



*LaPorte County Assessor
Michael R. Schultz
Level III Assessor/Appraiser
555 Michigan Ave., Suite 103
LaPorte, IN 46350-3489*



To: Mr. Barry Wood, Assessment Division Director

Re: LaPorte County Ratio Study

Mr. Wood,

Attached is an excel workbook containing LaPorte County's 2015 Ratio Study and spreadsheet containing the 2015 LaPorte County Workbook. The Sales used for the 2015 annual adjustments occurred from January 1, 2014 through February 28, 2015. The land base rates and neighborhood factors were examined in each neighborhood and property class. Multiple parcel sales that were used can be found in the Multi tab and are denoted in the manner specified by the DLGF. In the Sales Recon tab are 2015 reconciled sales that were deemed invalid upon further research throughout the data review.

Industrial/Commercial Vacant

There were not enough industrial and commercial vacant sales county wide to analyze and review. No trending factor or adjustments were made to land within these classes.

Industrial Improved

Industrial improved sales can be found in the Ind Imp tab. There were 9 valid industrial sales throughout the county that were reviewed to see market trends for this property class.

Commercial Improved

Commercial improved sales can be found in the Com Imp tab. There were 24 commercial sales that were validated through research. The commercial sales were broken down into two groups by location. The County Commercial and Michigan City Commercial groups were analyzed to see the market trends for commercial properties.

Residential Vacant

Residential vacant sales can be found in the Res Vac tab. Residential vacant sales were broken down by township where a significant number of sales allowed. The smaller townships with limited sales were combined into the Rural Res Vacant grouping and reviewed.

Residential Improved

Residential improved sales can be found in the Res Imp tab. Residential improved properties were reviewed by township where a significant number of sales allowed. Prairie and Johnson Township had no valid residential sales within this timeframe. All townships were analyzed to see the market trends for improved residential properties.

Sincerely,

Mike Schultz
LaPorte County Assessor