



ALMY, GLOUDEMANS, JACOBS & DENNE
Property Taxation and Assessment Consultants

7630 NORTH 10TH AVENUE • PHOENIX, ARIZONA 85021 • U.S.A.
1-602-870-9368 • FAX: 1-602-861-2114 • <http://www.agjd.com>

ROBERT C. DENNE
2704 NORTH ELM LANE
ARLINGTON HTS, IL 60004, USA
1-847-788-1694
FAX: 1-847-788-1697
rcdenne@gsb.uchicago.edu

Memorandum

Date: 19 October, 2007
To: William H. Wendt
From: Robert C. Denne

Re: Assessments for LaPorte County dated March 1, 2006, pay 2007 – compliance with legal requirements and professional standards

Summary

This report summarizes an analysis of the extent to which assessments for LaPorte County for 2006 Pay 2007 comply with requirements of Indiana law and best practices, as articulated by the *Standard on Ratio Studies* published by the International Association of Assessing Officers (IAAO, 1999), which is cited by and effectively incorporated into Indiana law. The primary data used in the study were obtained from required official data submissions reported by the county to the Department of Local Government Finance (DLGF) on June 4, 2007, in the case of parcel and assessment data. These assessments were compared to the sales data reported by the county to DLGF on September 5, 2007. Minor use was also made of a copy of the county's assessment database, obtained in mid June, 2007, and prior sales submissions, as further described below.

The results of the analysis show that, for virtually every combination of township and major class of property required to be analyzed under Indiana law¹ where enough sales were available to form a conclusion, at least one of the four major criteria of acceptable assessment quality was failed, and more generally several if not all such criteria were failed. The four criteria are:

- (1) The Coefficient of Dispersion (COD), which measures general assessment accuracy or variability, should be less than 20 percent for all property types and less than 15 percent for improved residential properties. Out of 40 cases of township and major classes with enough sales to test this criterion, only 2 met the criterion as stated: improved residential property in Clinton and New Durham townships. An additional 5 township-class combinations could not be “proved” to have failed it at the 95 percent confidence level when the possibility of sampling variations was considered. The other 33 combinations clearly failed. According to 50 IAC 14-7-1 it thus appears a reassessment is warranted.

¹ The required categories are: agricultural, commercial, industrial, and residential properties, each except for the first further subdivided by vacant vs. improved. Since agricultural property has essentially no connection with a market-value standard, it is excluded from further consideration here.

- (2) The Price Related Differential (PRD), which indicates whether assessments are neutral, progressive, or regressive, should be between 0.98 and 1.03. This criterion was failed on its face in 29 of the 40 cases. Further testing, described below, revealed 8 cases where the level of confidence in the finding of discrimination is 95 percent or more. Under 50 IAC 21-5-1 and 50 IAC 21-11-1 it appears that a reassessment is warranted.
- (3) A 95 percent confidence interval around the median ratio should at least overlap a tolerance interval about 1.00 if the confidence interval does not itself encompass the required ratio of 1.00. The IAAO standard generally recommends a tolerance interval of 10 percent on top of any confidence-interval considerations, although it recommends the width of the tolerance interval be reduced to five percent when a state engages in indirect equalization, as Indiana does.² It is questionable what, if any, tolerance interval Indiana law intends. The analysis reveals that in 11 of the 40 cases the criterion was failed with respect to encompassing the ratio 1.00, although in 6 cases the wider tolerance interval was encompassed.
- (4) The median assessment ratio for each class of property should be within 5 percent of the overall assessment ratio. Only 13 of the 40 test cases passed this on criterion on its face. When the possibility of sampling error is incorporated into the analysis³, the number of failures drops to 9 of the 40 cases.

In the sample of data enlarged using 2004-5 sales in addition to those from 2006, two cases, improved residential property in Clinton and New Durham Townships, passed all the criteria on their face, with two more, residential property in Coolspring and Wills Townships, passing when consideration is given to confidence levels of 95 percent. The same four cases plus one other, improved residential property for Scipio Township passed when considering only 2006 sales along with 95 percent confidence levels. The remainder, failing one or more criteria, suggest that problems in LaPorte County appear to be widespread and that focusing only on the classes failing criteria 1 and 2 may be less optimal than addressing the problems on a county-wide basis.

Although none of the four criteria is explicitly considered to be more important than the others, correcting uniformity problems (criteria 1 and 2) is more difficult than correcting problems with criteria 3 and 4. A reappraisal is required to correct uniformity problems, as recognized by the Indiana Administrative Code citations above. Problems with the level of assessment, in contrast, may be successfully addressed by means of adjusting each of the assessments in each non-compliant group by a different common factor. This, in fact, is the object of the periodic trending required by Indiana law, and the assessment year investigated here was to have been the first ap-

² The combined use of confidence and tolerance intervals is somewhat controversial. Some jurisdictions, including Alberta, which may be the most advanced in its equalization and compliance monitoring activities, dispense with both confidence intervals and tolerance intervals and simply equalize on the basis of the statistics as calculated. The U.S. federal government, in connection with preventing states from discriminating against railroads, adopts a tolerance interval of five percent, but rejects any considerations of confidence intervals. The combination of tolerance and confidence intervals is a recent invention by IAAO and somewhat controversial, inasmuch as it inhibits findings of non compliance in cases where it is often plainly obvious. The IAAO standard takes some notice of the problem in its section 7.5.

³ The IAAO standard suggests doing this by requiring for a deficiency finding that a 95 percent confidence interval fail to overlap the tolerance interval.

plication of such trending procedures. In LaPorte County, however, contrary to expectations, assessments were adjusted not by trending groups of property uniformly, but rather by what has been characterized as a mini-reappraisal, *i.e.* the re-computation of essentially all property value estimates individually, based on a review of the characteristics of those individual properties. The results summarized here, unfortunately, suggest that the mini-reappraisal was not successful. As noted in the IAAO standard and Indiana law, when CODs are high, trending cannot address the problem and a reappraisal is the appropriate remedy. When such situations arise, it is typically the case that the inaccuracy problems stem not from poor application of valuation algorithms, but rather from incomplete, inaccurate, or inconsistently coded data on property characteristics. Such problems, of course, likely require the costly exercise of in-the-field recollection or verification of the underlying property-descriptive data. Only when such data are accurately and consistently coded will it be possible to successfully apply cost- or market-valuation parameters or valuation-model-building expertise. Evidently the mini-reappraisal did not adequately rectify the problems. A full reappraisal, with attention to data validation, if ordered by DLGF and competently done, would surely do so.

Details of the Study

All the sales used in these analyses were coded by county assessment personnel as valid. Although the nominal date of the assessments was March 1, 2006, the assessments were required by law to be as of the price level prevailing on January 1, 2005, and assessors were encouraged by DLGF to use sales that occurred in calendar years 2004 and 2005 to help ensure that that price level was met. Notionally, using sales from 2006 to evaluate the accuracy of such assessments would have helped to ensure the objectivity of the evaluation, inasmuch as those sales would normally have occurred after the assessors would have had their last opportunity to assess sold properties differently from those that had not been sold recently. Unfortunately, given the fact that 2006 assessments were not finalized until fifteen months after their supposed date, the more recent sales do not enjoy the privileged status as an unbiased check on the quality of assessments that was contemplated for them. Their 13-24 month remove from the valuation date also requires that adjustments be made to ensure that the evidence of market value that they offer is recalibrated to the valuation date rather than the later transaction dates, which was done for this analysis as described below in the methodological section.

The meaning and significance of the several criteria may be obscure and warrant explanation. The variability of the assessment ratios about their median, quantified as the coefficient of dispersion (COD),⁴ may seem remote from the issue of whether assessments are too high or too low, but in fact indicates (and arguably understates) the magnitude of the average assessment error. The 20 percent threshold may seem more finicky than it is in fact until one considers the effects of equal and opposite errors of a given average size. When the average percentage error in assessments approaches twenty percent, for example, it will be increasingly common to find properties with an assessment ratio of 1.20, which will thus be facing an effective tax rate fifty per-

⁴The COD is calculated by first sorting the ratios of assessment-to-sale-price from highest to lowest and finding the one in the middle (the median), subtracting the median ratio from each individual ratio and taking the absolute values of each of the differences, finding the average of those absolute differences, dividing that average by the median itself, and multiplying the result by 100 to obtain a sort of average percentage error in assessments.

cent higher than those with a ratio of 0.80, i.e. 20 percent less than the common level. Thus inconsistencies are as damaging to property tax legitimacy as inequities that vary systematically. Systematic assessment inequities that are specifically related to property wealth are the subject of the PRD,⁵ which indicates the tendency of assessment ratios of low-valued and high-valued properties to differ systematically. A PRD less than 0.98 suggests progressive assessments, where low-valued properties tend to be assessed at a lower percentage than high-valued ones, while a PRD greater than 1.03 suggests assessment regressivity, a tendency for high-valued properties to be assessed at lower levels than they should be. As seen in the tables, many LaPorte PRDs differ markedly from these guidelines.

In view of the somewhat obscure nature of some of the statistics and the difficulty in perceiving the import of numerical differences, such as those addressed in the fourth criterion, from a table of numbers, charts have been prepared to make it easier to visualize such matters. A quick glance at the charts that follow reveals the disparities in the median ratios of the various classes of property, as well as the disparities of the ratios themselves within any given class.

Explanation of the Statistical Tables

Table 1 forms the starting point for the findings summarized here. It is accompanied by three others to help establish the context and constraints of the analysis. The four statistical tables are presented in a uniform format. Standard assessment-ratio study statistics are presented in each, with the breakdown by township and major class required by regulation, insofar as the available data will permit⁶. The four differ in the data used in the calculations. Tables 1 and 2 use only validated data from the most recent DLGF sales data submission, which was for calendar year 2006 sales only. Table 1 uses essentially all such validated data⁷, while Table 2 excludes from the calculations the most extreme ratios, as defined below, in an attempt to ensure that the summary statistics were not unduly influenced by a few aberrant ratios. Tables 3 and 4 augment Tables 1 and 2 by including validated sales from calendar years 2004 and 2005 in addition to 2006. These sales, too, were adjusted for the effects of time, and were also filtered to ensure that the sold properties in the analyses were unchanged from the properties as they were assessed; details on how these issues were addressed are described below in the methodology section. Table 4 is the source of the summary statistics reported in the first paragraphs of this memo.

⁵ The PRD is calculated by dividing the parcel-weighted (or natural) average of all the assessment ratios by the value-weighted average of all the assessment ratios. Since the value-weighted (or just “weighted”) mean ratio is most easily obtained by dividing the sum of the assessments of sold properties by the sum of their sales prices, it is also sometimes called the ratio of aggregates.

⁶ Agricultural property, as noted above, is omitted. In respect of small sample size issues, DLGF refers to several remedies. These include adding sales, which was done as described below, and restratifying, which was not done inasmuch as it requires unavailable information on the relative likelihood of assessment performance to be more strongly determined by individual township appraiser or by property type. Thus strata remain uncombined here, in order to show actual variability, rather than merged, in an attempt to minimize variability and increase reliability within classes that are presumed to be relatively homogeneous.

⁷ Seven blunders on the part of assessment personnel, described in the methodology section, were omitted.

The COD, PRD, median ratio, and the 95 percent confidence interval for the median ratio, as described above, are reported in each table. In addition, information is included on the numbers of parcels in each given combination of township and major class, their total amount of assessed value, the number of parcels in the sample of validated sales, and the percentages of the total that the sample represents, both in terms of numbers of parcels and of assessed value. The last two are of no particular importance in terms of the reliability of the sample⁸, but do serve to indicate whether the sampled properties tend to be skewed with respect to the distribution of assessed values. Column 11 presents the imputed market value of all the property in the class in situations where there were at least five sales (and therefore some hope that the conclusions would be reliable), as it was inferred from the median ratio of assessments to time-adjusted-sales-prices. When equalization calculations are made for school funding, this is an essential statistic. Its use here is more prosaic. Criterion 4 requires comparisons between the median ratio for each group and an “overall ratio.” The only way to combine group medians into an overall ratio that is sanctioned by the IAAO standard is to perform the calculations shown and explained in columns 11 and 12.

Highlights in pale red indicate failures to meet the COD, PRD, and median-consistency standards mentioned above. They are also used to indicate situations where the 95 percent confidence interval about the median assessment ratio fails to overlap a tolerance interval about the required target. Yellow highlights indicate instances where the test is nominally failed, but where there is less than 95 percent confidence that it would have been failed, taking into account the possibility of false positives due to sampling variations. Blue highlights indicate where the median-consistency criterion is failed in the absence of tolerance interval considerations. From the perspective of the IAAO standard, a failure of the confidence interval to overlap the tolerance interval gives rise to “proof,” at a level of confidence of 95 percent, that the required level of assessment has not been met.⁹ Green highlighting denotes where an individual criterion was met in cases where there were at least five sales. For combinations of property type and township where the number of available validated sales was less than five, the line is presented in blue rather than black typography to indicate the indeterminate nature of the assessments for the class.

Explanation of the Charts

Box plots are used to depict the medians and dispersions of the assessment-to-sales-price ratios of the available validated sales in years 2004-2006 for all major property classes in each of the townships after extreme ratios have been eliminated. For each township plot, the major property classes with available sales are shown in separate columns or boxes. The top and bottom of each box indicate the upper and lower quartiles, so that the colored box shows the range of the central values within which half of the ratios fall, with the interior horizontal line indicating the position

⁸ For reliability issues the absolute size of the sample (not its relative size) and the variability of the sample are most important. To an extent those two factors are combined and reflected in the size of the 95 percent confidence interval for the median; the wider the interval, the less reliable the inferences drawn from the sample.

⁹ For the COD and PRD, similar tests were undertaken. For the COD procedures, see GlouDEMANS, “Confidence Intervals for the Coefficient of Dispersion: Limitations and Solutions” *Assessment Journal* (November/December, 2001): 23-27. For price related biases, the significance of the slope coefficient was examined for regressions of the ratios on the combination of time-adjusted-sale-prices and assessed values; see *Mass Appraisal of Real Property* (IAAO, 1999): 300-307.

of the median. The vertical “whiskers” indicate the spread of the data for observations that would not be considered either outliers or extremes, while the positions of the open circles indicate outliers, and asterisks indicate the values of extremes. The numbers immediately above the class labels indicate the number of validated sales in that stratum of the sample, while those by extremes and outliers are case identifiers. Note that the graphical program recalculates extremes and outliers based on the presented data, which in this case had previously been purged of extremes, so that the asterisks are more properly thought of as extremes among the remainders after the original extremes had been removed. The length of the box is the interquartile range (IQR). Outliers are defined as observations lying more than 1.5 times the IQR above the upper quartile or more than 1.5 times the IQR below the lower quartile. Extremes are analogous, but are values at least 3.0 times the IQR beyond the nearer quartile. Trimming of outliers (and extremes) is described and sanctioned in the IAAO standard, although it is most often used in situations, unlike here, where little validation of the data has been done. Thus the analyses reported here trimmed only extremes and not outliers. The box plots facilitate a quick review of the degree of consistency and dispersion of the ratios both within and across major classes of property. The two horizontal lines extending most of the width of the plot at values 0.91 and 1.01 represent the 5 percent interval around the overall ratio within which all the township and property class medians should fall according to the fourth criterion. If outliers had not previously been removed, many of the plots would have been compressed at the bottom of the graphic except for a few points, since there were a few validated data blunders, as described below, that changed the scale of some of the plots by almost an order of magnitude.

In general, the box plots suggest that improved residential properties are assessed at a higher percentage of market value than either vacant residential land or commercial and industrial properties. Moreover, most properties are under-valued. There are exceptions to these general conclusions: Residential vacant land has a higher median ratio than improved residential property in Dewey Township. In Noble Township, commercial property appears to have a level of assessment that approximates that of residential property.

Data and Methodological Notes

There were 4774 records of sales transactions, all in 2006, in the file received from DLGF, of which 2247 were coded as valid (i.e. useful as indicators of market value). The assessments noted in that file were of 2005, not 2006, vintage, however, so it was necessary to match these sale records to previously received records of parcels and their assessments, which was done via the parcel identifiers reported in each file. Many of the sales transactions involved more than one parcel, and while the transaction records provided space for recording up to three identifiers in dedicated fields, and additional ones in a free-form “special circumstances” field, not all records for multi-parcel sales bore as many identifiers as the number of parcels reported to have been involved in the sale. Thus there was some minor loss of data for such sales, but in general the assessments of the parcels involved in multi-parcel sales were summed and compared to the sale price, so as to maximize sample size, as recommended by the DLGF memo dated October 2006. Misreported parcel identifiers, which inhibited automatic file matching, were researched and corrected so as to further preserve the number of validated sales available for analysis. Some

sales recorded as valid were also recorded as having experienced significant changes in their physical nature between the date of the assessment and the date of sale. Any discrepancy between the property as assessed and the property as sold would have undermined the validity of the sale as a check on the assessor's estimate of value, and therefore all such parcels were eliminated from further consideration. Table 1 presents the results obtained for all transactions that were coded as valid, that could be matched appropriately to parcels and their 2006 assessments, and that were not affected by known blunders or changes to the physical nature of the parcel(s) between the times of sale and assessment. Table 4 reflects the addition of sales from 2004-2005 described next.

From the perspective of adequate sales samples in each of the main property categories, the number of validated 2006 sales was less than ideal. It being more economical to augment sample size with sales than with appraisals, an attempt was made to expand the time frame of the sample by including sales from earlier periods. By means of special programming it was possible to add 472 useable sales to the sample as described more fully below. There were no subsequent sales available from official sources.

Previous sales for calendar years 2004 and 2005 were available from DLGF in the same format as the 2006 sales, and even earlier sales were available in an alternative format. The latter, however, were known from prior analyses to have been less accurately recorded than the former. Accordingly the 2004 and 2005 sales were added to the analysis. Those sales, however, were less competently recorded than the ones in 2006. For example, none of the records included identifiers for multiple-parcel sales, which were evidently all regarded as invalid. For this analysis, however, all records that were coded as valid were considered. Special measures were required, however, to ensure that the parcel as assessed was identical to the parcel as sold, which were as follows. A copy of the assessor's database was obtained, which included both the current and all historical versions of the parcel records for over a decade. A special program was written to extract the dates and changes to each parcel's recorded objective physical characteristics over that time period, and write them to a new file. That new file was then used to eliminate from further analyses any parcel that was sold in 2004 or 2005 but recorded as having had revised physical characteristics in the period between the time of sale and the time of assessment. The field for "significant changes" in the sales files submitted to DLGF for these years could not be used for this purpose inasmuch as all records had blanks in this field, as was also the case with the extra parcel identifier fields¹⁰. Thus the 5087 total records from 2005, of which 1583 were validated, and the 6130 records from 2004, of which 1352 were validated, ultimately contributed only 472 additional records to the analysis, as can be seen by comparing Tables 1 and 3.

¹⁰ Note there is some difference between the "significant changes" that would serve to disqualify a sale from consideration according to the Sales Disclosure Form (SDF), on the one hand, and the elimination of parcels experiencing a change in their objective physical characteristics, as determined by the history of changes made to the relevant tables of the assessor's database, on the other hand. For sales that occurred before 2006, unfortunately, the latter is the only alternative available inasmuch as the requisite information was not provided on the earlier data submissions to DLGF. Thus it is possible that some disqualifying changes for parcels sold in earlier years (a hypothetical re-measurement of a wood deck, for example) might not have qualified as a significant change from the perspective of the SDF question. Nevertheless, the filtering of changed parcels via the review of the database transactions, which was limited to objective and not judgmental characteristics, approximated the SDF criterion as closely as possible under the circumstances.

The strategy in the IAAO standard of augmenting sales samples with appraisals was rejected for several reasons. Single-property appraisals would be inordinately expensive and contentious. Mass appraisal methods, which have been used by oversight agencies in other jurisdictions, notably Colorado and New York, depend on the accurate and consistent coding of both the property-characteristics data and the sales data. The accuracy and completeness of both of these have been called into question here; the sales as previously described and the descriptive data not only by the relatively high CODs, but also by anecdotal reports of the incidence of discrepancies between real and recorded property characteristics. Thus mass appraisal methods could not be assured of producing accurate results. In summary, while the sample size may be less than ideal, it cannot practically be increased, short of expending resources orders of magnitude larger to effectively perform a reappraisal.¹¹

Adjustments to sales prices to reflect the effects of differences between price levels at the sale date and the valuation date were considered based on several methodologies and ultimately applied as described below. The sales-assessment-ratio methodology, described more fully on pages 265-268 of the book *Mass Appraisal of Real Property* (IAAO, 1999), was studied but ultimately discarded due to the extreme variability of the ratios (as seen in the CODs reported in the tables) and the consequent unreliability of the inferred trends. In lieu of assessment ratio-based methodologies, the time-adjustment mechanism actually used was derived from the price trends published by the Office of Federal Housing Enterprise Oversight (OFHEO) for the Michigan City/LaPorte metropolitan area. OFHEO trends are very similar to the other well know real estate price index, which provides less region-specific detail. Over the period of time relevant here, no sale received a time adjustment greater than 11 percent, with virtually all of them substantially less.

The high variability of the assessment ratio data, reflected in the CODs as well as the box plots, prompted a number of additional analytical steps worth mentioning. Trimming of extremes was employed, the process for which was described above in connection with the charts. In addition, a selection of the most problematic ratios was reviewed more closely to see if any identifiable data blunders could be detected. With only one exception the data seemed to reflect correctly the reality of assessment accuracy. Land seems to be under assessed quite often. Sales of properties for much higher or lower amounts than their assessments were found to be recorded in the assessors' own parcel records matched to the same parcels' discrepant assessments just as they were in the analyses reported here, thereby laying to rest any concerns that the present analysis had erred in matching sales to assessments via the parcel-identifier link. The only misleading data blunder that was found was for seven sales of parking spaces in a condominium, which were matched by assessment personnel to the assessments for the condominium units themselves, the garage spaces having evidently been omitted from the assessment roll or incorporated in the unit assess-

¹¹ The route of adding earlier sales was stymied by the magnitude of recent changes to at least the data on sold properties. Such changes call into question whether the properties as sold reflect the properties as assessed and may suggest sales chasing if such changes are not present to the same extent among unsold properties as among sold ones – an issue not explored here. The somewhat low proportion of validated sales relative to total sales may also give rise to some question about whether the sales-validation process reflects “cherry picking,” i.e. the inappropriate invalidation of sales on no other grounds than that the price compares poorly with the assessment.

ments. These seven legitimate blunders were omitted from Tables 1 and 3 and, along with 26 and 109 additional records, respectively, that may well have been truly representative of assessment performance, were eliminated from Tables 2 and 4 by the trimming of extremes mentioned earlier.

Conclusion

The analysis reported here, despite its limited size, likely reflects the true (in)accuracy of assessments reasonably well. Certainly it is unlikely that a better analysis can be economically produced at the present time. The consistency of the assessment deficiencies noted here suggests that the most promising approach to dealing with them would be to seek to have DLGF require a full reappraisal of the county, with attention to ensuring not merely the quality of the valuation algorithms, but also, and more importantly, the accuracy of the underlying data.

There are grounds for expecting that DLGF would require such a reappraisal. The IAAO standard says “if the uniformity of appraisal is unacceptable, reappraisal should be undertaken regardless of the level of assessment.” Similarly, Indiana law says “If the coefficient of dispersion for any class in a township, as verified by the department, falls outside the range specified in the IAAO standard (fifteen (15.0) for residential improved property; twenty (20.0) for all other classes), the county assessor shall direct the township assessor to reassess the class in that township.” It further says “If the price-related differential for any class in a township, as verified by the department, falls outside the range specified in the IAAO standard (0.98 to 1.03), the county assessor shall direct the township assessor to reassess the class in that township.” Virtually all of the data used in this analysis were obtained from DLGF and hence are available to DLGF for verification as required.

Given the large number of townships and classes that were found to be provably non-compliant from the perspective of the IAAO standard, the large ratio of non-compliant to compliant cases among testable cases, and the large fraction of the county that was testable *i.e.* had at least five locally validated sales available for a class analysis, it would appear that the most economical remedy would be to address all property within the county rather than engaging in a piecemeal approach. The Indiana Code appears to give DLGF the authority to order a county-wide reassessment upon a finding that “...assessment activities for a general reassessment year or any other year are not being properly conducted.” Parsing the exact provisions of Indiana law, however, is beyond the scope of this report. Initiating discussions with DLGF would appear to be the appropriate next step.

Chart 1 – Cass Township Assessment-To-Time-Adjusted-Sale-Price-Ratios by Major Class For Validated Sales in 2004-2006, Excluding Extreme Ratios

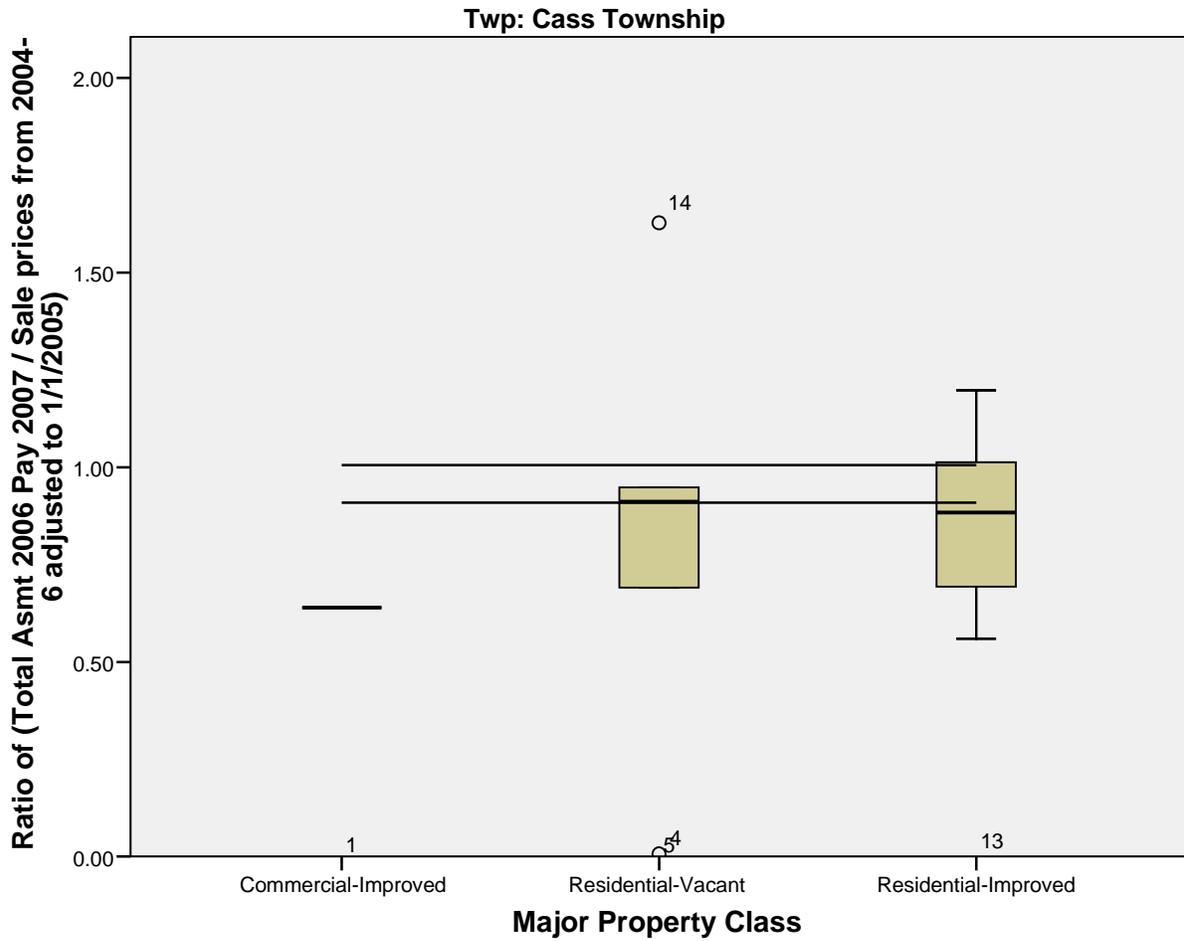


Chart 2 – Center Township Assessment-To-Time-Adjusted-Sale-Price-Ratios by Major Class For Validated Sales in 2004-2006, Excluding Extreme Ratios

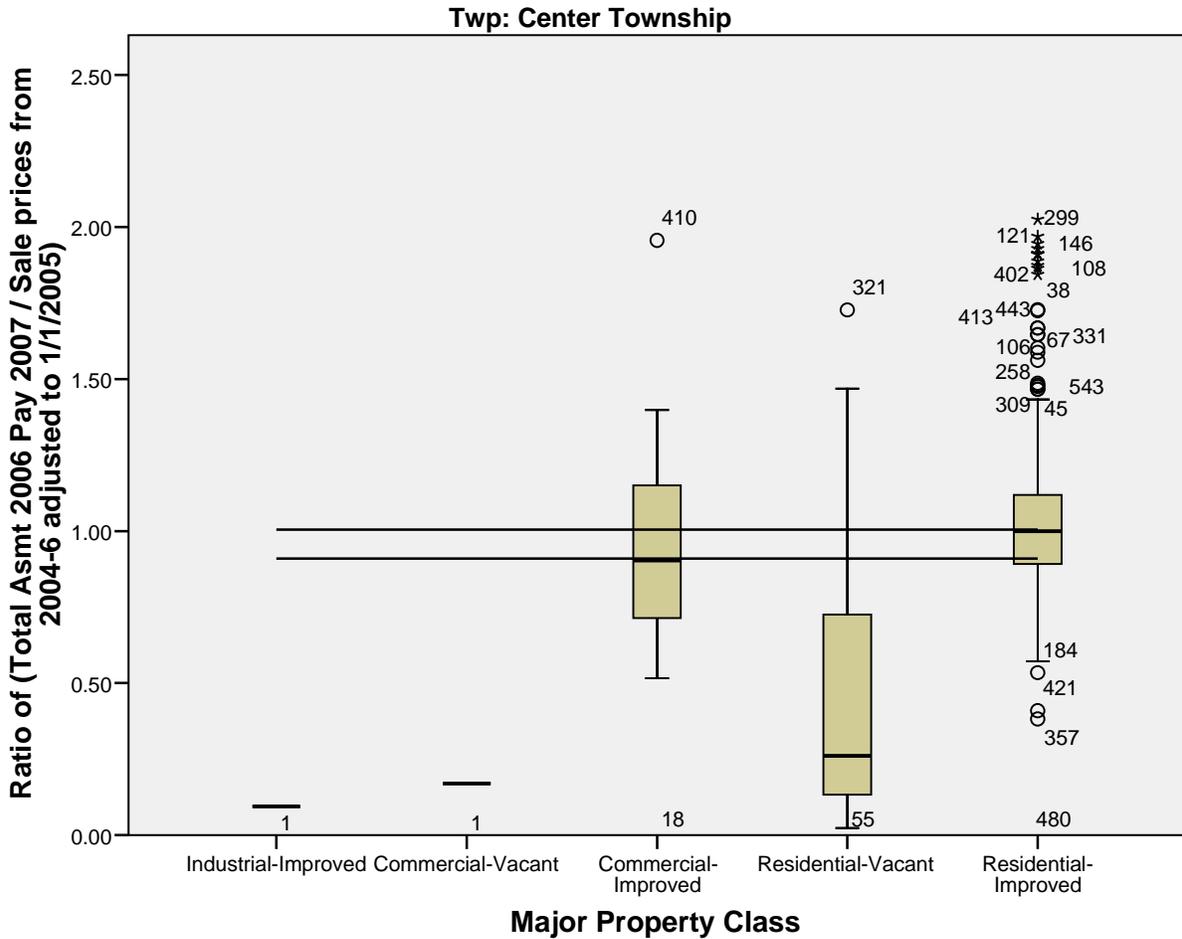


Chart 3 – Clinton Township Assessment-To-Time-Adjusted-Sale-Price-Ratios by Major Class For Validated Sales in 2004-2006, Excluding Extreme Ratios

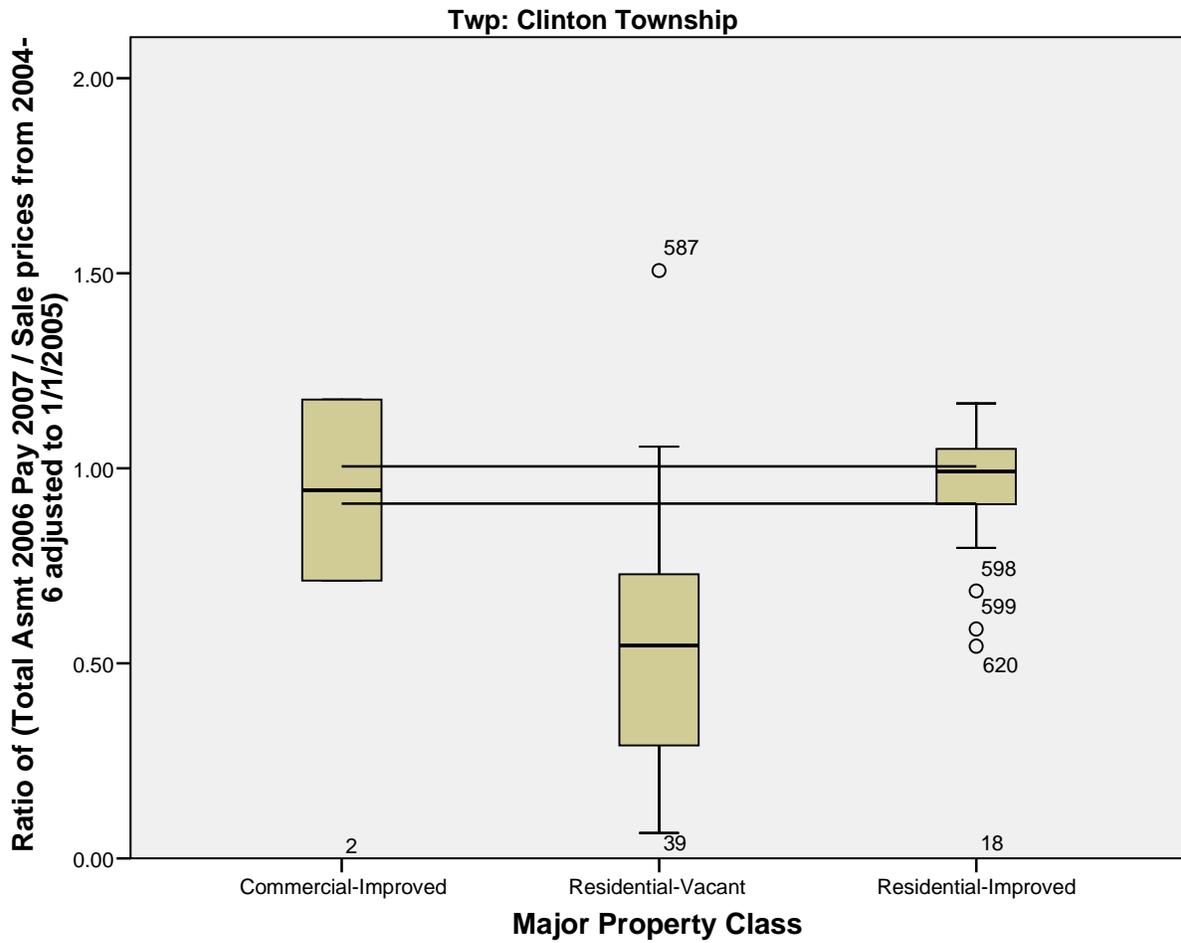


Chart 4 – Coolspring Township Assessment-To-Time-Adjusted-Sale-Price-Ratios by Major Class For Validated Sales in 2004-2006, Excluding Extreme Ratios

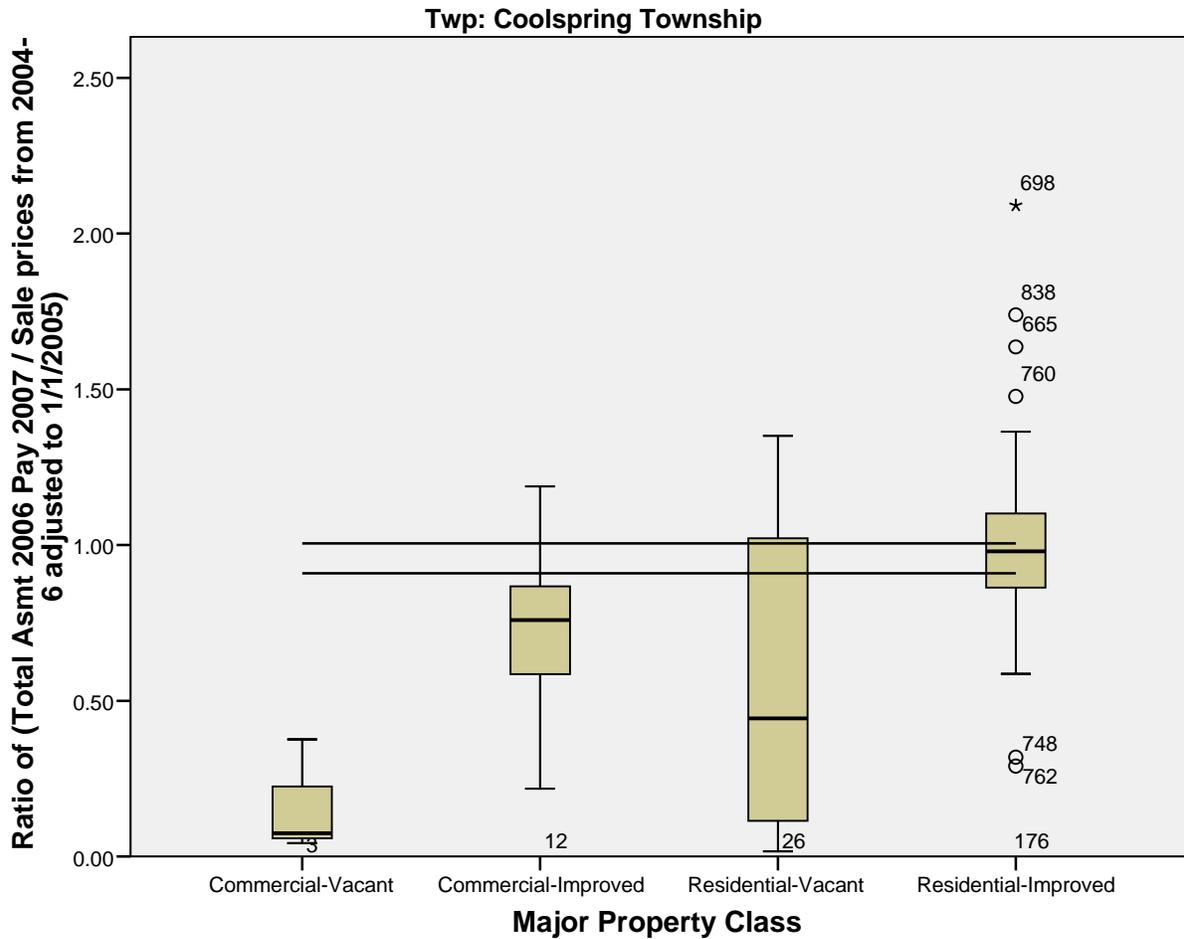


Chart 5 – Dewey Township Assessment-To-Time-Adjusted-Sale-Price-Ratios by Major Class For Validated Sales in 2004-2006, Excluding Extreme Ratios

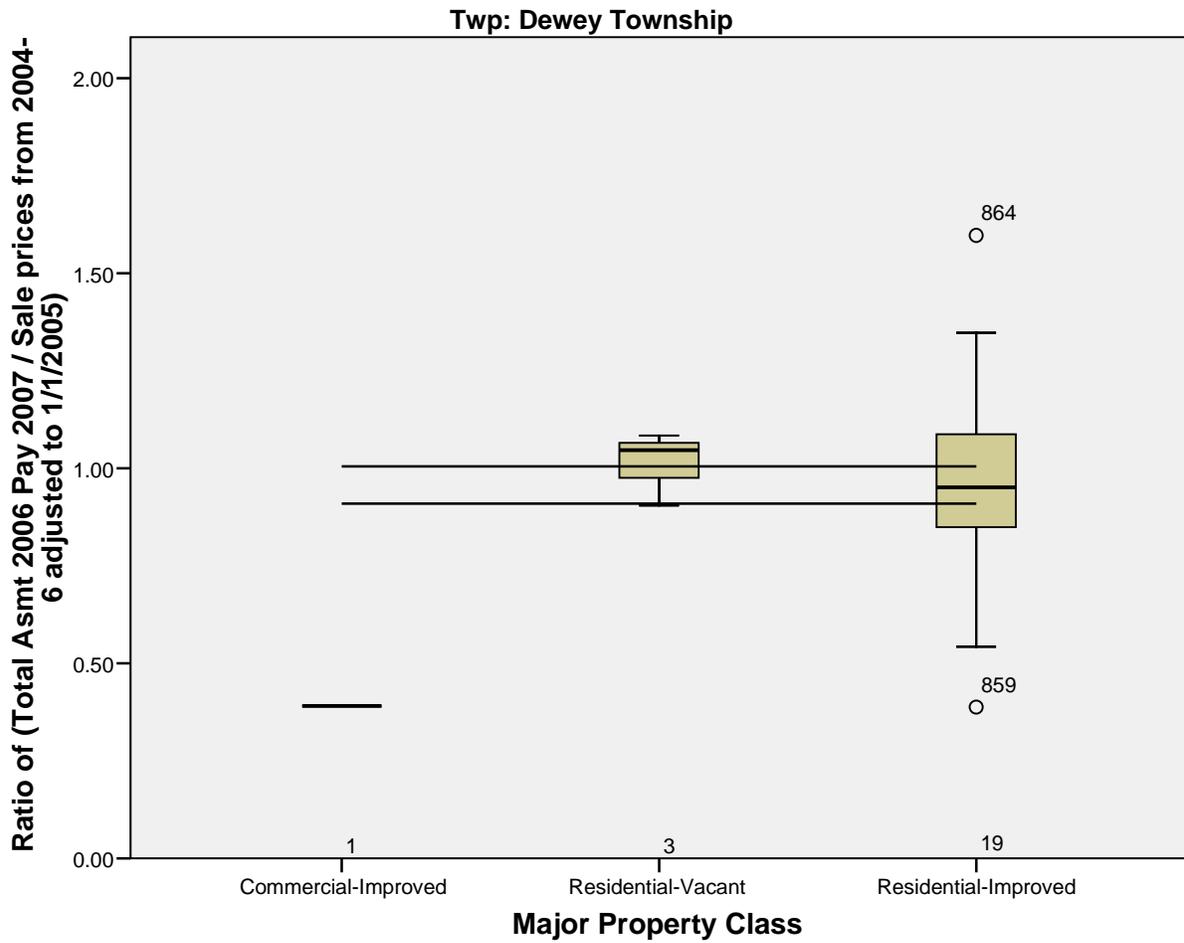


Chart 6 – Galena Township Assessment-To-Time-Adjusted-Sale-Price-Ratios by Major Class For Validated Sales in 2004-2006, Excluding Extreme Ratios

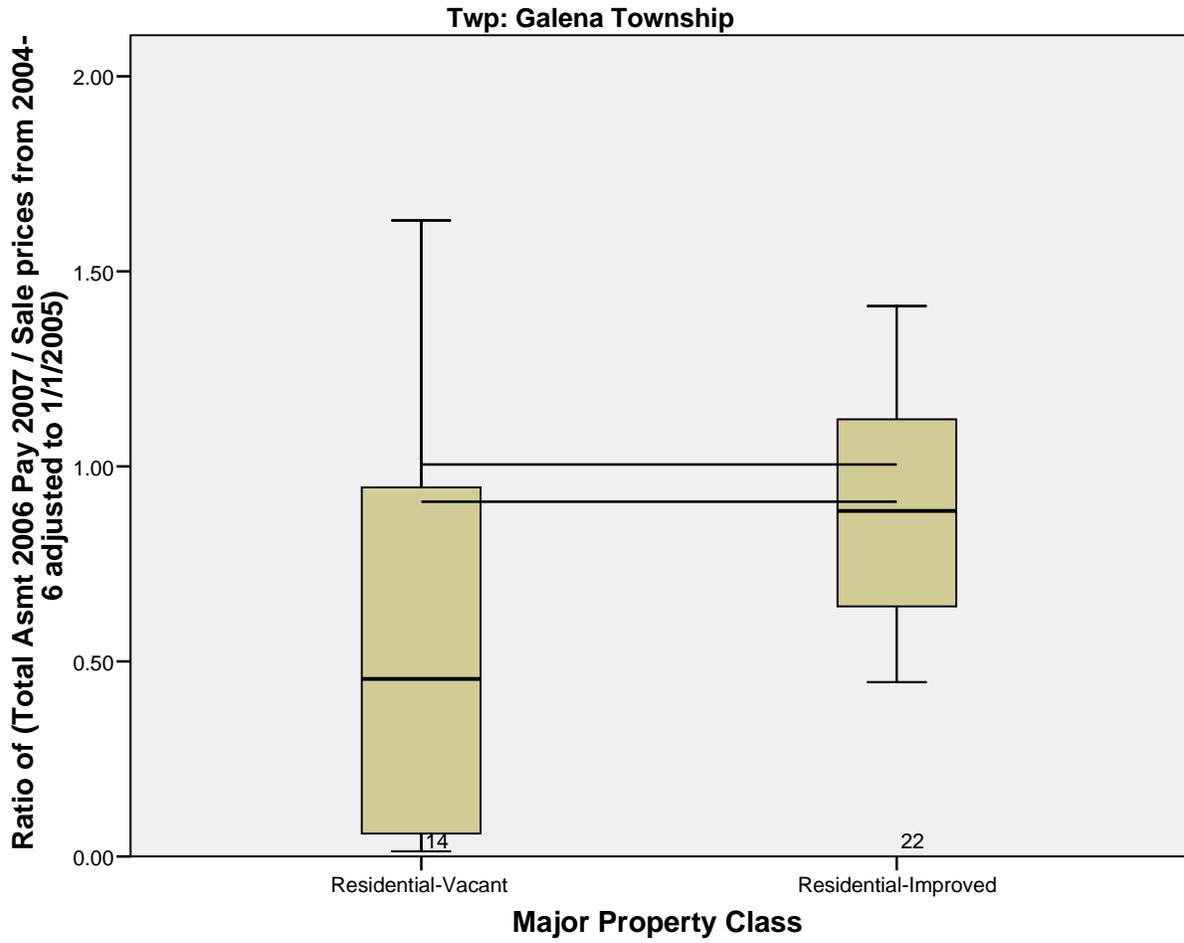


Chart 7 – Hanna Township Assessment-To-Time-Adjusted-Sale-Price-Ratios by Major Class For Validated Sales in 2004-2006, Excluding Extreme Ratios

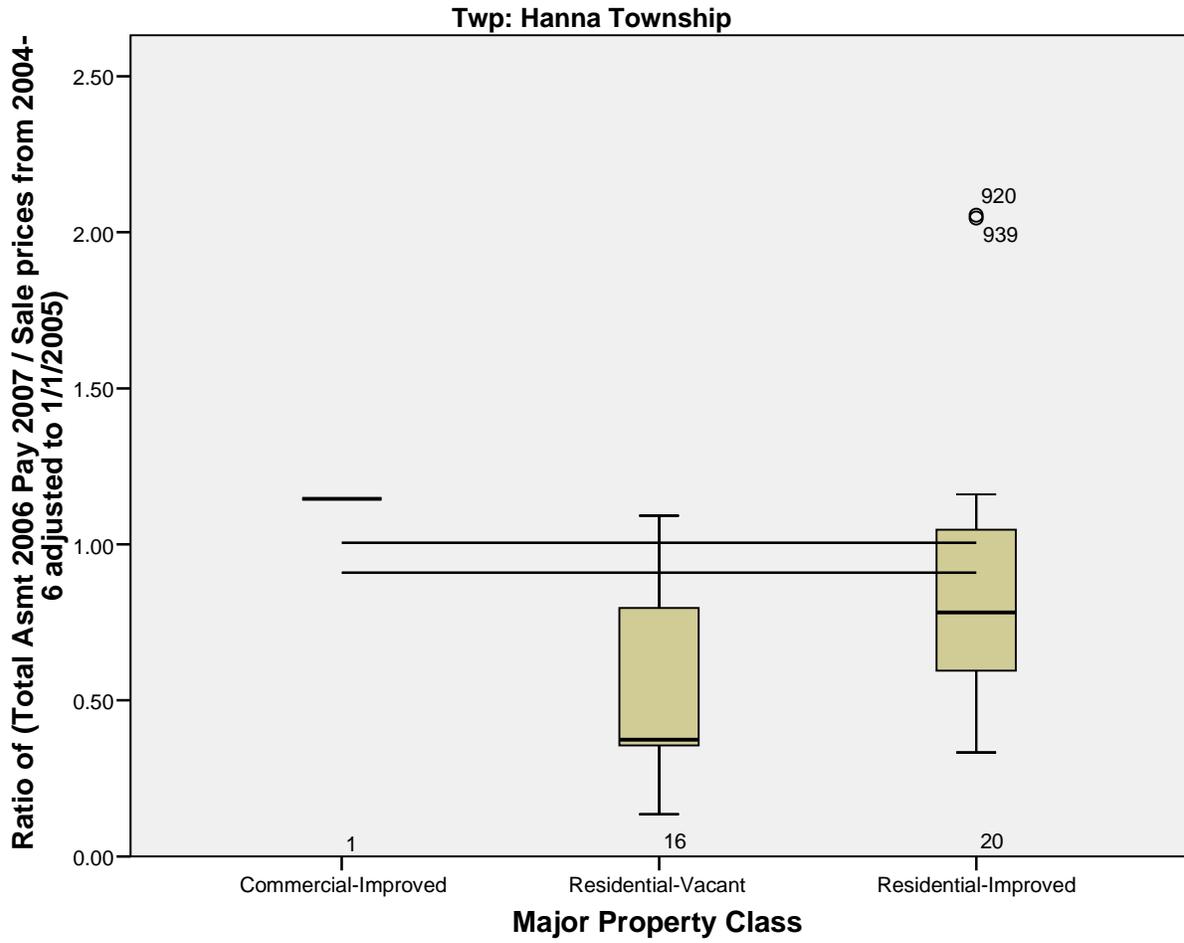


Chart 8 – Hudson Township Assessment-To-Time-Adjusted-Sale-Price-Ratios by Major Class For Validated Sales in 2004-2006, Excluding Extreme Ratios

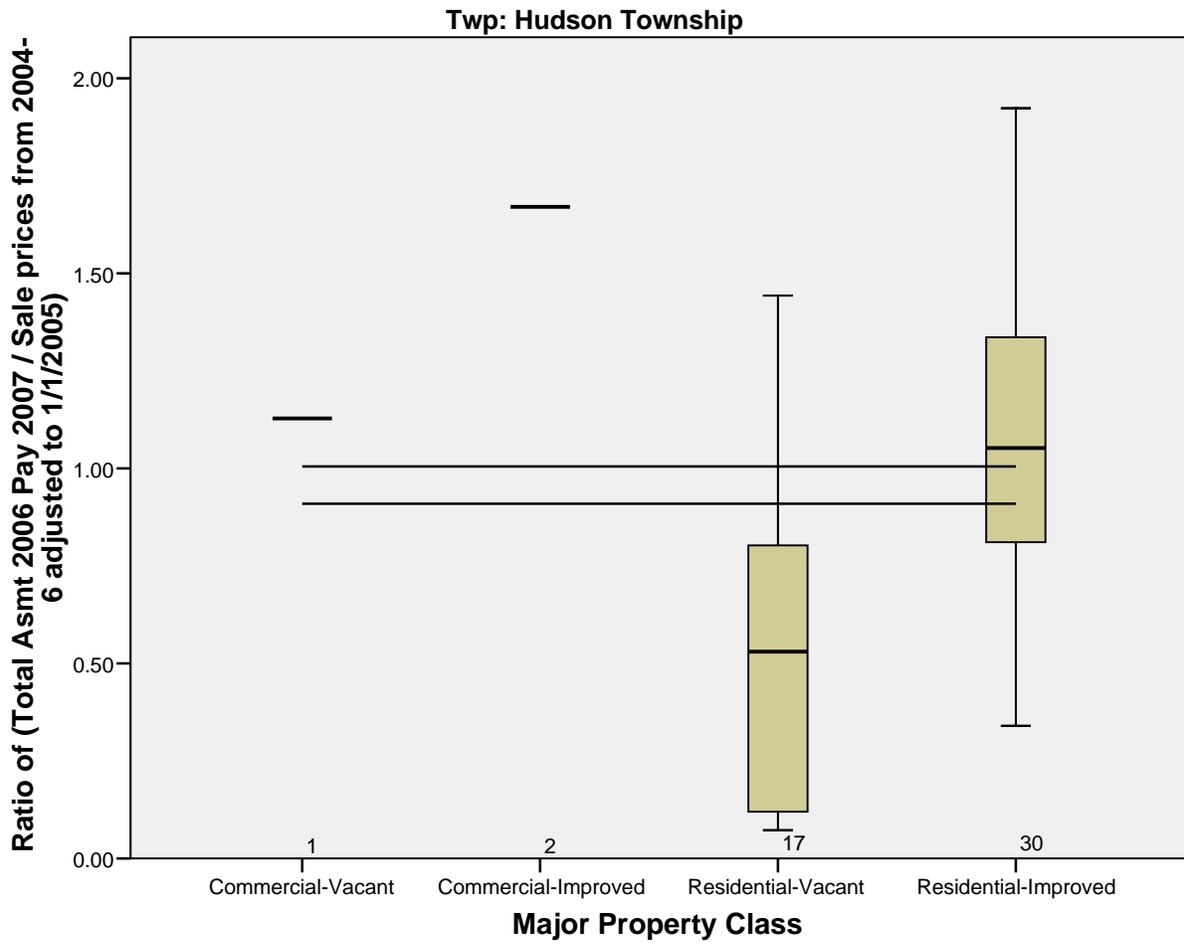


Chart 9 – Johnson Township Assessment-To-Time-Adjusted-Sale-Price-Ratios by Major Class For Validated Sales in 2004-2006, Excluding Extreme Ratios

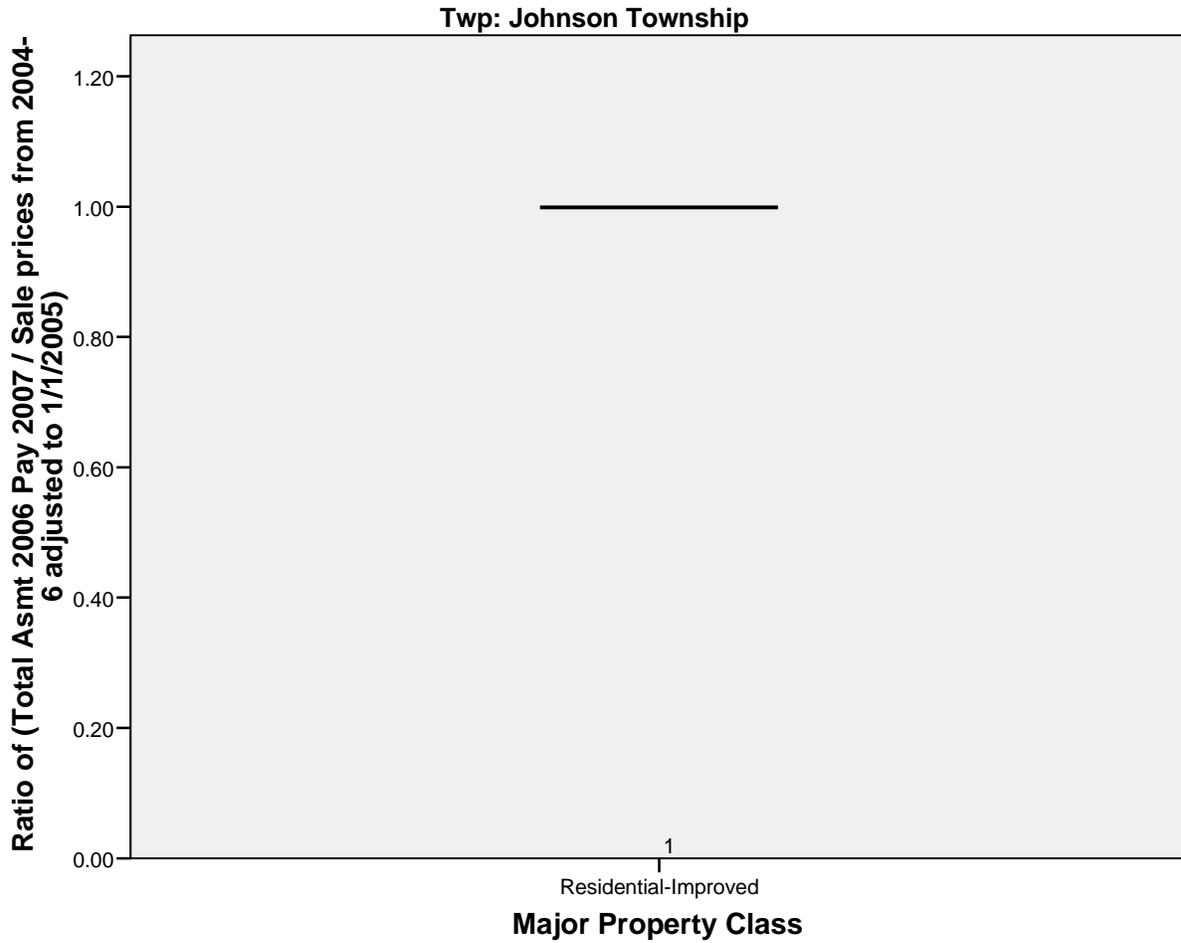


Chart 10 – Kankakee Township Assessment-To-Time-Adjusted-Sale-Price-Ratios by Major Class For Validated Sales in 2004-2006, Excluding Extreme Ratios

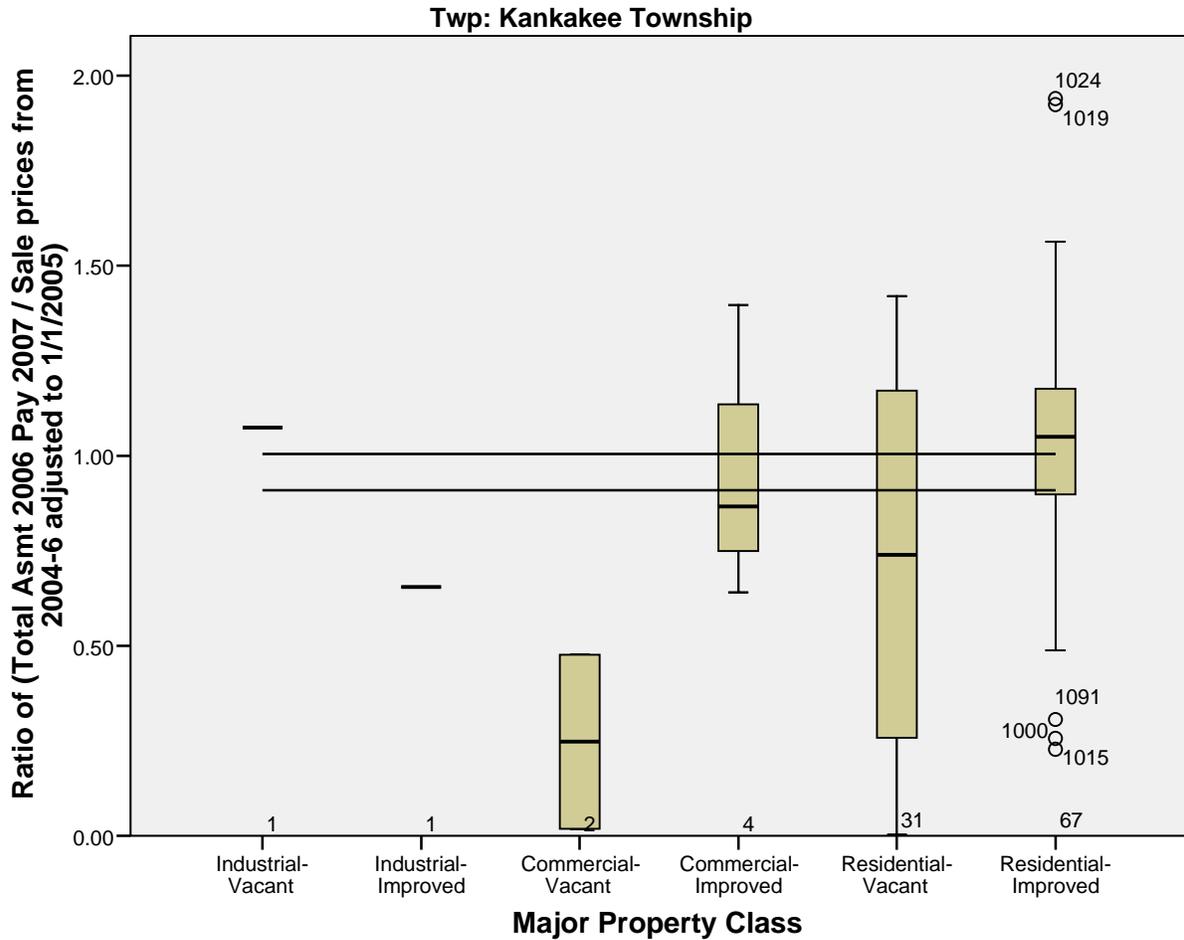


Chart 11 – Lincoln Township Assessment-To-Time-Adjusted-Sale-Price-Ratios by Major Class For Validated Sales in 2004-2006, Excluding Extreme Ratios

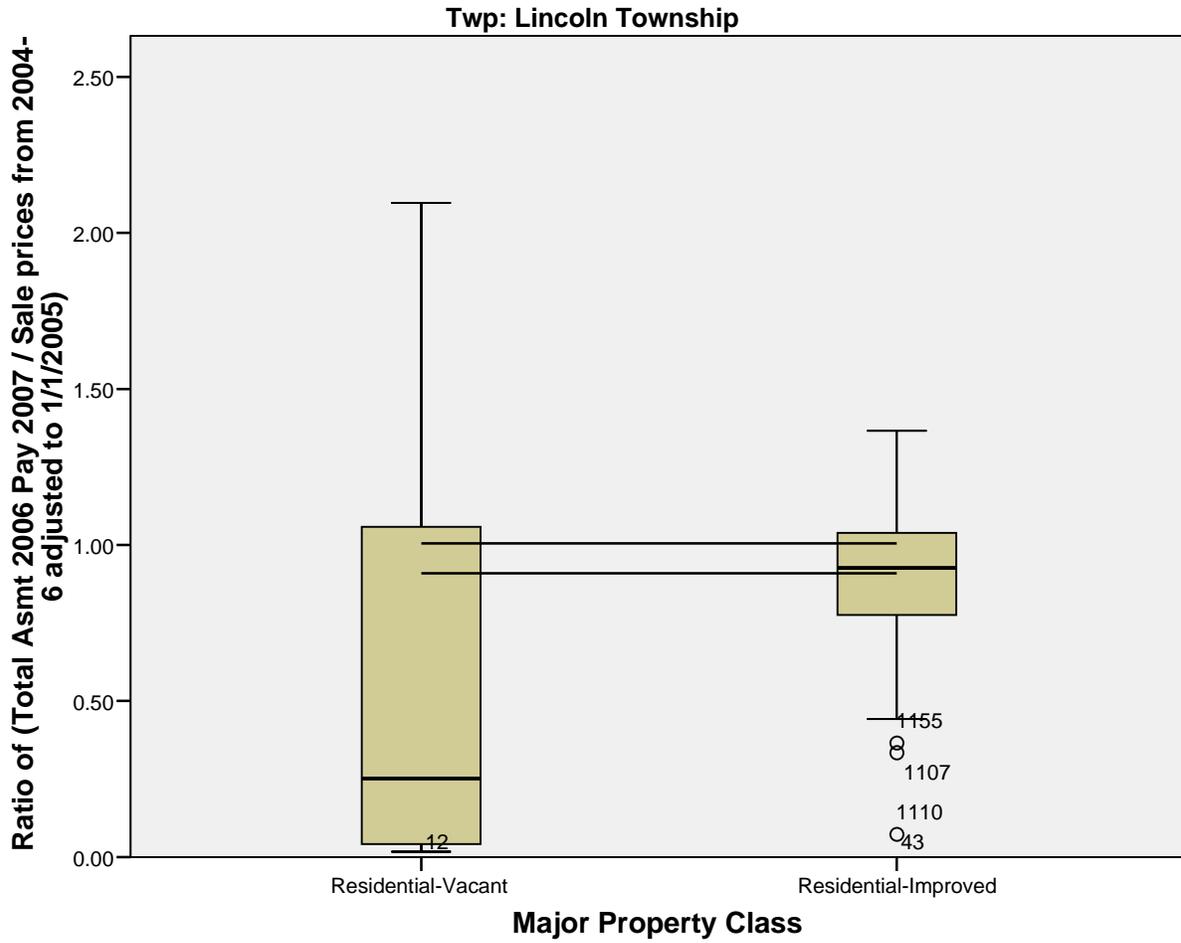


Chart 12 – Michigan Township Assessment-To-Time-Adjusted-Sale-Price-Ratios by Major Class For Validated Sales in 2004-2006, Excluding Extreme Ratios

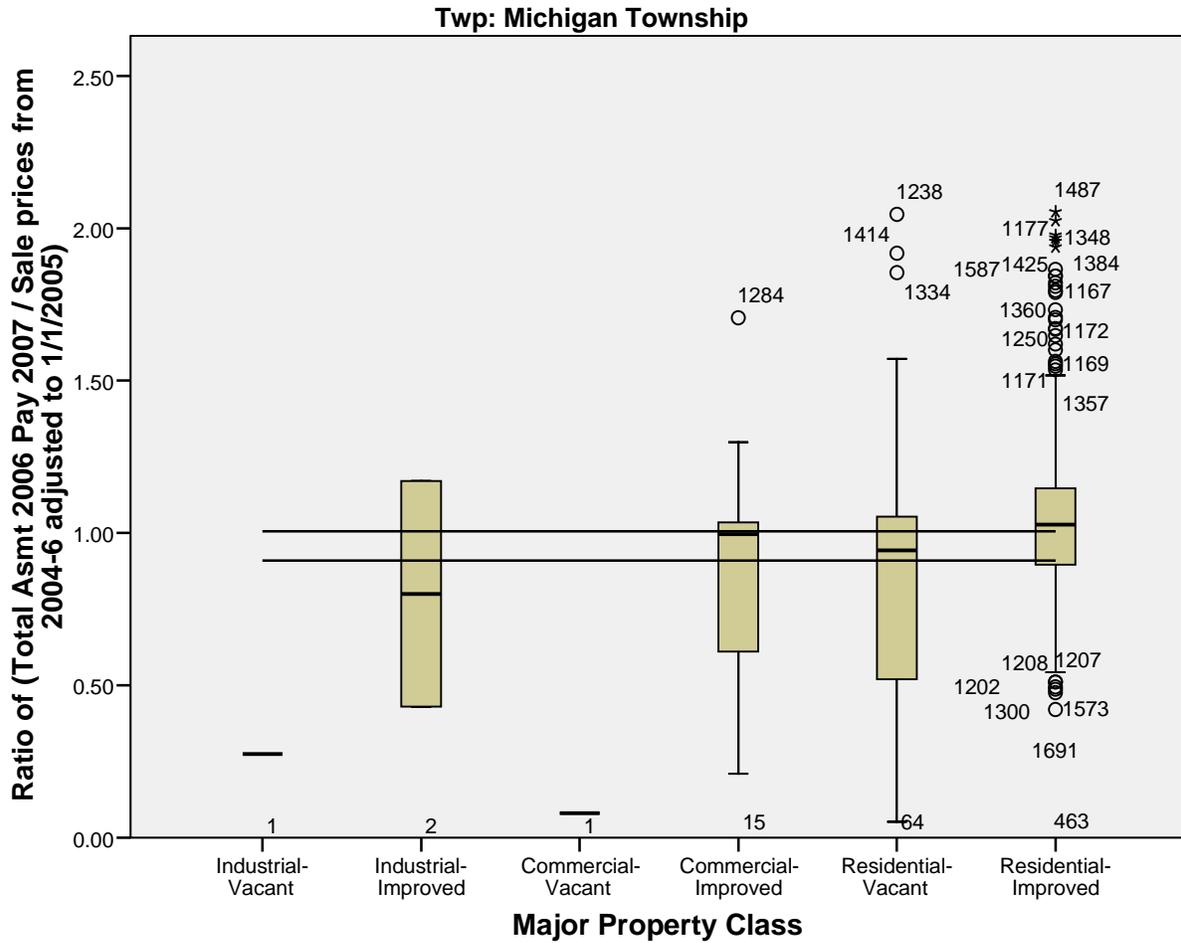


Chart 13 – New Durham Township Assessment-To-Time-Adjusted-Sale-Price-Ratios by Major Class For Validated Sales in 2004-2006, Excluding Extreme Ratios

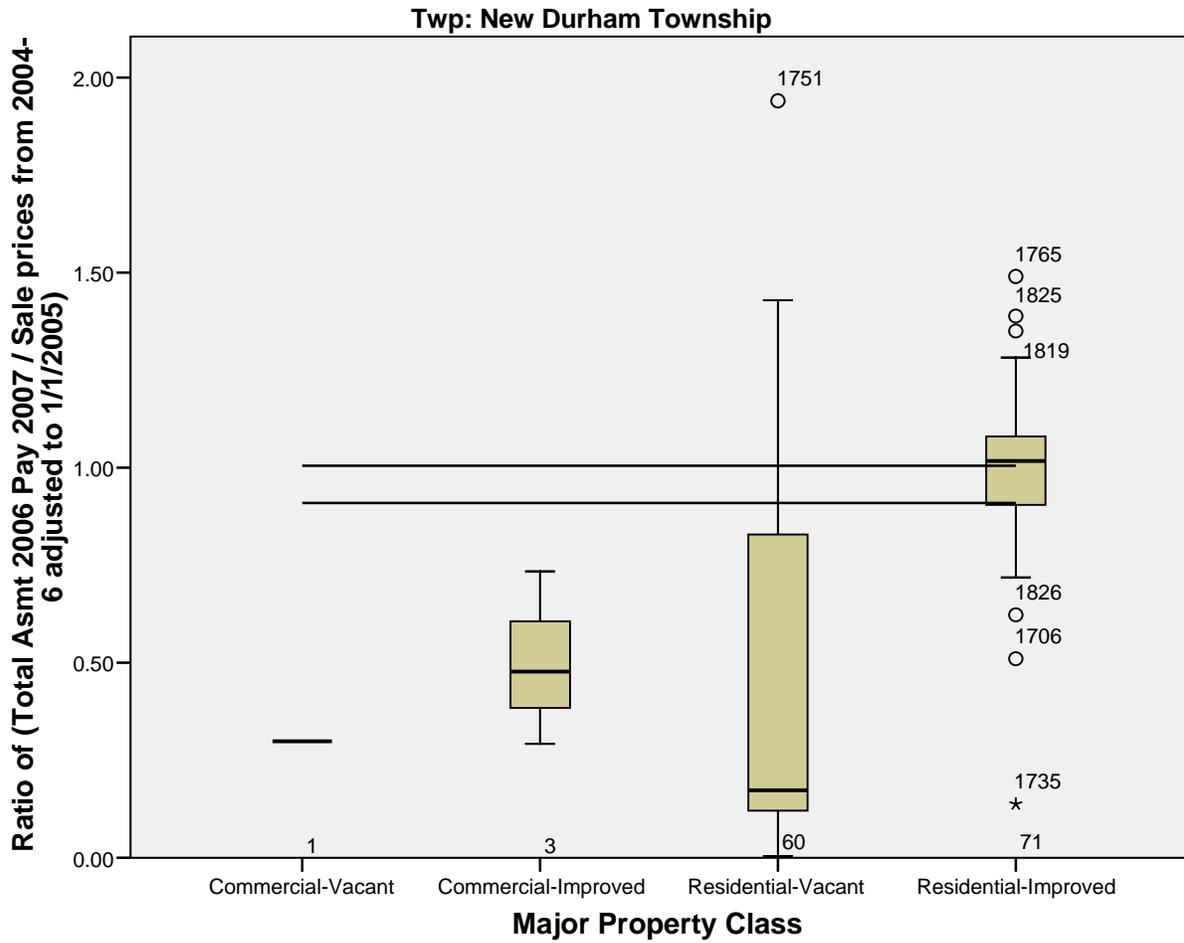


Chart 14 – Noble Township Assessment-To-Time-Adjusted-Sale-Price-Ratios by Major Class For Validated Sales in 2004-2006, Excluding Extreme Ratios

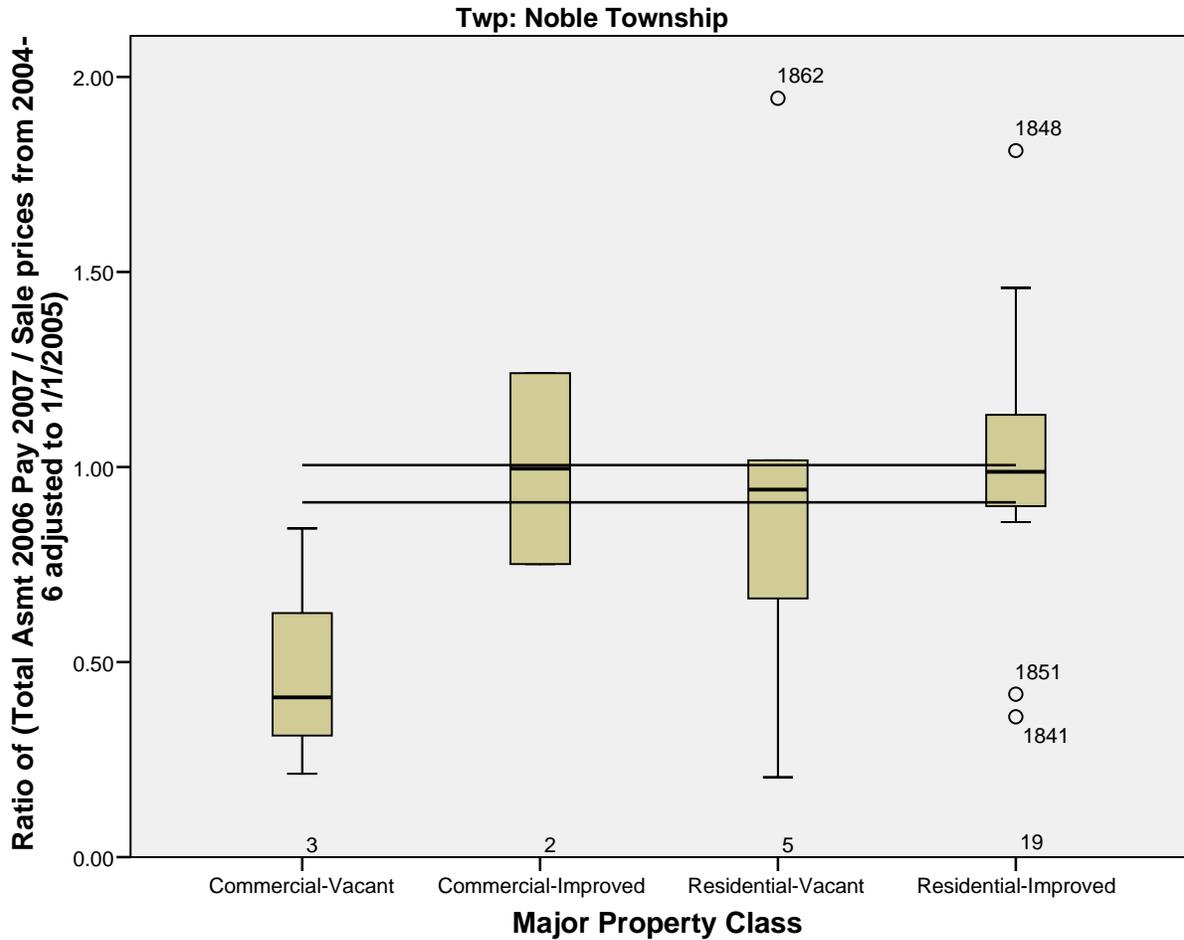


Chart 15 – Pleasant Township Assessment-To-Time-Adjusted-Sale-Price-Ratios by Major Class For Validated Sales in 2004-2006, Excluding Extreme Ratios

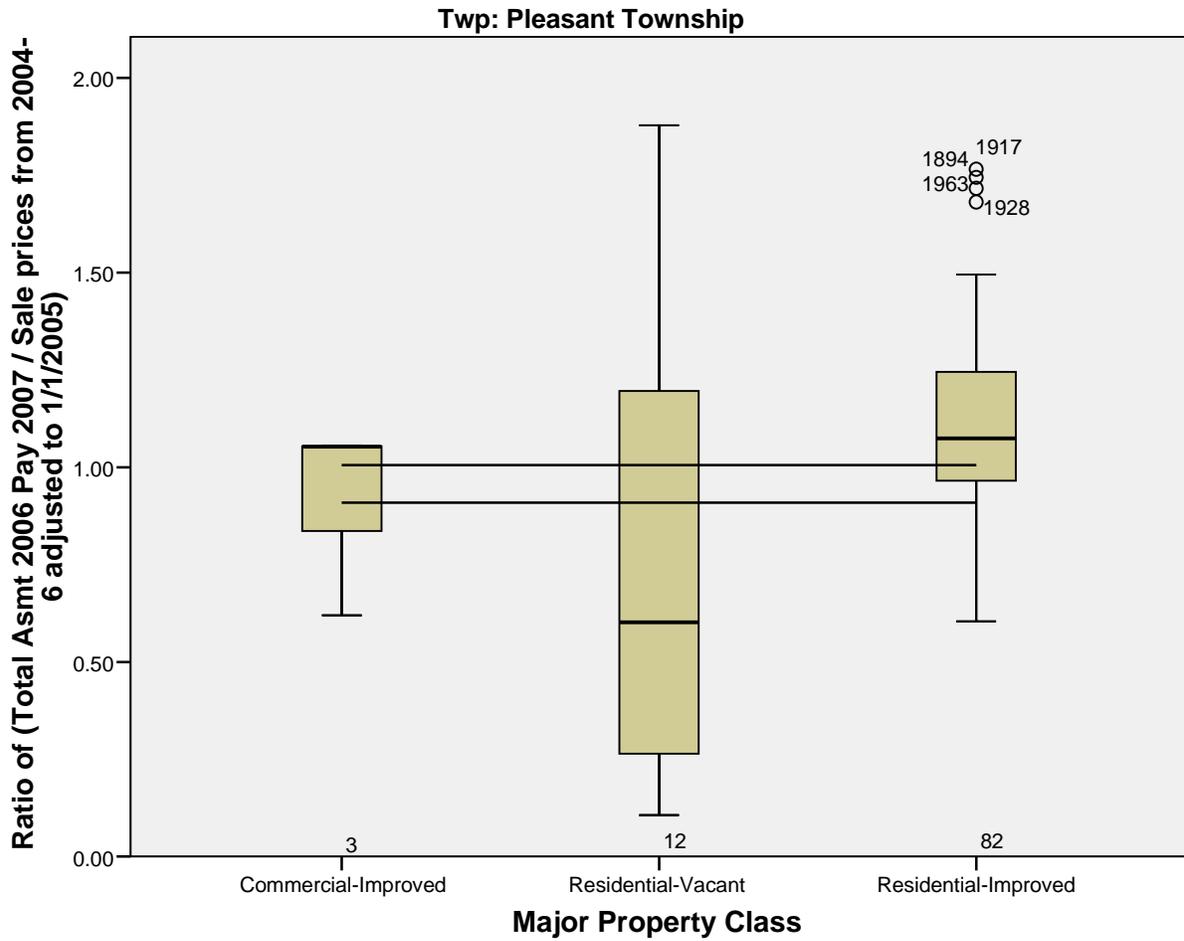


Chart 16 – Prairie Township Assessment-To-Time-Adjusted-Sale-Price-Ratios by Major Class For Validated Sales in 2004-2006, Excluding Extreme Ratios

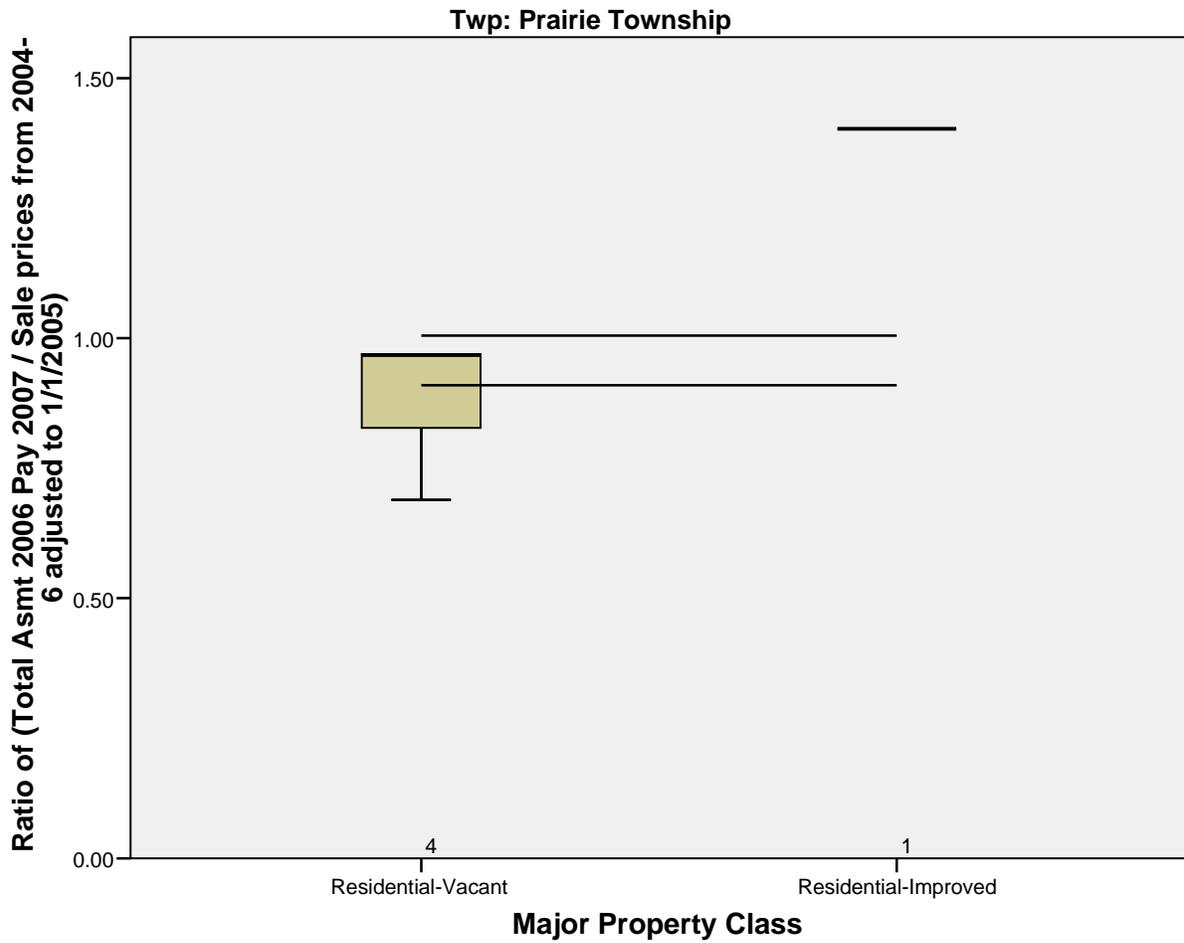


Chart 17 – Scipio Township Assessment-To-Time-Adjusted-Sale-Price-Ratios by Major Class For Validated Sales in 2004-2006, Excluding Extreme Ratios

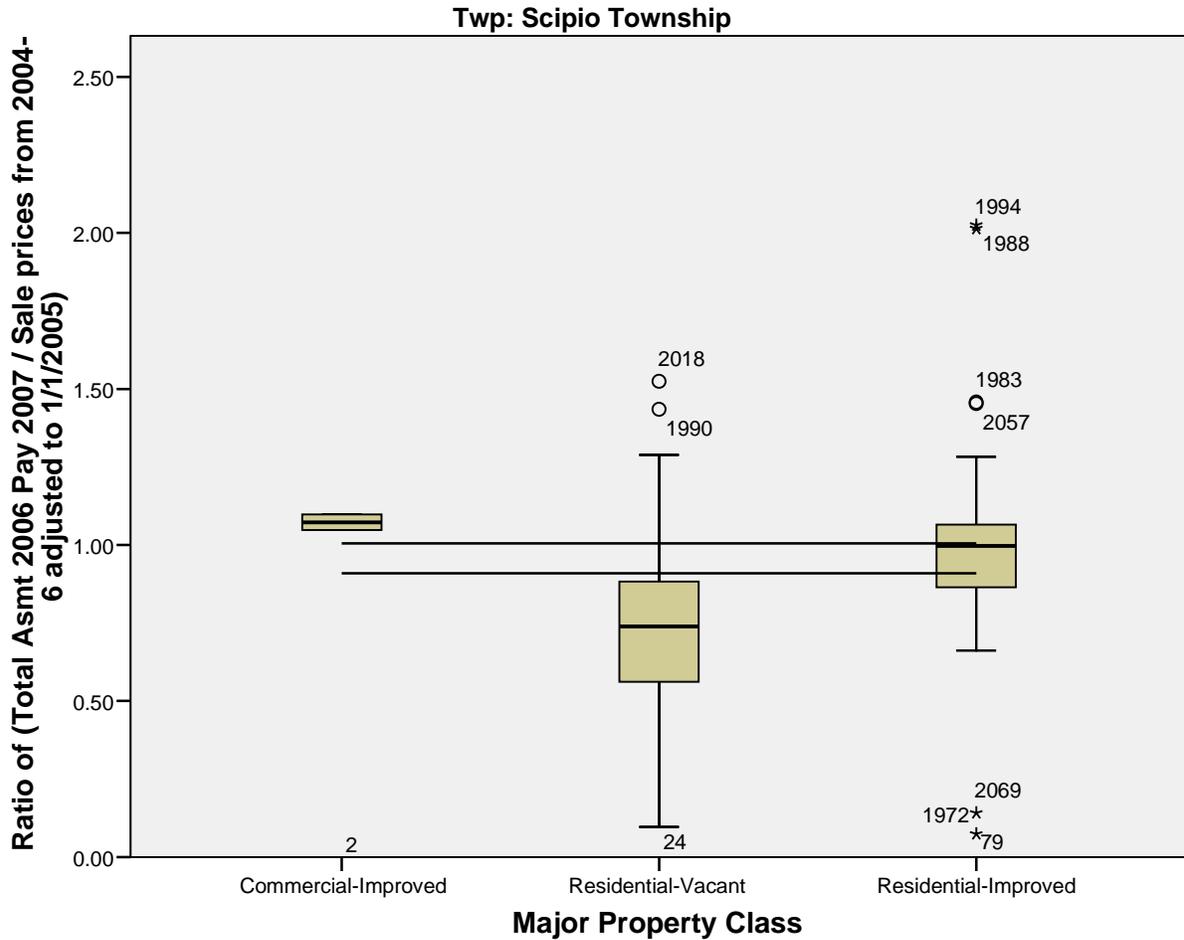


Chart 18 – Springfield Township Assessment-To-Time-Adjusted-Sale-Price-Ratios by Major Class For Validated Sales in 2004-2006, Excluding Extreme Ratios

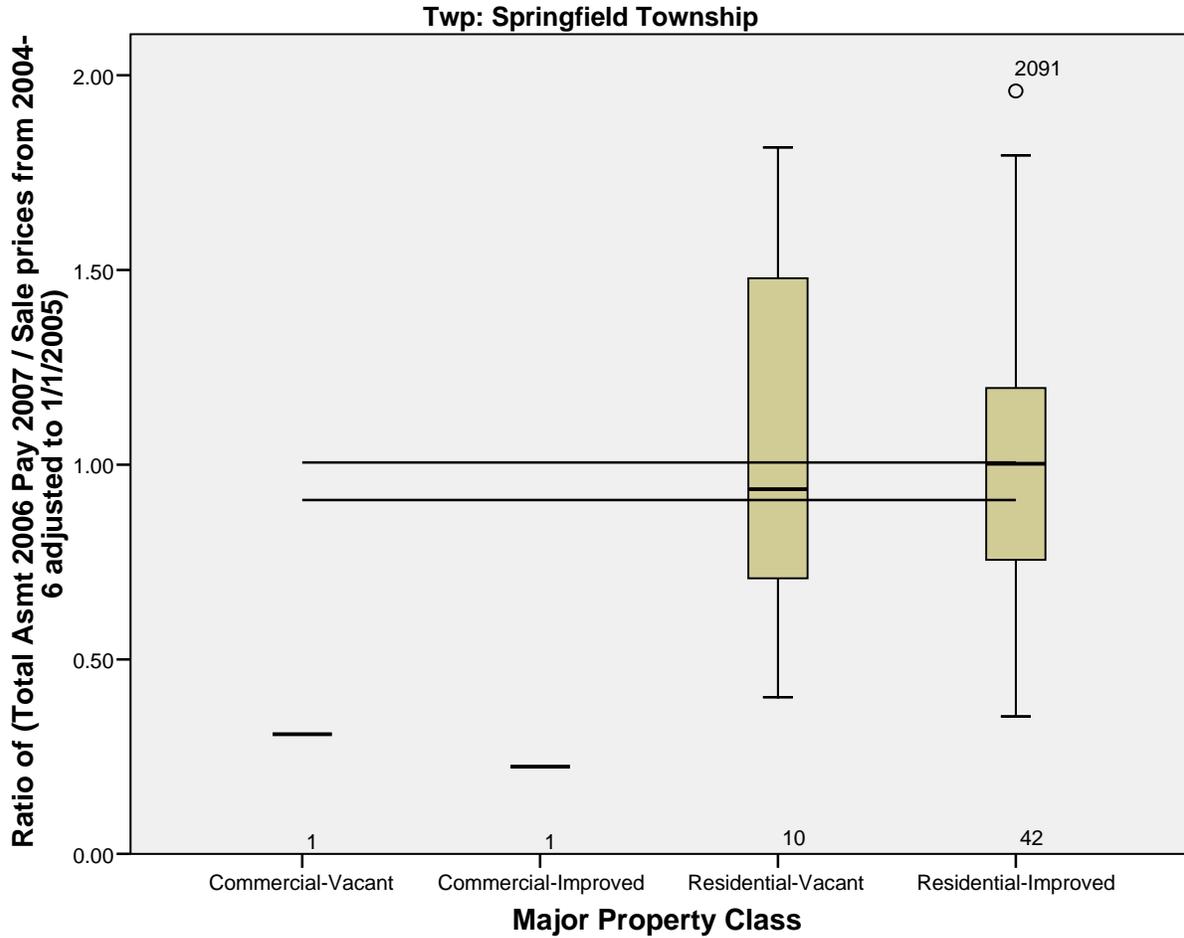


Chart 19 – Union Township Assessment-To-Time-Adjusted-Sale-Price-Ratios by Major Class For Validated Sales in 2004-2006, Excluding Extreme Ratios

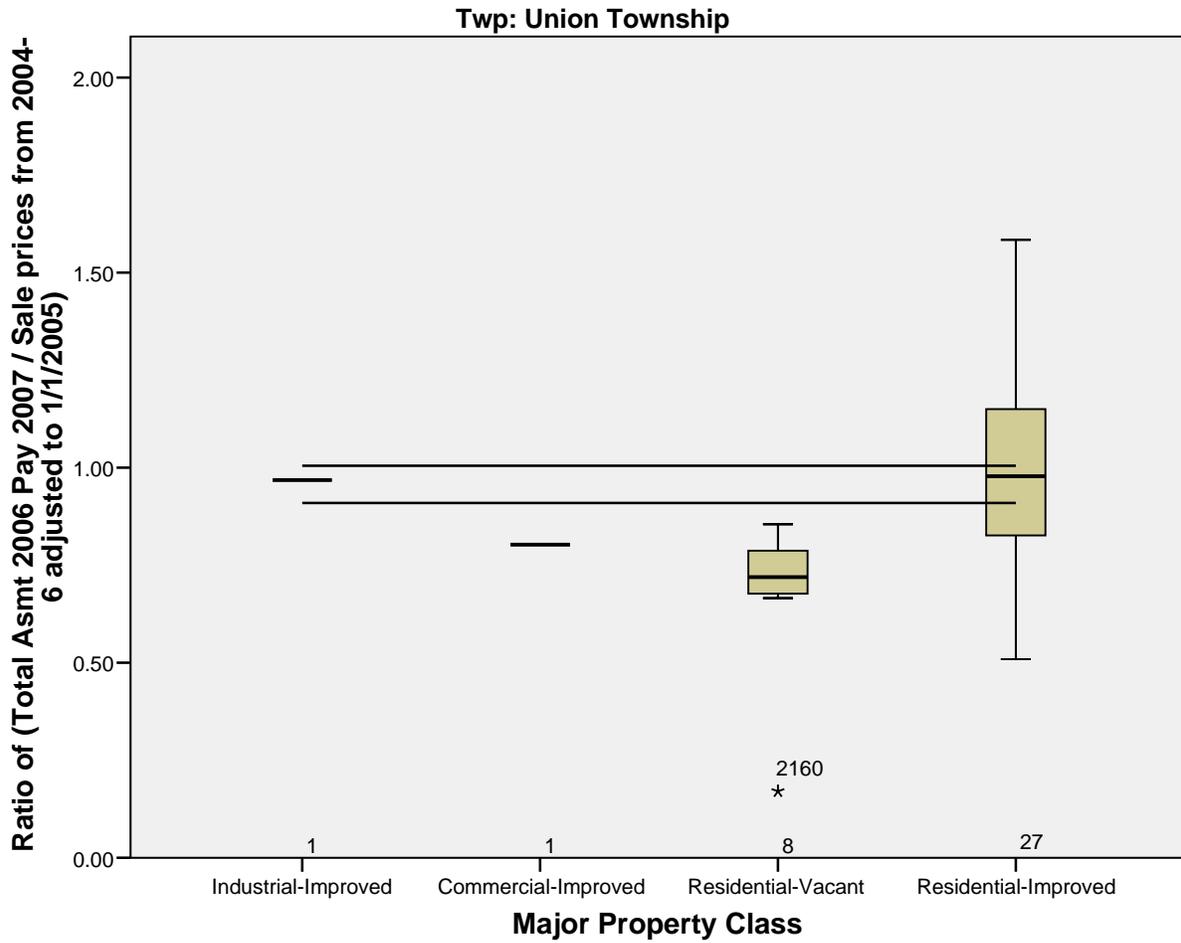


Chart 20 – Washington Township Assessment-To-Time-Adjusted-Sale-Price-Ratios by Major Class For Validated Sales in 2004-2006, Excluding Extreme Ratios

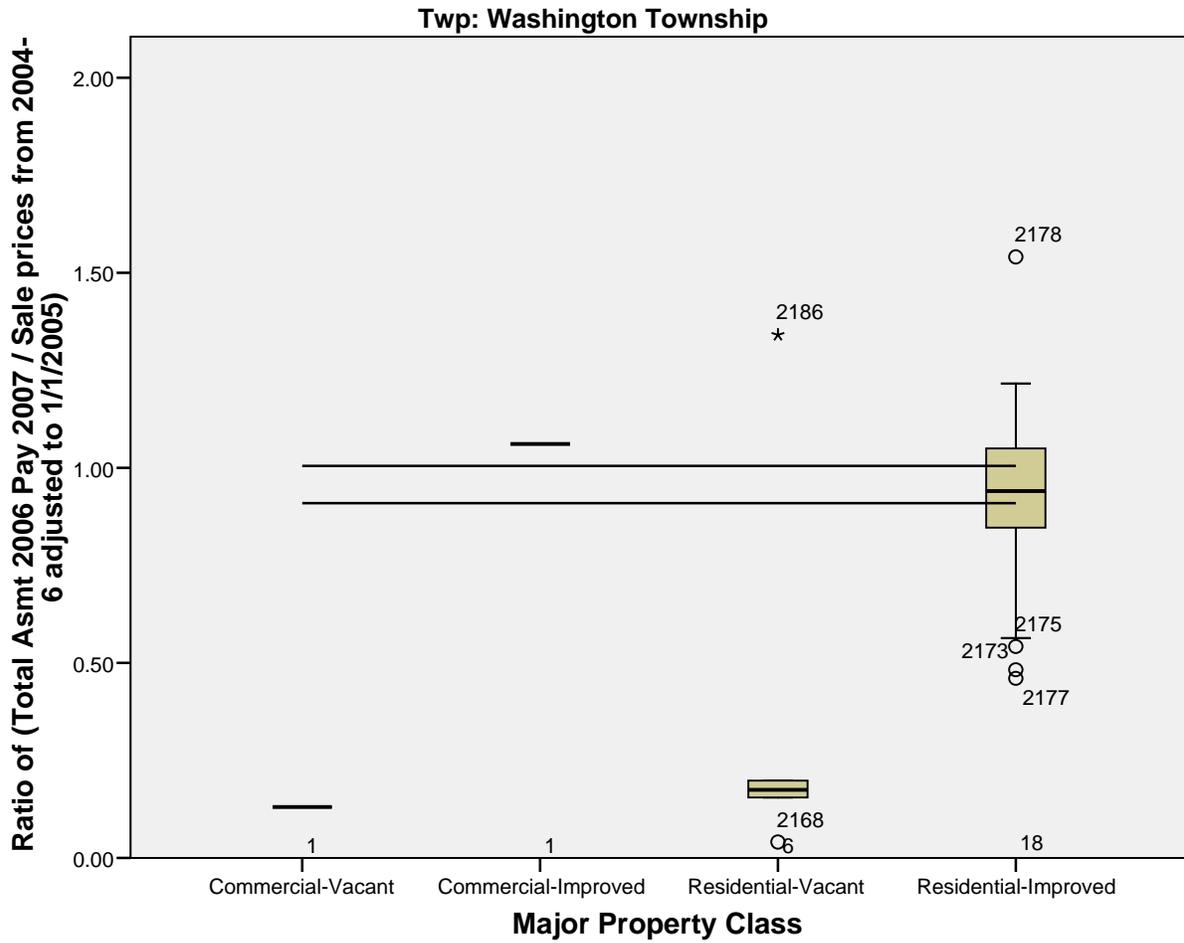


Chart 21 – Wills Township Assessment-To-Time-Adjusted-Sale-Price-Ratios by Major Class For Validated Sales in 2004-2006, Excluding Extreme Ratios

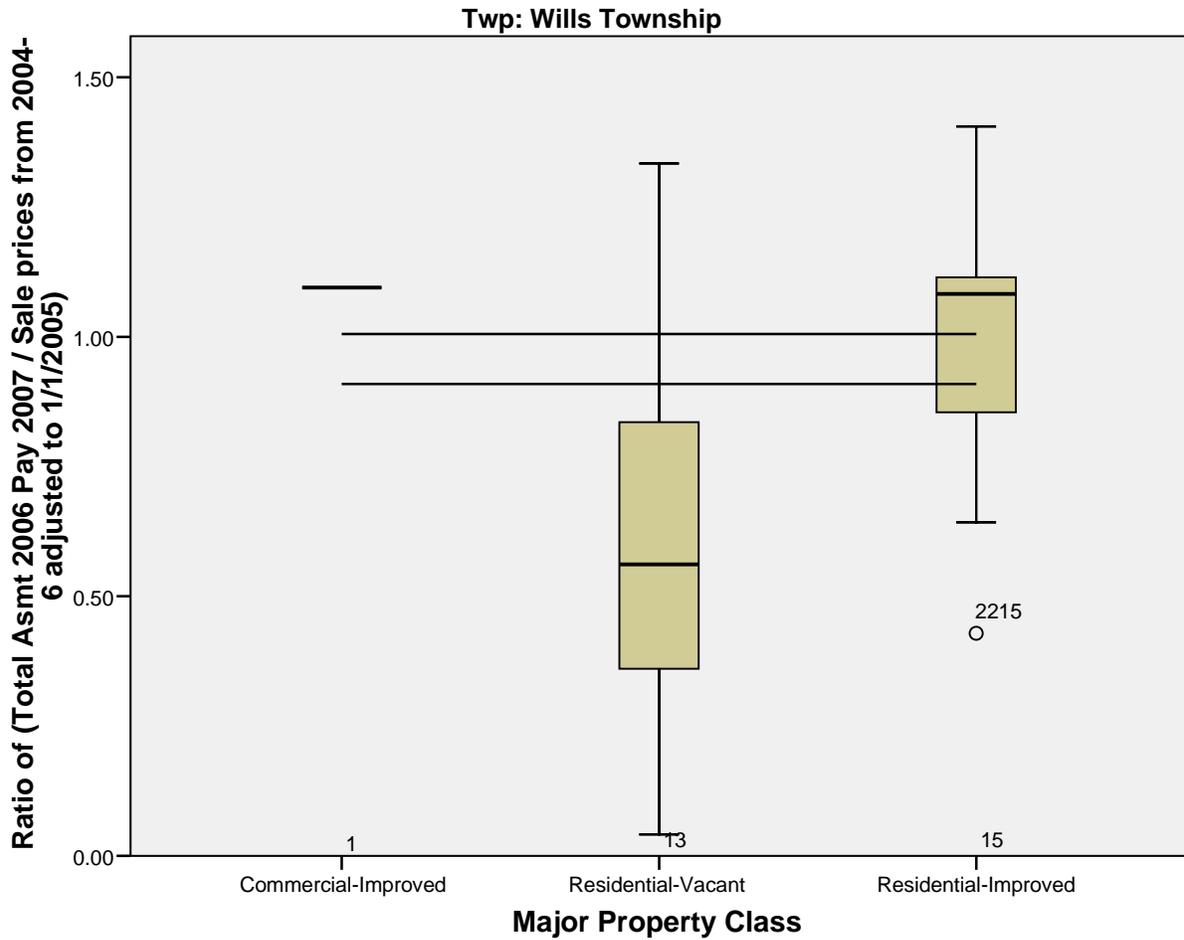


Table 1 -- LaPorte County Assessment Ratio Summary, Median Ratios of Asmt 2006-Pay-2007 Divided By Time-Adjusted Sales From 2006; Excludes 7 Blunders and the following Property Classes: Agricultural, Exempt, Utility, and Unidentified

Line # Township	Major Class	Parcel Count	Assessed Value Total	Sample Size	Sample Pct of Popln	Sample Assessed Value Pct	Coefficient of Dispersion	Price Related Differential	Median A/S Ratio	Lower bound of 95% confidence interval for Median	Upper bound of 95% confidence interval for Median	Imputed Market Value per Median Sample At Least 5	Assessment Total Where Sales At Least 5	Test if median within 5% of Overall Ratio	Imputed Value Passing 5% Tolerance Test Where Sales At Least 5	Imputed Value Failing 5% Tolerance Test Where Sales At Least 5
1 Cass Twp	Industrial-Vacant	2	33,400	-	-	-	-	-	-	-	-	-	-	-	-	-
2 Cass Twp	Industrial-Improved	9	1,898,500	-	-	-	-	-	-	-	-	-	-	-	-	-
3 Cass Twp	Commercial-Vacant	15	327,800	-	-	-	-	-	-	-	-	-	-	-	-	-
4 Cass Twp	Commercial-Improved	63	16,289,300	2	3.17	8.97	66.37	0.65	1.90	0.64	3.16	-	-	-	-	-
5 Cass Twp	Residential-Vacant	191	2,725,800	1	0.52	1.51	-	1.00	1.63	-	-	-	-	-	-	-
6 Cass Twp	Residential-Improved	594	62,430,300	13	2.19	1.86	48.69	1.30	0.99	0.68	1.14	63,281,025	62,430,300	Pass	63,281,025	-
7 Center Twp	Industrial-Vacant	48	3,229,100	-	-	-	-	-	-	-	-	-	-	-	-	-
8 Center Twp	Industrial-Improved	104	71,469,700	1	0.96	0.32	-	1.00	0.09	-	-	-	-	-	-	-
9 Center Twp	Commercial-Vacant	202	7,984,000	1	0.50	0.58	-	1.00	0.17	-	-	-	-	-	-	-
10 Center Twp	Commercial-Improved	703	171,311,900	16	2.28	3.66	38.24	1.18	0.94	0.64	1.17	182,357,191	171,311,900	Pass	182,357,191	-
11 Center Twp	Residential-Vacant	1,612	22,648,400	56	3.47	6.99	200.86	1.97	0.28	0.15	0.66	81,572,373	22,648,400	FAIL	-	81,572,373
12 Center Twp	Residential-Improved	8,786	963,209,100	417	4.75	4.80	18.91	1.05	1.00	0.97	1.02	965,688,890	963,209,100	Pass	965,688,890	-
13 Clinton Twp	Industrial-Vacant	5	245,700	-	-	-	-	-	-	-	-	-	-	-	-	-
14 Clinton Twp	Industrial-Improved	1	1,556,200	-	-	-	-	-	-	-	-	-	-	-	-	-
15 Clinton Twp	Commercial-Vacant	10	1,666,200	-	-	-	-	-	-	-	-	-	-	-	-	-
16 Clinton Twp	Commercial-Improved	16	19,159,700	2	12.50	2.59	24.60	0.91	0.94	0.71	1.18	-	-	-	-	-
17 Clinton Twp	Residential-Vacant	143	2,356,600	28	19.58	20.13	41.03	1.72	0.51	0.25	0.61	4,585,928	2,356,600	FAIL	-	4,585,928
18 Clinton Twp	Residential-Improved	451	49,077,700	12	2.66	2.58	16.29	0.99	0.99	0.69	1.11	49,822,571	49,077,700	Pass	49,822,571	-
19 Coolspring Twp	Industrial-Vacant	17	398,500	-	-	-	-	-	-	-	-	-	-	-	-	-
20 Coolspring Twp	Industrial-Improved	22	25,985,100	-	-	-	-	-	-	-	-	-	-	-	-	-
21 Coolspring Twp	Commercial-Vacant	242	13,160,600	3	1.24	1.48	148.82	1.00	0.07	0.04	0.38	-	-	-	-	-
22 Coolspring Twp	Commercial-Improved	348	273,875,600	12	3.45	3.68	23.81	1.08	0.76	0.51	0.91	360,815,374	273,875,600	FAIL	-	360,815,374
23 Coolspring Twp	Residential-Vacant	1,053	10,297,000	21	1.99	2.98	96.44	2.29	0.35	0.09	0.83	29,676,112	10,297,000	FAIL	-	29,676,112
24 Coolspring Twp	Residential-Improved	4,279	518,755,900	170	3.97	3.90	21.56	1.08	0.98	0.94	1.02	530,485,904	518,755,900	Pass	530,485,904	-
25 Dewey Twp	Commercial-Vacant	21	394,600	-	-	-	-	-	-	-	-	-	-	-	-	-
26 Dewey Twp	Commercial-Improved	41	2,772,100	-	-	-	-	-	-	-	-	-	-	-	-	-
27 Dewey Twp	Residential-Vacant	171	2,267,800	2	1.17	2.50	1.76	1.00	1.06	1.05	1.08	-	-	-	-	-
28 Dewey Twp	Residential-Improved	371	27,649,700	18	4.85	4.40	36.06	1.07	1.01	0.85	1.25	27,468,680	27,649,700	Pass	27,468,680	-
29 Galena Twp	Commercial-Vacant	20	111,200	-	-	-	-	-	-	-	-	-	-	-	-	-
30 Galena Twp	Commercial-Improved	17	2,208,600	-	-	-	-	-	-	-	-	-	-	-	-	-
31 Galena Twp	Residential-Vacant	520	6,823,600	11	2.12	5.01	161.65	2.69	0.63	0.13	3.09	10,844,137	6,823,600	Pass	10,844,137	-
32 Galena Twp	Residential-Improved	640	74,861,700	18	2.81	3.22	23.61	1.04	0.89	0.64	1.13	84,526,458	74,861,700	Pass	84,526,458	-
33 Hanna Twp	Commercial-Vacant	6	75,400	-	-	-	-	-	-	-	-	-	-	-	-	-
34 Hanna Twp	Commercial-Improved	17	1,199,900	1	5.88	1.01	-	1.00	1.15	-	-	-	-	-	-	-
35 Hanna Twp	Residential-Vacant	97	1,043,700	10	10.31	13.94	42.46	1.25	0.37	0.36	0.66	2,791,935	1,043,700	FAIL	-	2,791,935
36 Hanna Twp	Residential-Improved	335	29,705,000	18	5.37	4.75	41.51	1.12	0.75	0.57	0.96	39,865,449	29,705,000	Pass	39,865,449	-
37 Hudson Twp	Commercial-Vacant	8	61,400	-	-	-	-	-	-	-	-	-	-	-	-	-
38 Hudson Twp	Commercial-Improved	25	3,656,500	-	-	-	-	-	-	-	-	-	-	-	-	-
39 Hudson Twp	Residential-Vacant	1,423	13,495,000	3	0.21	0.36	43.45	1.10	1.44	0.33	2.21	-	-	-	-	-
40 Hudson Twp	Residential-Improved	1,011	77,151,000	17	1.68	2.37	28.95	1.14	1.07	0.87	1.34	72,218,225	77,151,000	Pass	72,218,225	-
41 Johnson Twp	Commercial-Improved	2	314,600	-	-	-	-	-	-	-	-	-	-	-	-	-
42 Johnson Twp	Residential-Vacant	4	33,400	-	-	-	-	-	-	-	-	-	-	-	-	-
43 Johnson Twp	Residential-Improved	40	3,977,500	-	-	-	-	-	-	-	-	-	-	-	-	-
44 Kankakee Twp	Industrial-Vacant	22	994,500	-	-	-	-	-	-	-	-	-	-	-	-	-
45 Kankakee Twp	Industrial-Improved	24	39,099,800	1	4.17	2.12	-	1.00	0.65	-	-	-	-	-	-	-
46 Kankakee Twp	Commercial-Vacant	41	955,200	-	-	-	-	-	-	-	-	-	-	-	-	-
47 Kankakee Twp	Commercial-Improved	104	37,283,300	3	2.88	7.95	29.33	1.11	0.86	0.64	1.40	-	-	-	-	-
48 Kankakee Twp	Residential-Vacant	508	6,343,600	24	4.72	6.08	87.76	2.00	0.49	0.24	1.17	12,830,443	6,343,600	Pass	12,830,443	-
49 Kankakee Twp	Residential-Improved	1,289	157,692,300	59	4.58	4.75	33.63	1.13	1.06	0.99	1.14	149,232,956	157,692,300	Pass	149,232,956	-
50 Lincoln Twp	Commercial-Vacant	7	47,800	-	-	-	-	-	-	-	-	-	-	-	-	-
51 Lincoln Twp	Commercial-Improved	13	990,800	-	-	-	-	-	-	-	-	-	-	-	-	-
52 Lincoln Twp	Residential-Vacant	921	5,957,000	4	0.43	1.61	136.67	4.81	0.96	0.34	5.30	-	-	-	-	-
53 Lincoln Twp	Residential-Improved	973	73,158,200	39	4.01	4.24	26.51	1.15	0.96	0.85	1.05	73,158,200	-	Pass	-	-
54 Michigan Twp	Industrial-Vacant	96	12,929,200	1	1.04	0.51	-	1.00	0.27	-	-	-	-	-	-	-
55 Michigan Twp	Industrial-Improved	115	80,917,600	2	1.74	0.73	46.28	0.80	0.80	0.43	1.17	-	-	-	-	-
56 Michigan Twp	Commercial-Vacant	399	21,780,000	-	-	-	-	-	-	-	-	-	-	-	-	-
57 Michigan Twp	Commercial-Improved	725	465,817,000	12	1.66	0.42	39.53	1.12	0.86	0.41	1.11	542,362,615	465,817,000	Pass	542,362,615	-
58 Michigan Twp	Residential-Vacant	3,163	168,545,200	38	1.20	1.66	67.76	1.41	0.67	0.43	1.03	249,728,003	168,545,200	Pass	249,728,003	-
59 Michigan Twp	Residential-Improved	10,958	1,837,046,600	412	3.76	3.73	17.88	1.06	1.03	1.01	1.05	1,778,727,568	1,837,046,600	FAIL	-	1,778,727,568
60 New Durham Twp	Industrial-Vacant	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
61 New Durham Twp	Industrial-Improved	7	4,102,900	-	-	-	-	-	-	-	-	-	-	-	-	-
62 New Durham Twp	Commercial-Vacant	166	6,195,100	1	0.60	0.20	-	1.00	0.30	-	-	-	-	-	-	-
63 New Durham Twp	Commercial-Improved	92	33,269,700	4	4.35	1.20	137.03	1.77	0.61	0.29	3.35	-	-	-	-	-

Table 1 -- LaPorte County Assessment Ratio Summary, Median Ratios of Asmt 2006-Pay-2007 Divided By Time-Adjusted Sales From 2006; Excludes 7 Blunders and the following Property Classes: Agricultural, Exempt, Utility, and Unidentified

Line # Township	Major Class	Parcel Count	Assessed Value Total	Sample Size	Sample	Coefficient of Dispersion	Price Related Differential	Median A/S Ratio	Lower bound of	Upper bound of	Imputed Market		Test if median within 5% of Overall Ratio	Imputed Value	Imputed Value	
					Pct of Popln				Assessed Value Pct	95% confidence interval for Median	95% confidence interval for Median	Value per Median Ratio Where Sales Sample At Least 5		Assessment Total Where Sales At Least 5	Passing 5% Tolerance Test Where Sales At Least 5	Failing 5% Tolerance Test Where Sales At Least 5
Column #		(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)
64 New Durham Twp	Residential-Vacant	469	6,564,800	50	10.66	12.31	169.69	1.71	0.15	0.13	0.22	44,903,589	6,564,800	FAIL	-	44,903,589
65 New Durham Twp	Residential-Improved	1,179	145,036,000	53	4.50	4.76	16.82	1.03	1.00	0.95	1.06	144,806,324	145,036,000	Pass	144,806,324	-
66 Noble Twp	Commercial-Vacant	13	125,000	1	7.69	28.96	-	1.00	0.84	-	-	-	-	-	-	-
67 Noble Twp	Commercial-Improved	21	2,297,400	2	9.52	3.04	24.59	1.03	1.00	0.75	1.24	-	-	-	-	-
68 Noble Twp	Residential-Vacant	127	1,730,500	3	2.36	4.41	87.51	2.89	0.66	0.20	1.94	-	-	-	-	-
69 Noble Twp	Residential-Improved	524	54,994,900	16	3.05	2.47	20.84	1.06	0.98	0.89	1.18	56,039,761	54,994,900	Pass	56,039,761	-
70 Pleasant Twp	Industrial-Vacant	1	3,300	-	-	-	-	-	-	-	-	-	-	-	-	-
71 Pleasant Twp	Industrial-Improved	1	362,200	-	-	-	-	-	-	-	-	-	-	-	-	-
72 Pleasant Twp	Commercial-Vacant	13	448,800	-	-	-	-	-	-	-	-	-	-	-	-	-
73 Pleasant Twp	Commercial-Improved	41	21,168,100	2	4.88	2.41	25.86	1.10	0.84	0.62	1.05	-	-	-	-	-
74 Pleasant Twp	Residential-Vacant	221	3,334,700	10	4.52	8.11	124.13	2.31	0.47	0.12	1.88	7,026,645	3,334,700	Pass	7,026,645	-
75 Pleasant Twp	Residential-Improved	1,139	124,761,700	67	5.88	6.48	19.42	1.03	1.08	1.02	1.13	115,802,998	124,761,700	FAIL	-	115,802,998
76 Prairie Twp	Commercial-Improved	1	472,300	-	-	-	-	-	-	-	-	-	-	-	-	-
77 Prairie Twp	Residential-Vacant	27	244,800	1	3.70	7.35	-	1.00	0.69	-	-	-	-	-	-	-
78 Prairie Twp	Residential-Improved	32	4,132,000	1	3.13	3.05	-	1.00	1.40	-	-	-	-	-	-	-
79 Scipio Twp	Industrial-Improved	2	6,570,600	-	-	-	-	-	-	-	-	-	-	-	-	-
80 Scipio Twp	Commercial-Vacant	7	162,000	-	-	-	-	-	-	-	-	-	-	-	-	-
81 Scipio Twp	Commercial-Improved	24	13,686,100	1	4.17	33.61	-	1.00	1.10	-	-	-	-	-	-	-
82 Scipio Twp	Residential-Vacant	400	7,072,600	18	4.50	6.21	63.81	1.90	0.76	0.57	0.87	9,291,446	7,072,600	FAIL	-	9,291,446
83 Scipio Twp	Residential-Improved	1,429	197,873,300	69	4.83	4.98	13.70	1.03	0.99	0.94	1.03	199,286,398	197,873,300	Pass	199,286,398	-
84 Springfield Twp	Industrial-Improved	6	5,944,600	-	-	-	-	-	-	-	-	-	-	-	-	-
85 Springfield Twp	Commercial-Vacant	128	528,900	1	0.78	4.82	-	1.00	0.31	-	-	-	-	-	-	-
86 Springfield Twp	Commercial-Improved	61	19,013,000	-	-	-	-	-	-	-	-	-	-	-	-	-
87 Springfield Twp	Residential-Vacant	713	22,721,600	3	0.42	0.26	62.36	1.60	0.75	0.40	1.81	-	-	-	-	-
88 Springfield Twp	Residential-Improved	1,326	158,018,400	39	2.94	3.71	26.54	1.12	1.00	0.84	1.12	158,809,751	158,018,400	Pass	158,809,751	-
89 Union Twp	Industrial-Vacant	1	3,900	-	-	-	-	-	-	-	-	-	-	-	-	-
90 Union Twp	Industrial-Improved	3	1,001,100	-	-	-	-	-	-	-	-	-	-	-	-	-
91 Union Twp	Commercial-Vacant	3	104,000	-	-	-	-	-	-	-	-	-	-	-	-	-
92 Union Twp	Commercial-Improved	23	2,697,400	-	-	-	-	-	-	-	-	-	-	-	-	-
93 Union Twp	Residential-Vacant	365	4,657,500	6	1.64	2.17	82.49	2.23	0.71	0.17	3.46	6,572,922	4,657,500	Pass	6,572,922	-
94 Union Twp	Residential-Improved	798	48,752,500	24	3.01	3.36	35.18	1.17	1.03	0.86	1.27	47,474,327	48,752,500	Pass	47,474,327	-
95 Washington Twp	Industrial-Vacant	9	816,300	-	-	-	-	-	-	-	-	-	-	-	-	-
96 Washington Twp	Industrial-Improved	51	25,892,400	-	-	-	-	-	-	-	-	-	-	-	-	-
97 Washington Twp	Commercial-Vacant	15	131,800	1	6.67	2.81	-	1.00	0.13	-	-	-	-	-	-	-
98 Washington Twp	Commercial-Improved	22	3,923,900	1	4.55	9.26	-	1.00	1.06	-	-	-	-	-	-	-
99 Washington Twp	Residential-Vacant	150	2,578,500	2	1.33	1.93	74.22	3.20	0.77	0.20	1.34	-	-	-	-	-
100 Washington Twp	Residential-Improved	433	44,708,400	17	3.93	4.06	21.30	1.01	0.93	0.85	1.02	48,295,620	44,708,400	Pass	48,295,620	-
101 Wills Twp	Commercial-Vacant	6	54,300	-	-	-	-	-	-	-	-	-	-	-	-	-
102 Wills Twp	Commercial-Improved	16	6,531,600	2	12.50	4.30	39.55	1.19	1.81	1.09	2.53	-	-	-	-	-
103 Wills Twp	Residential-Vacant	176	2,619,200	7	3.98	5.28	122.38	1.72	0.44	0.13	2.35	5,925,925	2,619,200	Pass	5,925,925	-
104 Wills Twp	Residential-Improved	500	66,978,400	15	3.00	3.00	23.69	1.13	1.09	0.90	1.15	61,693,965	66,978,400	Pass	61,693,965	-
105 Total		53,785	6,449,739,400	1,865								6,144,811,507	5,865,172,500		3,716,644,185	2,428,167,321
106 Overall Ratio as inferred from columns 11 & 12									0.95				91%		60%	40%

(Line 106 =Total column 12 / Total column 11) (column 2 / (Pct = Total col 12 / Total col 2) (Pct = Total col 14/Total col 11) (Pct = Total col 15/Total col 11)

Derivation
 Black-Font Type indicates at least 5 sales
 Blue-Font Type indicates fewer than 5 sales

5% Low Cut 0.91
 5% High Cut 1.00

Table 2 -- LaPorte County Assessment Ratio Summary, Median Ratios of Asmt 2006-Pay-2007 Divided By Time-Adjusted Sales From 2006; Excludes 40 Extreme Ratios and the following Property Classes: Agricultural, Exempt, Utility, and Unidentified.

Line # Township	Major Class	Parcel Count	Assessed Value Total	Sample Size	Sample Pct of Popln	Sample Assessed Value Pct	Coefficient of Dispersion	Price Related Differential	Median A/S Ratio	Lower bound of 95% confidence interval for Median	Upper bound of 95% confidence interval for Median	Imputed Value per Median Ratio Where Sales Sample At Least 5	Assessment Total Where Sales Sample At Least 5	Test if median within 5% of Overall Ratio	Imputed Value Passing 5% Tolerance Test Where Sales At Least 5	Imputed Value Failing 5% Tolerance Test Where Sales At Least 5
Column #		(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)
1 Cass Twp	Industrial-Vacant	2	33,400	-	-	-	-	-	-	-	-	-	-	-	-	-
2 Cass Twp	Industrial-Improved	9	1,898,500	-	-	-	-	-	-	-	-	-	-	-	-	-
3 Cass Twp	Commercial-Vacant	15	327,800	-	-	-	-	-	-	-	-	-	-	-	-	-
4 Cass Twp	Commercial-Improved	63	16,289,300	1	1.59	0.20	-	1.00	0.64	-	-	-	-	-	-	-
5 Cass Twp	Residential-Vacant	191	2,725,800	1	0.52	1.51	-	1.00	1.63	-	-	-	-	-	-	-
6 Cass Twp	Residential-Improved	594	62,430,300	12	2.02	1.75	20.15	1.00	0.94	0.68	1.07	66,755,484	62,430,300	Pass	66,755,484	-
7 Center Twp	Industrial-Vacant	48	3,229,100	-	-	-	-	-	-	-	-	-	-	-	-	-
8 Center Twp	Industrial-Improved	104	71,469,700	1	0.96	0.32	-	1.00	0.09	-	-	-	-	-	-	-
9 Center Twp	Commercial-Vacant	202	7,984,000	1	0.50	0.58	-	1.00	0.17	-	-	-	-	-	-	-
10 Center Twp	Commercial-Improved	703	171,311,900	15	2.13	2.83	30.74	1.27	0.88	0.64	1.15	193,849,010	171,311,900	Pass	193,849,010	-
11 Center Twp	Residential-Vacant	1,612	22,648,400	52	3.23	6.33	141.69	1.41	0.23	0.15	0.57	97,241,941	22,648,400	FAIL	-	97,241,941
12 Center Twp	Residential-Improved	8,786	963,209,100	415	4.72	4.79	17.15	1.03	1.00	0.97	1.02	966,675,052	963,209,100	Pass	966,675,052	-
13 Clinton Twp	Industrial-Vacant	5	245,700	-	-	-	-	-	-	-	-	-	-	-	-	-
14 Clinton Twp	Industrial-Improved	1	1,556,200	-	-	-	-	-	-	-	-	-	-	-	-	-
15 Clinton Twp	Commercial-Vacant	10	1,666,200	-	-	-	-	-	-	-	-	-	-	-	-	-
16 Clinton Twp	Commercial-Improved	16	19,159,700	2	12.50	2.59	24.60	0.91	0.94	0.71	1.18	-	-	-	-	-
17 Clinton Twp	Residential-Vacant	143	2,356,600	28	19.58	20.13	41.03	1.72	0.51	0.25	0.61	4,585,928	2,356,600	FAIL	-	4,585,928
18 Clinton Twp	Residential-Improved	451	49,077,700	12	2.66	2.58	16.29	0.99	0.99	0.69	1.11	49,077,700	49,077,700	Pass	49,822,571	-
19 Coolspring Twp	Industrial-Vacant	17	398,500	-	-	-	-	-	-	-	-	-	-	-	-	-
20 Coolspring Twp	Industrial-Improved	22	25,985,100	-	-	-	-	-	-	-	-	-	-	-	-	-
21 Coolspring Twp	Commercial-Vacant	242	13,160,600	3	1.24	1.48	148.82	1.00	0.07	0.04	0.38	-	-	-	-	-
22 Coolspring Twp	Commercial-Improved	348	273,875,600	12	3.45	3.68	23.81	1.08	0.76	0.51	0.91	360,815,374	273,875,600	Pass	360,815,374	-
23 Coolspring Twp	Residential-Vacant	1,053	10,297,000	21	1.99	2.98	96.44	2.29	0.35	0.09	0.83	29,676,112	10,297,000	FAIL	-	29,676,112
24 Coolspring Twp	Residential-Improved	4,279	518,755,900	169	3.95	3.88	15.60	1.02	0.98	0.94	1.01	530,901,171	518,755,900	Pass	530,901,171	-
25 Dewey Twp	Commercial-Vacant	21	394,600	-	-	-	-	-	-	-	-	-	-	-	-	-
26 Dewey Twp	Commercial-Improved	41	2,772,100	-	-	-	-	-	-	-	-	-	-	-	-	-
27 Dewey Twp	Residential-Vacant	171	2,267,800	2	1.17	2.50	1.76	1.00	1.06	1.05	1.08	-	-	-	-	-
28 Dewey Twp	Residential-Improved	371	27,649,700	16	4.31	3.86	24.69	1.00	0.93	0.85	1.18	29,639,853	27,649,700	Pass	29,639,853	-
29 Galena Twp	Commercial-Vacant	20	111,200	-	-	-	-	-	-	-	-	-	-	-	-	-
30 Galena Twp	Commercial-Improved	17	2,208,600	-	-	-	-	-	-	-	-	-	-	-	-	-
31 Galena Twp	Residential-Vacant	520	6,823,600	9	1.73	4.59	52.95	1.17	0.54	0.13	0.95	12,553,205	6,823,600	Pass	12,553,205	-
32 Galena Twp	Residential-Improved	640	74,861,700	18	2.81	3.22	23.61	1.04	0.89	0.64	1.13	84,526,458	74,861,700	Pass	84,526,458	-
33 Hanna Twp	Commercial-Vacant	6	75,400	-	-	-	-	-	-	-	-	-	-	-	-	-
34 Hanna Twp	Commercial-Improved	17	1,199,900	1	5.88	1.01	-	1.00	1.15	-	-	-	-	-	-	-
35 Hanna Twp	Residential-Vacant	97	1,043,700	10	10.31	13.94	42.46	1.25	0.37	0.36	0.66	2,791,935	1,043,700	FAIL	-	2,791,935
36 Hanna Twp	Residential-Improved	335	29,705,000	18	5.37	4.75	41.51	1.12	0.75	0.57	0.96	39,865,449	29,705,000	Pass	39,865,449	-
37 Hudson Twp	Commercial-Vacant	8	61,400	-	-	-	-	-	-	-	-	-	-	-	-	-
38 Hudson Twp	Commercial-Improved	25	3,656,500	-	-	-	-	-	-	-	-	-	-	-	-	-
39 Hudson Twp	Residential-Vacant	1,423	13,495,000	2	0.14	0.14	62.64	1.27	0.89	0.33	1.44	-	-	-	-	-
40 Hudson Twp	Residential-Improved	1,011	77,151,000	17	1.68	2.37	28.95	1.14	1.07	0.87	1.34	72,218,225	77,151,000	Pass	72,218,225	-
41 Johnson Twp	Commercial-Improved	2	314,600	-	-	-	-	-	-	-	-	-	-	-	-	-
42 Johnson Twp	Residential-Vacant	4	33,400	-	-	-	-	-	-	-	-	-	-	-	-	-
43 Johnson Twp	Residential-Improved	40	3,977,500	-	-	-	-	-	-	-	-	-	-	-	-	-
44 Kankakee Twp	Industrial-Vacant	22	994,500	-	-	-	-	-	-	-	-	-	-	-	-	-
45 Kankakee Twp	Industrial-Improved	24	39,099,800	1	4.17	2.12	-	1.00	0.65	-	-	-	-	-	-	-
46 Kankakee Twp	Commercial-Vacant	41	955,200	-	-	-	-	-	-	-	-	-	-	-	-	-
47 Kankakee Twp	Commercial-Improved	104	37,283,300	3	2.88	7.95	29.33	1.11	0.86	0.64	1.40	-	-	-	-	-
48 Kankakee Twp	Residential-Vacant	508	6,343,600	24	4.72	6.08	87.76	2.00	0.49	0.24	1.17	12,830,443	6,343,600	Pass	12,830,443	-
49 Kankakee Twp	Residential-Improved	1,289	157,692,300	57	4.42	4.60	20.25	1.01	1.05	0.96	1.12	150,108,256	157,692,300	Pass	150,108,256	-
50 Lincoln Twp	Commercial-Vacant	7	47,800	-	-	-	-	-	-	-	-	-	-	-	-	-
51 Lincoln Twp	Commercial-Improved	13	990,800	-	-	-	-	-	-	-	-	-	-	-	-	-
52 Lincoln Twp	Residential-Vacant	921	5,957,000	3	0.33	1.49	30.39	2.05	0.82	0.34	1.09	-	-	-	-	-
53 Lincoln Twp	Residential-Improved	973	73,158,200	37	3.80	4.11	20.64	1.09	0.93	0.85	1.01	78,585,126	73,158,200	Pass	78,585,126	-
54 Michigan Twp	Industrial-Vacant	96	12,929,200	1	1.04	0.51	-	1.00	0.27	-	-	-	-	-	-	-
55 Michigan Twp	Industrial-Improved	115	80,917,600	2	1.74	0.73	46.28	0.80	0.80	0.43	1.17	-	-	-	-	-
56 Michigan Twp	Commercial-Vacant	399	21,780,000	-	-	-	-	-	-	-	-	-	-	-	-	-
57 Michigan Twp	Commercial-Improved	725	465,817,000	12	1.66	0.42	39.53	1.12	0.86	0.41	1.11	542,362,615	465,817,000	Pass	542,362,615	-
58 Michigan Twp	Residential-Vacant	3,163	168,545,200	37	1.17	1.61	61.08	1.34	0.67	0.43	0.96	251,304,388	168,545,200	Pass	251,304,388	-
59 Michigan Twp	Residential-Improved	10,958	1,837,046,600	411	3.75	3.73	17.52	1.06	1.03	1.01	1.05	1,780,325,765	1,837,046,600	FAIL	-	1,780,325,765
60 New Durham Twp	Industrial-Vacant	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
61 New Durham Twp	Industrial-Improved	7	4,102,900	-	-	-	-	-	-	-	-	-	-	-	-	-
62 New Durham Twp	Commercial-Vacant	166	6,195,100	1	0.60	0.20	-	1.00	0.30	-	-	-	-	-	-	-

Table 2 -- LaPorte County Assessment Ratio Summary, Median Ratios of Asmt 2006-Pay-2007 Divided By Time-Adjusted Sales From 2006; Excludes 40 Extreme Ratios and the following Property Classes: Agricultural, Exempt, Utility, and Unidentified.

Line # Township	Major Class	Parcel Count	Assessed Value Total	Sample Size	Sample Pct of Popln	Sample Assessed Value Pct	Coefficient of Dispersion	Price Related Differential	Median A/S Ratio	Lower bound of 95% confidence interval for Median	Upper bound of 95% confidence interval for Median	Imputed Market Value per Median Ratio Where Sales Sample At Least 5	Assessment Total Where Sales Sample At Least 5	Test if median within 5% of Overall Ratio	Imputed Value Passing 5% Tolerance Test Where Sales At Least 5	Imputed Value Failing 5% Tolerance Test Where Sales At Least 5
Column #		(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)
63 New Durham Twp	Commercial-Improved	92	33,269,700	3	3.26	0.84	30.91	0.98	0.48	0.29	0.73				-	-
64 New Durham Twp	Residential-Vacant	469	6,564,800	50	10.66	12.31	169.69	1.71	0.15	0.13	0.22	44,903,589	6,564,800	FAIL	-	44,903,589
65 New Durham Twp	Residential-Improved	1,179	145,036,000	52	4.41	4.55	15.00	1.03	0.99	0.95	1.06	145,971,747	145,036,000	Pass	145,971,747	-
66 Noble Twp	Commercial-Vacant	13	125,000	1	7.69	28.96	-	1.00	0.84	-	-				-	-
67 Noble Twp	Commercial-Improved	21	2,297,400	2	9.52	3.04	24.59	1.03	1.00	0.75	1.24				-	-
68 Noble Twp	Residential-Vacant	127	1,730,500	3	2.36	4.41	87.51	2.89	0.66	0.20	1.94				-	-
69 Noble Twp	Residential-Improved	524	54,994,900	16	3.05	2.47	20.84	1.06	0.98	0.89	1.18	56,039,761	54,994,900	Pass	56,039,761	-
70 Pleasant Twp	Industrial-Vacant	1	3,300	-	-	-	-	-	-	-	-				-	-
71 Pleasant Twp	Industrial-Improved	1	362,200	-	-	-	-	-	-	-	-				-	-
72 Pleasant Twp	Commercial-Vacant	13	448,800	-	-	-	-	-	-	-	-				-	-
73 Pleasant Twp	Commercial-Improved	41	21,168,100	2	4.88	2.41	25.86	1.10	0.84	0.62	1.05				-	-
74 Pleasant Twp	Residential-Vacant	221	3,334,700	9	4.07	6.61	90.44	2.13	0.47	0.12	1.49	7,123,043	3,334,700	Pass	7,123,043	-
75 Pleasant Twp	Residential-Improved	1,139	124,761,700	66	5.79	6.41	17.98	1.01	1.08	1.00	1.13	115,976,596	124,761,700	FAIL	-	115,976,596
76 Prairie Twp	Commercial-Improved	1	472,300	-	-	-	-	-	-	-	-				-	-
77 Prairie Twp	Residential-Vacant	27	244,800	1	3.70	7.35	-	1.00	0.69	-	-				-	-
78 Prairie Twp	Residential-Improved	32	4,132,000	1	3.13	3.05	-	1.00	1.40	-	-				-	-
79 Scipio Twp	Industrial-Improved	2	6,570,600	-	-	-	-	-	-	-	-				-	-
80 Scipio Twp	Commercial-Vacant	7	162,000	-	-	-	-	-	-	-	-				-	-
81 Scipio Twp	Commercial-Improved	24	13,686,100	1	4.17	33.61	-	1.00	1.10	-	-				-	-
82 Scipio Twp	Residential-Vacant	400	7,072,600	17	4.25	6.07	35.17	1.45	0.74	0.57	0.84	9,598,765	7,072,600	FAIL	-	9,598,765
83 Scipio Twp	Residential-Improved	1,429	197,873,300	69	4.83	4.98	13.70	1.03	0.99	0.94	1.03	199,286,398	197,873,300	Pass	199,286,398	-
84 Springfield Twp	Industrial-Improved	6	5,944,600	-	-	-	-	-	-	-	-				-	-
85 Springfield Twp	Commercial-Vacant	128	528,900	1	0.78	4.82	-	1.00	0.31	-	-				-	-
86 Springfield Twp	Commercial-Improved	61	19,013,000	-	-	-	-	-	-	-	-				-	-
87 Springfield Twp	Residential-Vacant	713	22,721,600	3	0.42	0.26	62.36	1.60	0.75	0.40	1.81				-	-
88 Springfield Twp	Residential-Improved	1,326	158,018,400	39	2.94	3.71	26.54	1.12	1.00	0.84	1.12	158,809,751	158,018,400	Pass	158,809,751	-
89 Union Twp	Industrial-Vacant	1	3,900	-	-	-	-	-	-	-	-				-	-
90 Union Twp	Industrial-Improved	3	1,001,100	-	-	-	-	-	-	-	-				-	-
91 Union Twp	Commercial-Vacant	3	104,000	-	-	-	-	-	-	-	-				-	-
92 Union Twp	Commercial-Improved	23	2,697,400	-	-	-	-	-	-	-	-				-	-
93 Union Twp	Residential-Vacant	365	4,657,500	5	1.37	1.90	21.43	1.42	0.69	0.17	0.85	6,763,179	4,657,500	FAIL	-	6,763,179
94 Union Twp	Residential-Improved	798	48,752,500	22	2.76	3.19	23.25	1.05	0.98	0.80	1.19	49,800,043	48,752,500	Pass	49,800,043	-
95 Washington Twp	Industrial-Vacant	9	816,300	-	-	-	-	-	-	-	-				-	-
96 Washington Twp	Industrial-Improved	51	25,892,400	-	-	-	-	-	-	-	-				-	-
97 Washington Twp	Commercial-Vacant	15	131,800	1	6.67	2.81	-	1.00	0.13	-	-				-	-
98 Washington Twp	Commercial-Improved	22	3,923,900	1	4.55	9.26	-	1.00	1.06	-	-				-	-
99 Washington Twp	Residential-Vacant	150	2,578,500	2	1.33	1.93	74.22	3.20	0.77	0.20	1.34				-	-
100 Washington Twp	Residential-Improved	433	44,708,400	17	3.93	4.06	21.30	1.01	0.93	0.85	1.02	48,295,620	44,708,400	Pass	48,295,620	-
101 Wills Twp	Commercial-Vacant	6	54,300	-	-	-	-	-	-	-	-				-	-
102 Wills Twp	Commercial-Improved	16	6,531,600	1	6.25	2.16	-	1.00	1.09	-	-				-	-
103 Wills Twp	Residential-Vacant	176	2,619,200	6	3.41	4.31	74.15	1.37	0.42	0.13	1.33	6,197,634	2,619,200	Pass	6,197,634	-
104 Wills Twp	Residential-Improved	500	66,978,400	14	2.80	2.76	15.55	1.08	1.08	0.68	1.15	61,789,465	66,978,400	Pass	61,789,465	-
105 Total		53,785	6,449,739,400	1,832								6,267,989,949	5,865,172,500		4,176,126,140	2,091,863,810
106 Overall Ratio as inferred from columns 11 & 12									0.94				91%		67%	33%
Derivation									(Line 106 = Total column 12 / Total column 11)			(column 2 / column 8)	(Pct = Total col 12 / Total col 2)		(Pct = Total col 14 / Total col 11)	(Pct = Total col 15 / Total col 11)
Black-Font Type indicates at least 5 sales									5% Low Cut							
Blue-Font Type indicates fewer than 5 sales									5% High Cut							

Table 3 -- LaPorte County Assessment Ratio Summary, Median Ratios of Asmt 2006-Pay-2007 Divided By Time-Adjusted Sales From 2004-2006; Excludes 7 Blunders and the following Property Classes: Agricultural, Exempt, Utility, and Unidentified

Line #	Township	Major Class	Parcel Count	Assessed Value Total	Sample Size	Sample Parcels Pct of Popln	Sample Assessed Value Pct	Coefficient of Dispersion	Price Related Differential	Median A/S Ratio	Lower bound of 95% confidence interval for Median	Upper bound of 95% confidence interval for Median	Imputed Market Value per Median Sample At Least 5	Assessment Total Where Sales Sample At Least 5	Test if median within 5% of Overall Ratio	Imputed Value Passing 5% Tolerance Test Where Sales At Least 5	Imputed Value Failing 5% Tolerance Test Where Sales At Least 5
Column #	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)		
1	Cass Twp	Industrial-Vacant	2	33,400	.	.	.	.	.	.	.	.	.	.	.	.
2	Cass Twp	Industrial-Improved	9	1,898,500	.	.	.	.	.	.	.	.	.	.	.	.
3	Cass Twp	Commercial-Vacant	15	327,800	.	.	.	.	.	.	.	.	.	.	.	.
4	Cass Twp	Commercial-Improved	63	16,289,300	2	3.17	8.97	66.37	0.65	1.90	0.64	3.16	.	.	.	.
5	Cass Twp	Residential-Vacant	191	2,725,800	5	2.62	3.91	41.21	1.62	0.91	0.01	1.63	2,990,385	2,725,800	Pass	2,990,385	-
6	Cass Twp	Residential-Improved	594	62,430,300	15	2.53	1.99	54.02	1.37	0.99	0.69	1.14	63,281,025	62,430,300	Pass	63,281,025	-
7	Center Twp	Industrial-Vacant	48	3,229,100	.	.	.	.	.	.	.	.	.	.	.	.	.
8	Center Twp	Industrial-Improved	104	71,469,700	1	0.96	0.32	.	1.00	0.09	.	.	.	.	.	.	.
9	Center Twp	Commercial-Vacant	202	7,984,000	2	0.99	4.33	86.88	1.48	1.29	0.17	2.42	.	.	.	.	.
10	Center Twp	Commercial-Improved	703	171,311,900	19	2.70	3.91	36.63	1.17	0.92	0.71	1.17	185,525,976	171,311,900	Pass	185,525,976	-
11	Center Twp	Residential-Vacant	1,612	22,648,400	59	3.66	7.18	194.30	1.99	0.29	0.15	0.67	78,581,491	22,648,400	FAIL	-	78,581,491
12	Center Twp	Residential-Improved	8,786	963,209,100	489	5.57	5.53	28.29	1.13	1.00	0.99	1.03	959,092,692	963,209,100	Pass	959,092,692	-
13	Clinton Twp	Industrial-Vacant	5	245,700	.	.	.	.	.	.	.	.	.	.	.	.	.
14	Clinton Twp	Industrial-Improved	1	1,556,200	.	.	.	.	.	.	.	.	.	.	.	.	.
15	Clinton Twp	Commercial-Vacant	10	1,666,200	.	.	.	.	.	.	.	.	.	.	.	.	.
16	Clinton Twp	Commercial-Improved	16	19,159,700	2	12.50	2.59	24.60	0.91	0.94	0.71	1.18	.	.	.	.	.
17	Clinton Twp	Residential-Vacant	143	2,356,600	39	27.27	30.49	44.25	1.69	0.55	0.37	0.66	4,320,468	2,356,600	FAIL	-	4,320,468
18	Clinton Twp	Residential-Improved	451	49,077,700	24	5.32	6.21	146.78	1.86	1.05	0.93	1.17	46,759,277	49,077,700	Pass	46,759,277	-
19	Coolspring Twp	Industrial-Vacant	17	398,500	.	.	.	.	.	.	.	.	.	.	.	.	.
20	Coolspring Twp	Industrial-Improved	22	25,985,100	.	.	.	.	.	.	.	.	.	.	.	.	.
21	Coolspring Twp	Commercial-Vacant	242	13,160,600	3	1.24	1.48	148.82	1.00	0.07	0.04	0.38	.	.	.	.	.
22	Coolspring Twp	Commercial-Improved	348	273,875,600	12	3.45	3.68	23.81	1.08	0.76	0.51	0.91	360,815,374	273,875,600	FAIL	-	360,815,374
23	Coolspring Twp	Residential-Vacant	1,053	10,297,000	26	2.47	4.24	88.60	2.15	0.44	0.17	0.99	23,229,584	10,297,000	Pass	23,229,584	-
24	Coolspring Twp	Residential-Improved	4,279	518,755,900	179	4.18	4.11	26.80	1.12	0.98	0.95	1.02	527,248,689	518,755,900	Pass	527,248,689	-
25	Dewey Twp	Commercial-Vacant	21	394,600	.	.	.	.	.	.	.	.	.	.	.	.	.
26	Dewey Twp	Commercial-Improved	41	2,772,100	1	2.44	1.89	.	1.00	0.39	.	.	.	.	.	.	.
27	Dewey Twp	Residential-Vacant	171	2,267,800	3	1.75	3.61	5.70	1.00	1.05	0.90	1.08	.	.	.	.	.
28	Dewey Twp	Residential-Improved	371	27,649,700	22	5.93	4.88	40.50	1.14	1.01	0.85	1.25	27,353,669	27,649,700	Pass	27,353,669	-
29	Galena Twp	Commercial-Vacant	20	111,200	.	.	.	.	.	.	.	.	.	.	.	.	.
30	Galena Twp	Commercial-Improved	17	2,208,600	.	.	.	.	.	.	.	.	.	.	.	.	.
31	Galena Twp	Residential-Vacant	520	6,823,600	16	3.08	5.70	154.45	2.57	0.59	0.06	1.17	11,636,251	6,823,600	Pass	11,636,251	-
32	Galena Twp	Residential-Improved	640	74,861,700	23	3.59	3.99	28.73	1.06	0.89	0.72	1.12	83,816,528	74,861,700	Pass	83,816,528	-
33	Hanna Twp	Commercial-Vacant	6	75,400	.	.	.	.	.	.	.	.	.	.	.	.	.
34	Hanna Twp	Commercial-Improved	17	1,199,900	1	5.88	1.01	.	1.00	1.15	.	.	.	.	.	.	.
35	Hanna Twp	Residential-Vacant	97	1,043,700	16	16.49	25.32	61.80	1.22	0.37	0.36	0.93	2,791,935	1,043,700	Pass	2,791,935	-
36	Hanna Twp	Residential-Improved	335	29,705,000	20	5.97	5.05	39.21	1.13	0.78	0.62	1.01	37,992,230	29,705,000	Pass	37,992,230	-
37	Hudson Twp	Commercial-Vacant	8	61,400	1	12.50	41.86	.	1.00	1.13	.	.	.	.	.	.	.
38	Hudson Twp	Commercial-Improved	25	3,656,500	2	8.00	35.18	.	1.00	1.67	1.67	1.67	.	.	.	.	.
39	Hudson Twp	Residential-Vacant	1,423	13,495,000	25	1.76	3.64	112.53	3.27	0.80	0.50	2.18	16,806,951	13,495,000	Pass	16,806,951	-
40	Hudson Twp	Residential-Improved	1,011	77,151,000	33	3.26	4.05	111.38	1.85	1.07	0.91	1.34	72,218,225	77,151,000	Pass	72,218,225	-
41	Johnson Twp	Commercial-Improved	2	314,600	.	.	.	.	.	.	.	.	.	.	.	.	.
42	Johnson Twp	Residential-Vacant	4	33,400	.	.	.	.	.	.	.	.	.	.	.	.	.
43	Johnson Twp	Residential-Improved	40	3,977,500	1	2.50	2.35	.	1.00	1.00	.	.	.	.	.	.	.
44	Kankakee Twp	Industrial-Vacant	22	994,500	1	4.55	4.02	.	1.00	1.07	.	.	.	.	.	.	.
45	Kankakee Twp	Industrial-Improved	24	39,099,800	1	4.17	2.12	.	1.00	0.65	.	.	.	.	.	.	.
46	Kankakee Twp	Commercial-Vacant	41	955,200	2	4.88	1.85	92.37	1.30	0.25	0.02	0.48	.	.	.	.	.
47	Kankakee Twp	Commercial-Improved	104	37,283,300	4	3.85	8.69	22.25	1.08	0.87	0.64	1.40	.	.	.	.	.
48	Kankakee Twp	Residential-Vacant	508	6,343,600	31	6.10	8.67	59.58	1.96	0.74	0.33	1.17	8,576,293	6,343,600	Pass	8,576,293	-
49	Kankakee Twp	Residential-Improved	1,289	157,692,300	82	6.36	7.01	141.83	1.88	1.09	1.04	1.18	144,149,540	157,692,300	FAIL	-	144,149,540
50	Lincoln Twp	Commercial-Vacant	7	47,800	.	.	.	.	.	.	.	.	.	.	.	.	.
51	Lincoln Twp	Commercial-Improved	13	990,800	.	.	.	.	.	.	.	.	.	.	.	.	.
52	Lincoln Twp	Residential-Vacant	921	5,957,000	13	1.41	3.56	257.66	3.65	0.34	0.03	1.42	17,662,307	5,957,000	Pass	17,662,307	-
53	Lincoln Twp	Residential-Improved	973	73,158,200	52	5.34	5.49	113.57	1.83	0.96	0.89	1.05	76,185,277	73,158,200	Pass	76,185,277	-
54	Michigan Twp	Industrial-Vacant	96	12,929,200	1	1.04	0.51	.	1.00	0.27	.	.	.	.	.	.	.
55	Michigan Twp	Industrial-Improved	115	80,917,600	2	1.74	0.73	46.28	0.80	0.80	0.43	1.17	.	.	.	.	.
56	Michigan Twp	Commercial-Vacant	399	21,780,000	1	0.25	0.09	.	1.00	0.08	.	.	.	.	.	.	.
57	Michigan Twp	Commercial-Improved	725	465,817,000	16	2.21	1.73	57.72	0.56	1.01	0.51	1.11	462,915,544	465,817,000	Pass	462,915,544	-
58	Michigan Twp	Residential-Vacant	3,163	168,545,200	66	2.09	2.85	40.80	1.35	0.96	0.81	1.03	175,790,617	168,545,200	Pass	175,790,617	-
59	Michigan Twp	Residential-Improved	10,958	1,837,046,600	469	4.28	4.07	20.00	1.08	1.03	1.01	1.05	1,780,325,765	1,837,046,600	Pass	1,780,325,765	-
60	New Durham Twp	Industrial-Vacant	1	.	.	.	.	.	.	.	.	.	.	.	.	.	.
61	New Durham Twp	Industrial-Improved	7	4,102,900	.	.	.	.	.	.	.	.	.	.	.	.	.

Table 3 -- LaPorte County Assessment Ratio Summary, Median Ratios of Asmt 2006-Pay-2007 Divided By Time-Adjusted Sales From 2004-2006; Excludes 7 Blunders and the following Property Classes: Agricultural, Exempt, Utility, and Unidentified

Line #	Township	Major Class	Parcel Count	Assessed Value Total	Sample Size	Sample Parcels Pct of Popln	Sample Assessed Value Pct	Coefficient of Dispersion	Price Related Differential	Median A/S Ratio	Lower bound of 95% confidence interval for Median	Upper bound of 95% confidence interval for Median	Imputed Market Value per Median Ratio Where Sales Sample At Least 5	Assessment Total Where Sales Sample At Least 5	Test if median within 5% of Overall Ratio	Imputed Value Passing 5% Tolerance Test Where Sales At Least 5	Imputed Value Failing 5% Tolerance Test Where Sales At Least 5
Column #	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)		
62	New Durham Twp	Commercial-Vacant	166	6,195,100	1	0.60	0.20	-	1.00	0.30	.	.	.	.	-	-
63	New Durham Twp	Commercial-Improved	92	33,269,700	4	4.35	1.20	137.03	1.77	0.61	0.29	3.35	.	.	-	-	
64	New Durham Twp	Residential-Vacant	469	6,564,800	60	12.79	16.43	181.97	1.70	0.17	0.14	0.33	37,924,780	6,564,800	FAIL	37,924,780	
65	New Durham Twp	Residential-Improved	1,179	145,036,000	78	6.62	7.70	60.73	1.39	1.03	0.99	1.06	141,067,837	145,036,000	Pass	141,067,837	-
66	Noble Twp	Commercial-Vacant	13	425,000	3	23.08	57.92	51.15	1.07	0.41	0.21	0.84	.	.	-	-	
67	Noble Twp	Commercial-Improved	21	2,297,400	2	9.52	3.04	24.59	1.03	1.00	0.75	1.24	.	.	-	-	
68	Noble Twp	Residential-Vacant	127	1,730,500	5	3.94	6.62	44.48	2.29	0.94	0.20	1.94	1,837,098	1,730,500	Pass	1,837,098	-
69	Noble Twp	Residential-Improved	524	54,994,900	21	4.01	3.44	46.29	1.17	0.99	0.91	1.18	55,463,206	54,994,900	Pass	55,463,206	-
70	Pleasant Twp	Industrial-Vacant	1	3,300	.	.	.	.	.	.	.	.	.	.	-	-
71	Pleasant Twp	Industrial-Improved	1	362,200	.	.	.	.	.	.	.	.	.	.	-	-
72	Pleasant Twp	Commercial-Vacant	13	448,800	.	.	.	.	.	.	.	.	.	.	-	-
73	Pleasant Twp	Commercial-Improved	41	21,168,100	3	7.32	7.90	13.78	0.96	1.05	0.62	1.05	.	.	-	-	
74	Pleasant Twp	Residential-Vacant	221	3,334,700	13	5.88	9.75	82.37	2.26	0.72	0.20	1.88	4,610,674	3,334,700	Pass	4,610,674	-
75	Pleasant Twp	Residential-Improved	1,139	124,761,700	88	7.73	9.03	58.71	1.33	1.08	1.05	1.13	115,539,783	124,761,700	FAIL	-	115,539,783
76	Prairie Twp	Commercial-Improved	1	472,300	.	.	.	.	.	.	.	.	.	.	-	-
77	Prairie Twp	Residential-Vacant	27	244,800	4	14.81	39.22	7.33	1.00	0.97	0.69	0.97	.	.	-	-	
78	Prairie Twp	Residential-Improved	32	4,132,000	1	3.13	3.05	.	1.00	1.40	.	.	.	.	-	-
79	Scipio Twp	Industrial-Improved	2	6,570,600	.	.	.	.	.	.	.	.	.	.	-	-
80	Scipio Twp	Commercial-Vacant	7	162,000	.	.	.	.	.	.	.	.	.	.	-	-
81	Scipio Twp	Commercial-Improved	24	13,686,100	2	8.33	34.20	2.30	0.98	1.07	1.05	1.10	.	.	-	-	
82	Scipio Twp	Residential-Vacant	400	7,072,600	28	7.00	11.66	96.08	1.83	0.76	0.65	0.89	9,257,685	7,072,600	FAIL	-	9,257,685
83	Scipio Twp	Residential-Improved	1,429	197,873,300	84	5.88	6.12	57.74	1.39	1.01	0.97	1.04	195,515,534	197,873,300	Pass	195,515,534	-
84	Springfield Twp	Industrial-Improved	6	5,944,600	.	.	.	.	.	.	.	.	.	.	-	-
85	Springfield Twp	Commercial-Vacant	128	528,900	1	0.78	4.82	.	1.00	0.31	.	.	.	.	-	-
86	Springfield Twp	Commercial-Improved	61	19,013,000	1	1.64	1.72	.	1.00	0.22	.	.	.	.	-	-
87	Springfield Twp	Residential-Vacant	713	22,721,600	10	1.40	3.13	40.01	1.04	0.94	0.69	1.59	24,258,600	22,721,600	Pass	24,258,600	-
88	Springfield Twp	Residential-Improved	1,326	158,018,400	44	3.32	4.25	53.04	1.39	1.01	0.90	1.14	156,395,674	158,018,400	Pass	156,395,674	-
89	Union Twp	Industrial-Vacant	1	3,900	.	.	.	.	.	.	.	.	.	.	-	-
90	Union Twp	Industrial-Improved	3	1,001,100	1	33.33	17.86	.	1.00	0.97	.	.	.	.	-	-
91	Union Twp	Commercial-Vacant	3	104,000	1	33.33	76.92	.	1.00	6.67	.	.	.	.	-	-
92	Union Twp	Commercial-Improved	23	2,697,400	1	4.35	2.37	.	1.00	0.80	.	.	.	.	-	-
93	Union Twp	Residential-Vacant	365	4,657,500	9	2.47	3.07	56.24	1.81	0.72	0.67	0.85	6,472,166	4,657,500	FAIL	-	6,472,166
94	Union Twp	Residential-Improved	798	48,752,500	32	4.01	4.40	143.24	2.07	1.01	0.88	1.27	48,261,353	48,752,500	Pass	48,261,353	-
95	Washington Twp	Industrial-Vacant	9	816,300	.	.	.	.	.	.	.	.	.	.	-	-
96	Washington Twp	Industrial-Improved	51	25,892,400	.	.	.	.	.	.	.	.	.	.	-	-
97	Washington Twp	Commercial-Vacant	15	131,800	1	6.67	2.81	.	1.00	0.13	.	.	.	.	-	-
98	Washington Twp	Commercial-Improved	22	3,923,900	1	4.55	9.26	.	1.00	1.06	.	.	.	.	-	-
99	Washington Twp	Residential-Vacant	150	2,578,500	6	4.00	3.18	131.52	2.12	0.17	0.04	1.34	14,794,942	2,578,500	Pass	14,794,942	-
100	Washington Twp	Residential-Improved	433	44,708,400	18	4.16	4.34	20.54	1.01	0.94	0.85	1.05	47,556,554	44,708,400	Pass	47,556,554	-
101	Wills Twp	Commercial-Vacant	6	54,300	.	.	.	.	.	.	.	.	.	.	-	-
102	Wills Twp	Commercial-Improved	16	6,531,600	2	12.50	4.30	39.55	1.19	1.81	1.09	2.53	.	.	-	-	
103	Wills Twp	Residential-Vacant	176	2,619,200	14	7.95	12.08	65.09	1.48	0.67	0.15	1.15	3,902,689	2,619,200	Pass	3,902,689	-
104	Wills Twp	Residential-Improved	500	66,978,400	16	3.20	3.16	23.83	1.13	1.08	0.81	1.15	61,789,465	66,978,400	Pass	61,789,465	-
105	Total		53,785	6,449,739,400	2,337								6,094,714,134	5,914,380,900		5,337,652,846	757,061,288
106	Overall Ratio as inferred from columns 11 & 12										0.97				92%	88%	12%

(Line 106 = Total column 12 / Total column 11)
 (column 2 / column 8) (Pct = Total col 12 / Total col 2)
 (Pct = Total col 14 / Total col 11)
 (Pct = Total col 15 / Total col 11)

5% Low Cut 0.92
 5% High Cut 1.02

Derivation
 Black-Font Type indicates at least 5 sales
 Blue-Font Type indicates fewer than 5 sales

Table 4 -- LaPorte County Assessment Ratio Summary, Median Ratios of Asmt 2006-Pay-2007 Divided By Time-Adjusted Sales From 2004-2006; Excludes Extreme Ratios and the following Property Classes: Agricultural, Exempt, Utility, and Unidentified.

Line #	Township	Major Class	Parcel Count	Assessed Value Total	Sample Size	Sample Parcels Pct of Popln	Sample Assessed Value Pct	Coefficient of Dispersion	Price Related Differential	Median A/S Ratio	Lower bound of 95% confidence interval for Median	Upper bound of 95% confidence interval for Median	Imputed Market Value per Median Ratio Where Sales Sample At Least 5	Assessment Total Where Sales Sample At Least 5	Test if median within 5% of Overall Ratio	Imputed Value Passing 5% Tolerance Test Where Sales At Least 5	Imputed Value Failing 5% Tolerance Test Where Sales At Least 5
Column #	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)		
1	Cass Twp	Industrial-Vacant	2	33,400	-	-	-	-	-	-	-	-	-	-	-	-	
2	Cass Twp	Industrial-Improved	9	1,898,500	-	-	-	-	-	-	-	-	-	-	-	-	
3	Cass Twp	Commercial-Vacant	15	327,800	-	-	-	-	-	-	-	-	-	-	-	-	
4	Cass Twp	Commercial-Improved	63	16,289,300	1	1.59	0.20	-	1.00	0.64	-	-	-	-	-	-	
5	Cass Twp	Residential-Vacant	191	2,725,800	5	2.62	3.91	41.21	1.62	0.91	0.01	1.63	2,990,385	2,725,800	Pass	2,990,385	-
6	Cass Twp	Residential-Improved	594	62,430,300	13	2.19	1.85	19.87	1.00	0.88	0.68	1.07	70,633,640	62,430,300	Pass	70,633,640	-
7	Center Twp	Industrial-Vacant	48	3,229,100	-	-	-	-	-	-	-	-	-	-	-	-	
8	Center Twp	Industrial-Improved	104	71,469,700	1	0.96	0.32	-	1.00	0.09	-	-	-	-	-	-	
9	Center Twp	Commercial-Vacant	202	7,984,000	1	0.50	0.58	-	1.00	0.17	-	-	-	-	-	-	
10	Center Twp	Commercial-Improved	703	171,311,900	18	2.56	3.08	29.46	1.26	0.90	0.71	1.15	189,596,194	171,311,900	Pass	189,596,194	-
11	Center Twp	Residential-Vacant	1,612	22,648,400	55	3.41	6.52	132.66	1.47	0.26	0.15	0.58	86,985,775	22,648,400	FAIL	-	86,985,775
12	Center Twp	Residential-Improved	8,786	963,209,100	480	5.46	5.42	16.65	1.03	1.00	0.99	1.02	963,444,803	963,209,100	Pass	963,444,803	-
13	Clinton Twp	Industrial-Vacant	5	245,700	-	-	-	-	-	-	-	-	-	-	-	-	
14	Clinton Twp	Industrial-Improved	1	1,556,200	-	-	-	-	-	-	-	-	-	-	-	-	
15	Clinton Twp	Commercial-Vacant	10	1,666,200	-	-	-	-	-	-	-	-	-	-	-	-	
16	Clinton Twp	Commercial-Improved	16	19,159,700	2	12.50	2.59	24.60	0.91	0.94	0.71	1.18	-	-	-	-	
17	Clinton Twp	Residential-Vacant	143	2,356,600	39	27.27	30.49	44.25	1.69	0.55	0.37	0.66	4,320,468	2,356,600	FAIL	-	4,320,468
18	Clinton Twp	Residential-Improved	451	49,077,700	18	3.99	4.30	13.29	0.99	0.99	0.91	1.05	49,478,435	49,077,700	Pass	49,478,435	-
19	Coolspring Twp	Industrial-Vacant	17	398,500	-	-	-	-	-	-	-	-	-	-	-	-	
20	Coolspring Twp	Industrial-Improved	22	25,985,100	-	-	-	-	-	-	-	-	-	-	-	-	
21	Coolspring Twp	Commercial-Vacant	242	13,160,600	3	1.24	1.48	148.82	1.00	0.07	0.04	0.38	-	-	-	-	
22	Coolspring Twp	Commercial-Improved	348	273,875,600	12	3.45	3.68	23.81	1.08	0.76	0.51	0.91	360,815,374	273,875,600	FAIL	-	360,815,374
23	Coolspring Twp	Residential-Vacant	1,053	10,297,000	26	2.47	4.24	88.60	2.15	0.44	0.17	0.99	23,229,584	10,297,000	Pass	23,229,584	-
24	Coolspring Twp	Residential-Improved	4,279	518,755,900	176	4.11	4.03	15.53	1.02	0.98	0.94	1.02	529,278,103	518,755,900	Pass	529,278,103	-
25	Dewey Twp	Commercial-Vacant	21	394,600	-	-	-	-	-	-	-	-	-	-	-	-	
26	Dewey Twp	Commercial-Improved	41	2,772,100	1	2.44	1.89	-	1.00	0.39	-	-	-	-	-	-	
27	Dewey Twp	Residential-Vacant	171	2,267,800	3	1.75	3.61	5.70	1.00	1.05	0.90	1.08	-	-	-	-	
28	Dewey Twp	Residential-Improved	371	27,649,700	19	5.12	4.32	22.29	0.99	0.95	0.85	1.10	29,069,262	27,649,700	Pass	29,069,262	-
29	Galena Twp	Commercial-Vacant	20	111,200	-	-	-	-	-	-	-	-	-	-	-	-	
30	Galena Twp	Commercial-Improved	17	2,208,600	-	-	-	-	-	-	-	-	-	-	-	-	
31	Galena Twp	Residential-Vacant	520	6,823,600	14	2.69	5.28	91.16	1.38	0.46	0.04	1.13	14,995,989	6,823,600	Pass	14,995,989	-
32	Galena Twp	Residential-Improved	640	74,861,700	22	3.44	3.74	23.49	1.04	0.89	0.64	1.12	84,526,458	74,861,700	Pass	84,526,458	-
33	Hanna Twp	Commercial-Vacant	6	75,400	-	-	-	-	-	-	-	-	-	-	-	-	
34	Hanna Twp	Commercial-Improved	17	1,199,900	1	5.88	1.01	-	1.00	1.15	-	-	-	-	-	-	
35	Hanna Twp	Residential-Vacant	97	1,043,700	16	16.49	25.32	61.80	1.22	0.37	0.36	0.93	2,791,935	1,043,700	Pass	2,791,935	-
36	Hanna Twp	Residential-Improved	335	29,705,000	20	5.97	5.05	39.21	1.13	0.78	0.62	1.01	37,992,230	29,705,000	Pass	37,992,230	-
37	Hudson Twp	Commercial-Vacant	8	61,400	1	12.50	41.86	-	1.00	1.13	-	-	-	-	-	-	
38	Hudson Twp	Commercial-Improved	25	3,656,500	2	8.00	35.38	-	1.00	1.67	1.67	1.67	-	-	-	-	
39	Hudson Twp	Residential-Vacant	1,423	13,495,000	17	1.19	2.19	60.18	2.18	0.53	0.12	0.80	25,476,590	13,495,000	FAIL	-	25,476,590
40	Hudson Twp	Residential-Improved	1,011	77,151,000	30	2.97	3.58	29.18	1.12	1.05	0.89	1.15	73,365,931	77,151,000	Pass	73,365,931	-
41	Johnson Twp	Commercial-Improved	2	314,600	-	-	-	-	-	-	-	-	-	-	-	-	
42	Johnson Twp	Residential-Vacant	4	33,400	-	-	-	-	-	-	-	-	-	-	-	-	
43	Johnson Twp	Residential-Improved	40	3,977,500	1	2.50	2.35	-	1.00	1.00	-	-	-	-	-	-	
44	Kankakee Twp	Industrial-Vacant	22	994,500	1	4.55	4.02	-	1.00	1.07	-	-	-	-	-	-	
45	Kankakee Twp	Industrial-Improved	24	39,099,800	1	4.17	2.12	-	1.00	0.65	-	-	-	-	-	-	
46	Kankakee Twp	Commercial-Vacant	41	955,200	2	4.88	1.85	92.37	1.30	0.25	0.02	0.48	-	-	-	-	
47	Kankakee Twp	Commercial-Improved	104	37,283,300	4	3.85	8.69	22.25	1.08	0.87	0.64	1.40	-	-	-	-	
48	Kankakee Twp	Residential-Vacant	508	6,343,600	31	6.10	8.67	59.58	1.96	0.74	0.33	1.17	8,576,293	6,343,600	Pass	8,576,293	-
49	Kankakee Twp	Residential-Improved	1,289	157,692,300	67	5.20	5.40	21.29	1.00	1.05	0.99	1.09	150,108,256	157,692,300	Pass	150,108,256	-
50	Lincoln Twp	Commercial-Vacant	7	47,800	-	-	-	-	-	-	-	-	-	-	-	-	
51	Lincoln Twp	Commercial-Improved	13	990,800	-	-	-	-	-	-	-	-	-	-	-	-	
52	Lincoln Twp	Residential-Vacant	921	5,957,000	12	1.30	3.44	209.82	2.36	0.25	0.03	1.09	23,685,599	5,957,000	-	-	-
53	Lincoln Twp	Residential-Improved	973	73,158,200	43	4.42	4.38	22.83	1.09	0.93	0.84	0.99	78,947,422	73,158,200	Pass	78,947,422	-
54	Michigan Twp	Industrial-Vacant	96	12,929,200	1	1.04	0.51	-	1.00	0.27	-	-	-	-	-	-	
55	Michigan Twp	Industrial-Improved	115	80,917,600	2	1.74	0.73	46.28	0.80	0.80	0.43	1.17	-	-	-	-	
56	Michigan Twp	Commercial-Vacant	399	21,780,000	1	0.25	0.09	-	1.00	0.08	-	-	-	-	-	-	
57	Michigan Twp	Commercial-Improved	725	465,817,000	15	2.07	0.46	28.82	1.14	1.00	0.51	1.03	467,657,405	465,817,000	Pass	467,657,405	-
58	Michigan Twp	Residential-Vacant	3,163	168,545,200	64	2.02	2.73	34.78	1.26	0.94	0.79	1.01	178,697,218	168,545,200	Pass	178,697,218	-
59	Michigan Twp	Residential-Improved	10,958	1,837,046,600	463	4.23	4.05	17.75	1.06	1.03	1.01	1.05	1,787,433,132	1,837,046,600	FAIL	-	1,787,433,132
60	New Durham Twp	Industrial-Vacant	1	-	-	-	-	-	-	-	-	-	-	-	-	-	
61	New Durham Twp	Industrial-Improved	7	4,102,900	-	-	-	-	-	-	-	-	-	-	-	-	
62	New Durham Twp	Commercial-Vacant	166	6,195,100	1	0.60	0.20	-	1.00	0.30	-	-	-	-	-	-	
63	New Durham Twp	Commercial-Improved	92	33,269,700	3	3.26	0.84	30.91	0.98	0.48	0.29	0.73	-	-	-	-	
64	New Durham Twp	Residential-Vacant	469	6,564,800	60	12.79	16.43	181.97	1.70	0.17	0.14	0.33	37,924,780	6,564,800	FAIL	-	37,924,780
65	New Durham Twp	Residential-Improved	1,179	145,036,000	71	6.02	6.71	12.96	1.02	1.02	0.97	1.05	142,652,217	145,036,000	Pass	142,652,217	-
66	Noble Twp	Commercial-Vacant	13	125,000	3	23.08	57.92	51.15	1.07	0.41	0.21	0.84	-	-	-	-	
67	Noble Twp	Commercial-Improved	21	2,297,400	2	9.52	3.04	24.59	1.03	1.00	0.75	1.24	-	-	-	-	

Table 4 -- LaPorte County Assessment Ratio Summary, Median Ratios of Asmt 2006-Pay-2007 Divided By Time-Adjusted Sales From 2004-2006; Excludes Extreme Ratios and the following Property Classes: Agricultural, Exempt, Utility, and Unidentified.

Line #	Township	Major Class	Parcel Count	Assessed Value Total	Sample Size	Sample Parcels Pct of Popln	Sample Assessed Value Pct	Coefficient of Dispersion	Price Related Differential	Median A/S Ratio	Lower bound of 95% confidence interval for Median	Upper bound of 95% confidence interval for Median	Imputed Market Value per Median Ratio Where Sales Sample At Least 5	Assessment Total Where Sales Sample At Least 5	Test if median within 5% of Overall Ratio	Imputed Value Passing 5% Tolerance Test Where Sales At Least 5	Imputed Value Failing 5% Tolerance Test Where Sales At Least 5
Column #	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)		
68	Noble Twp	Residential-Vacant	127	1,730,500	5	3.94	6.62	44.48	2.29	0.94	0.20	1.94	1,837,098	1,730,500	Pass	1,837,098	-
69	Noble Twp	Residential-Improved	524	54,994,900	19	3.63	3.03	21.34	1.02	0.99	0.89	1.17	55,695,338	54,994,900	Pass	55,695,338	-
70	Pleasant Twp	Industrial-Vacant	1	3,300	-	-	-	-	-	-	-	-	-	-	-	-	-
71	Pleasant Twp	Industrial-Improved	1	362,200	-	-	-	-	-	-	-	-	-	-	-	-	-
72	Pleasant Twp	Commercial-Vacant	13	448,800	-	-	-	-	-	-	-	-	-	-	-	-	-
73	Pleasant Twp	Commercial-Improved	41	21,168,100	3	7.32	7.90	13.78	0.96	1.05	0.62	1.05	-	-	-	-	-
74	Pleasant Twp	Residential-Vacant	221	3,334,700	12	5.43	8.25	81.92	2.21	0.60	0.20	1.49	5,538,180	3,334,700	Pass	5,538,180	-
75	Pleasant Twp	Residential-Improved	1,139	124,761,700	82	7.20	8.24	16.39	1.01	1.07	1.02	1.11	116,189,145	124,761,700	FAIL	-	116,189,145
76	Prairie Twp	Commercial-Improved	1	472,300	-	-	-	-	-	-	-	-	-	-	-	-	-
77	Prairie Twp	Residential-Vacant	27	244,800	4	14.81	39.22	7.33	1.00	0.97	0.69	0.97	-	-	-	-	-
78	Prairie Twp	Residential-Improved	32	4,132,000	1	3.13	3.05	-	1.00	1.40	-	-	-	-	-	-	-
79	Scipio Twp	Industrial-Improved	2	6,570,600	-	-	-	-	-	-	-	-	-	-	-	-	-
80	Scipio Twp	Commercial-Vacant	7	162,000	-	-	-	-	-	-	-	-	-	-	-	-	-
81	Scipio Twp	Commercial-Improved	24	13,686,100	2	8.33	34.20	2.30	0.98	1.07	1.05	1.10	-	-	-	-	-
82	Scipio Twp	Residential-Vacant	400	7,072,600	25	6.25	9.14	33.35	1.35	0.74	0.57	0.84	9,598,765	7,072,600	FAIL	-	9,598,765
83	Scipio Twp	Residential-Improved	1,429	197,873,300	78	5.46	5.64	15.79	1.04	1.00	0.95	1.03	198,085,141	197,873,300	Pass	198,085,141	-
84	Springfield Twp	Industrial-Improved	6	5,944,600	-	-	-	-	-	-	-	-	-	-	-	-	-
85	Springfield Twp	Commercial-Vacant	128	528,900	1	0.78	4.82	-	1.00	0.31	-	-	-	-	-	-	-
86	Springfield Twp	Commercial-Improved	61	19,013,000	1	1.64	1.72	-	1.00	0.22	-	-	-	-	-	-	-
87	Springfield Twp	Residential-Vacant	713	22,721,600	10	1.40	3.13	40.01	1.04	0.94	0.69	1.59	24,258,600	22,721,600	Pass	24,258,600	-
88	Springfield Twp	Residential-Improved	1,326	158,018,400	42	3.17	4.08	25.71	1.12	1.00	0.89	1.12	157,615,657	158,018,400	Pass	157,615,657	-
89	Union Twp	Industrial-Vacant	1	3,900	-	-	-	-	-	-	-	-	-	-	-	-	-
90	Union Twp	Industrial-Improved	3	1,001,100	1	33.33	17.86	-	1.00	0.97	-	-	-	-	-	-	-
91	Union Twp	Commercial-Vacant	3	104,000	-	-	-	-	-	-	-	-	-	-	-	-	-
92	Union Twp	Commercial-Improved	23	2,697,400	1	4.35	2.37	-	1.00	0.80	-	-	-	-	-	-	-
93	Union Twp	Residential-Vacant	365	4,657,500	8	2.19	2.80	15.71	1.34	0.72	0.17	0.85	6,472,166	4,657,500	FAIL	-	6,472,166
94	Union Twp	Residential-Improved	798	48,752,500	27	3.38	3.69	21.15	1.04	0.98	0.86	1.12	49,855,132	48,752,500	Pass	49,855,132	-
95	Washington Twp	Industrial-Vacant	9	816,300	-	-	-	-	-	-	-	-	-	-	-	-	-
96	Washington Twp	Industrial-Improved	51	25,892,400	-	-	-	-	-	-	-	-	-	-	-	-	-
97	Washington Twp	Commercial-Vacant	15	131,800	1	6.67	2.81	-	1.00	0.13	-	-	-	-	-	-	-
98	Washington Twp	Commercial-Improved	22	3,923,900	1	4.55	9.26	-	1.00	1.06	-	-	-	-	-	-	-
99	Washington Twp	Residential-Vacant	150	2,578,500	6	4.00	3.18	131.52	2.12	0.17	0.04	1.34	14,794,942	2,578,500	Pass	14,794,942	-
100	Washington Twp	Residential-Improved	433	44,708,400	18	4.16	4.34	20.54	1.01	0.94	0.85	1.05	47,556,554	44,708,400	Pass	47,556,554	-
101	Wills Twp	Commercial-Vacant	6	54,300	-	-	-	-	-	-	-	-	-	-	-	-	-
102	Wills Twp	Commercial-Improved	16	6,531,600	1	6.25	2.16	-	1.00	1.09	-	-	-	-	-	-	-
103	Wills Twp	Residential-Vacant	176	2,619,200	13	7.39	11.11	59.28	1.31	0.56	0.15	0.96	4,662,176	2,619,200	Pass	4,662,176	-
104	Wills Twp	Residential-Improved	500	66,978,400	15	3.00	2.92	16.22	1.08	1.08	0.81	1.12	61,885,260	66,978,400	Pass	61,885,260	-
105	Total		53,785	6,449,739,400	2,221								6,178,717,633	5,914,380,900		3,719,815,839	2,435,216,195
106	Overall Ratio as inferred from columns 11 & 12										92%	60%	39%				
										(Line 106 = Total column 12 / Total column 11)	(column 2 / column 8)	(Pct = Total col 12 / Total col 2)	(Pct = Total col 14 / Total col 11)	(Pct = Total col 15 / Total col 11)			
Derivation								5% Low Cut	0.91								
Black-Font Type indicates at least 5 sales								5% High Cut	1.01								
Blue-Font Type indicates fewer than 5 sales																	