

October 10, 2008

Barry Wood  
Director, Assessment Division  
DLGF

Re: Vigo County 2008 Ratio Study

Dear Mr. Wood:

This letter is supplemental to the Microsoft Excel spreadsheet containing the Vigo County 2008 Ratio Study data. The excel file named Vigo County 2008 Ratio Study contains a tab for each of the seven required classes of property to be analyzed as well as a summary tab with a synopsis of the required data. The excel file does not contain formulas used to make the calculations as another software package was used to perform the analysis.

Sales Disclosures: There were a total of 3,685 valid sales for the time period of 1-1-06 to 12-31-07. Further review of the valid sales determined 1,238 of the valid sales to be multi-parcel sales. Of the valid sales, 2,873 sales are used in the Ratio Study analysis or 80% of the sales.

Residential Vacant: The townships of: Harrison, Honey Creek, Lost Creek, Otter Creek and Sugar Creek have sufficient 2006 and 2007 valid sales data to analyze in the Ratio Study. The remaining townships of: Fayette, Linton, Nevins, Pierson, Prairie Creek, Prairieton and Riley have no or minimal valid sales data. There is no Ratio Study for those townships.

Agricultural Improved: The townships of: Fayette, Honey Creek, Linton, Lost Creek, Nevins, Prairie Creek, Riley and Sugar Creek have sufficient 2006 and 2007 valid sales data to analyze in the Ratio Study. Harrison Township is entirely Terre Haute city. There are no Agricultural Improved parcels. The remaining townships of: Otter Creek, Pierson and Prairieton have no or minimal valid sales data. There is no Ratio Study for those townships.

Commercial Improved and Commercial Vacant: Due to minimal valid Commercial Vacant sales all Commercial Improved and Commercial Vacant sales are combined and analyzed in the Ratio Study. The townships of: Harrison, Honey Creek, Lost Creek, Otter Creek, Riley and Sugar Creek have sufficient 2006 and 2007 valid sales data to analyze in the Ratio Study. No Ratio Study is conducted for the townships of: Fayette, Linton, Nevins, Pierson, Prairie Creek and Prairieton due to the lack of valid sales data.

Industrial Improved and Vacant: Due to minimal valid Industrial Improved and Industrial Vacant sales all valid sales are combined and analyzed in a county wide Ratio Study.

Appeals: Appeals are monitored for review of the possibility of any problematic valuation areas.

Hopefully this letter of explanation will assist you in your review of the Vigo County 2008 Ratio Study.

Respectfully submitted,

Phyl Olinger  
Indiana Assessment Service

Cc: Debbie Lewis, Vigo County Assessor