STATE OF INDIANA

DEPARTMENT OF LOCAL GOVERNMENT FINANCE

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May 23, 2008

The Honorable Paul G. Karras
Lake County Assessor
2293 North Main Street
Crown Point, IN 46307

Dear Mr. Karras:

RE: 2007 Annual Adjustment Ratio Study

The Department of Local Government Finance has reviewed the information and data you originally submitted for the Lake County 2007 ratio study as well as the supplemental information. The Department hereby approves the ratio study results based on the study presented without verifying the actual data in order to allow the preparation and delivery of the real property list to the County Auditor pursuant to IC 6-1.1-5-14.

Please note that the modified Nexus Group Construction Cost Index used to update the cost tables for Commercial and Industrial improvement values has not received prior approval from the Department. Pursuant to 50 IAC 21-5-2 (b) the county shall use one (1) or more alternatives to derive annual adjustment factors or modify the values of commercial and industrial property. Hence, further review and explanation of the cost indices used may be warranted.

Further studies may be warranted in order to ensure that the annual adjustment process was followed. Additionally, we would encourage you to use all possible sales, which lend greater validity to the sales ratio study.

In conjunction with our Data Analysis section, please continue to ensure your sales disclosure file database is compliant. For assessment year 2008, your 2006 and 2007 sales disclosure data files must be compliant with the rules of the DLGF before we will process the 2008 ratio study.

If you have any questions or concerns, please feel free to contact Barry Wood, the Assessment Division Director, at (317) 232-3762 or by e-mail at Bwood@dlgf.in.gov.

Sincerely,

Cheryl A.W. Musgrave
Commissioner

cc: Barry Wood, Assessment Director