

STATE OF INDIANA

DEPARTMENT OF LOCAL GOVERNMENT FINANCE



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TO: County Assessors
FROM: Barry Wood, Assessment Division Director *gsw*
RE: Cyclical Reassessment Follow-up
DATE: July 6, 2012

On April 30, 2012, the Department of Local Government Finance (the "Department") issued guidance regarding the cyclical reassessment (see http://www.in.gov/dlgf/files/120430_Cyclical_Reassessment.pdf). Several counties have requested further clarification regarding entering into a contract for the cyclical reassessment and the effective dates for the next (cyclical) reassessment.

Per Indiana Code 6-1.1-4-20 (see both Version "a" and Version "b" below), a county currently may not enter into a contract for the cyclical reassessment before January 1, 2014. Version "a" is effective until January 1, 2013, version "b" becomes effective January 1, 2013, and permits the Department to establish a timeframe within which a county may enter into a contract with a professional appraiser.

IC 6-1.1-4-20 Version a
Professional appraisal; contract deadline

Note: This version of section effective until 1-1-2013. See also following version of this section, effective 1-1-2013.

Sec. 20. The department of local government finance may establish a period with respect to each general reassessment that is the only time during which a county assessor may enter into a contract with a professional appraiser. The period set by the department of local government finance may not begin before January 1 of the year the general reassessment begins. If no period is established by the department of local government finance, a county assessor may enter into such a contract only on or after January 1 and before April 16 of the year in which the general reassessment is to commence.

(Formerly: Acts 1975, P.L.47, SEC.1.) As amended by P.L.55-1986, SEC.1; P.L.6-1997, SEC.18; P.L.90-2002, SEC.39; P.L.146-2008, SEC.74.

IC 6-1.1-4-20 Version b
Professional appraisal; contract deadline

Note: This version of section effective 1-1-2013. See also preceding version of this section, effective until 1-1-2013.

Sec. 20. The department of local government finance may establish a period, with respect to each reassessment under section 4 or 4.2 of this chapter, that is the only time during which a

county assessor may enter into a contract with a professional appraiser.
(Formerly: Acts 1975, P.L.47, SEC.1.) As amended by P.L.55-1986, SEC.1; P.L.6-1997, SEC.18;
P.L.90-2002, SEC.39; P.L.146-2008, SEC.74; P.L.112-2012, SEC.13.

The following are the effective dates for the cyclical reassessment:

- July 1, 2013: The county assessor must submit the cyclical reassessment plan before this date.
- March 1, 2014: The Department must review and approve the plan before this date.
- July 1, 2014: The reassessment of the first 25% of the parcels within each property class within the county starts.
- March 1, 2015: The reassessment of the first 25% of the parcels must be completed.
- July 1, 2015: The reassessment of the second 25% of the parcels within each property class within the county starts.
- March 1, 2016: The reassessment of the second 25% (i.e., half of all parcels) of the parcels must be completed.
- July 1, 2016: The reassessment of the third 25% of the parcels within each property class within the county starts.
- March 1, 2017: The reassessment of the third 25% (i.e., $\frac{3}{4}$ of all parcels) of the parcels must be completed.
- July 1, 2017: The reassessment of the fourth 25% of the parcels within each property class within the county starts. Note: IC 6-1.1-4-4.2 (a) states the county assessor must submit a cyclical reassessment plan "before July 1 of every fourth year thereafter." Hence, the county assessor must submit the plan for the next four year cyclical reassessment before this date.
- March 1, 2018: The reassessment of the fourth 25% (i.e., all parcels) of the parcels must be completed.
- July 1, 2018: The reassessment of the first 25% of the parcels within each property class within the county for the next four year cyclical reassessment starts.

If you have any questions, please contact Barry Wood, Assessment Division Director, at 317.232.3762 or Bwood@dlgf.in.gov.