

October 14, 2009

Barry Wood  
Director, Assessment Division  
DLGF

Re: Vigo County 2009 Ratio Study

Dear Mr. Wood:

This letter is supplemental to the Microsoft Excel spreadsheet containing the Vigo County 2009 Ratio Study data. The excel file named Vigo County 2009 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 2,820 valid sales for the time period of 1-1-07 to 12-31-08. As there were only 1,100 valid sales transactions in 2008, including the valid sales of 2007 resulted in a more comprehensive Ratio Study analysis. Of the valid sales, 2,014 sales are used in the Ratio Study analysis or 71% of the sales.

Residential Vacant: There is minimal valid sales data. Only the townships of Harrison and Honey Creek have sufficient valid sales data to analyze in the Ratio Study. The few remaining valid sales are combined and analyzed and listed as Combined Remainder.

Agricultural Improved: The townships of: Honey Creek, Linton, Lost Creek, Nevins, Prairie Creek Sugar Creek have sufficient 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: Fayette, Harrison, Honey Creek, Lost Creek, Otter Creek Sugar Creek have sufficient 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 2009 Ratio Study.

Respectfully submitted,

Phyl Olinger  
Indiana Assessment Service

Cc: Debbie Lewis, Vigo County Assessor