

May 11, 2012

Barry Wood
Director Assessment Division
Department of Local Government Finance
Indiana Government Center North
100 North Senate Avenue N1058(B)
Indianapolis, IN 46204

Dear Barry,

We have completed the ratio study for the 2012 Spencer County trending. We have included 2010 sales so that we had a better base of sales to determine whether values needed to increase, decrease, or stay the same in a given neighborhood. We determined that a time adjustment was not necessary by speaking with several local appraisers and realtors.

Residential and Ag Home sites

There were an inadequate number of valid sales within Jackson Twp and Harrison Twp for the “Residential Improved” ratio study. Jackson Twp sales were grouped into the Grass Twp “Residential Improved” ratio study, while Harrison Twp sales were grouped with the Huff Twp “Residential Improved” ratio study. These groupings were used because these townships share similar economic factors due to similar locations within Spencer County. We did need to group townships together for the “Residential Vacant” ratio study, due to a lack of valid vacant land sales in some townships. Again, the groupings used in the “Residential Vacant” ratio studies show similar economic factors within these areas.

Commercial and Industrial

There were no valid commercial or industrial land sales in Spencer County. Therefore, we were unable to perform a statistically viable commercial and industrial vacant land ratio study. Through looking at sales from prior years, our land values appear to be in line with the market.

Improved commercial and industrial properties were grouped together on a countywide basis due to a lack of sales in some townships. The commercial neighborhoods were adjusted accordingly based on the results of the combined ratio study.

Summary

Overall, with the new cost tables and the most recent assessment information from reassessment review, we feel that our values reflect current market conditions. We have noticed some fluctuation in values with in the different classes of property though out the county. We believe this to be an accurate representation of the market conditions within Spencer County.

We observed some change in residential land, requiring minimal change of current land rates. Residential ratio studies show that the current property values are fairly and equally assessed in respect to market value. There were few changes to our residential values. Through speaking with local appraisers we are satisfied that the current land rates are correct.

Sincerely,

Sara Arnold

Spencer County Assessor