STATE OF INDIANA

DEPARTMENT OF LOCAL GOVERNMENT FINANCE

INDIANA GOVERNMENT CENTER NORTH
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June 23, 2010

The Honorable Jonathan Weaver
Vanderburgh County Assessor
Room 227, Civic Center
1 NW Martin Luther King, Jr. Blvd.
Evansville, IN 47708

Dear Mr. Weaver:

The Department of Local Government Finance ("Department") has reviewed the information and data (both originally submitted and the supplemental information) for the Vanderburgh County 2010-pay-2011 ratio study. The 2009 Vanderburgh County Sales Disclosure File is pending (i.e. it is not completely compliant). Nevertheless, in order to expedite the ratio study review process, the Department hereby **conditionally approves** your ratio study contingent upon the full compliance of your Sales Disclosure File. Additionally, this is approved based on your June 18, 2010 e-mail confirmation that both sold and unsold parcels in Neighborhoods #346; #212035; #110300; #526200; #527200; #90602; and #90704 were investigated and updated to reflect changes in parcel characteristics.

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. 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 2011, your 2010 sales disclosure data files must be compliant with the rules of the Department.

For the **2011 assessment year,** the following changes will be in effect (see our January 12, 2010 memo - http://www.in.gov/dlgf/files/100112_-_Schwab_Memo_-_2011_Ratio_Study_Changes.pdf):

1. Only sales marked "valid for trending" in the SALES File will be used to conduct the Department's ratio study.

2. Property data from the Workbook must match the Department's certified data for assessments to be approved.

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,

Brian E. Bailey
Commissioner

cc: Barry Wood, Assessment Director