate parcels that were part of Phase 1 and Phase 2 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, 2015 through December 31, 2015. 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:

- a. Residential Improved Class – There are less than five sales in each of the following townships: Franklin, Greensfork, Jackson and Ward. As stated above, these were not trended due to insufficient number of valid sales.
- b. Residential Vacant Class of Properties – No Sales, thus no study.
- c. Commercial Improved Class – All townships consolidated into County-Wide Study; resulting in 4 valid sales, thus no ratio study was performed.
- d. Commercial Vacant Class – No sales, thus no study.
- e. Industrial Improved Class – Consolidated with County Wide Commercial Study.
- f. 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