STATE OF INDIANA

DEPARTMENT OF LOCAL GOVERNMENT FINANCE

INDIANA GOVERNMENT CENTER NORTH
100 NORTH SENATE AVENUE N1058(B)
INDIANAPOLIS, IN 46204
PHONE (317) 232-3777
FAX (317) 232-8779

September 1, 2009

The Honorable Anne Thurston
Shelby County Assessor
25 West Polk Street, Room 205
Shelbyville, IN 46176

Dear Ms. Thurston:

The Department of Local Government Finance ("Department") has reviewed the information and data (both originally submitted and the supplemental information) for the Shelby County 2009-pay-2010 ratio study. The Department does not have the 2008-pay-2009 abstract from the county auditor. Nevertheless, in order to expedite the ratio study review process, the Department hereby **conditionally approves** your ratio study contingent upon the completion of two tests.

First, the Department will compare taxing districts from the sales file to the taxing districts in the real property data file. The Department ensures, on a parcel-by-parcel basis, that the taxing district and parcel information match between these two data sets. Second, the 2009 abstract will be used to verify the compliance of the real property data file by ensuring the taxing districts match and the sum of the assessed values by taxing district in the real property data file are "reasonably close" (e.g. within five percent [5%]) to the taxing district gross assessed values as reported on the county auditor's 2009 abstract.

The Department conducted the following checks to determine conditional approval for your ratio study:

- Mann-Whitney "Sales Chasing" test
- Spearman Rank test for vertical equity;
- the review of the accuracy, equity, and uniformity of the assessments as determined by the median ratio, coefficient of dispersion (COD), Price Related Differential (PRD); and
- the change analysis conducted by the Department (information only).

Please note that this **conditional approval** is granted without verification of all of the actual sales disclosure forms in order to allow the preparation and delivery of the real property list to the County Auditor pursuant to IC 6-1.1-5-14. Additionally, it should be noted that the very limited number of Vacant Commercial sales used in the study restricts the testing for vertical equity. As always, the Department directs counties to use all possible sales, which lend greater validity to the sales ratio study.

In conjunction with our Data Analysis section, please continue to ensure your sales disclosure file database is compliant. For assessment year 2010, your 2008 and 2009 sales disclosure data files must be compliant with the rules of the Department.

If you have any questions or concerns, please feel free to contact Barry Wood, the Assessment Division Director, at (317) 232-3762 or by e-mail at Bwood@dlgf.in.gov.

Sincerely,

Timothy J. Rushenberg
Commissioner

cc: Barry Wood, Assessment Director