

To: Barry Wood, Assessment Division Director
From: Kim Miller, Noble County Assessor
CC: Blane Bowlin, Tyler Technologies - Project Supervisor
Date: 10/12/2012
Re: Noble County Narrative

Dear Mr. Wood,

Noble County is a [county](#) located in the Northeast part of Indiana; the county seat is the city of Albion. The county is divided into thirteen townships, which provide local services. As of 2010, the population was 47,536 with the largest city being Kendallville.

Each ratio study is contained on a worksheet in the enclosed Excel spreadsheet. The tabs are self-explanatory. There are separate tabs for each of the six property classes reviewed – residential vacant, residential improved, commercial vacant, commercial improved, industrial vacant, and industrial improved. The ratio study also contains the extra tabs “Formatted” and “MultiParcelSales”. All spreadsheets contain the thirteen entries required by 50 IAC 14-5-3 as well as the Median, COD and PRD.

A spreadsheet titled “Noble County 2012 Ratio Study” is attached with this document along with the Workbook the “Noble County Sales Reconciliation File”.

As you are well aware, Noble County had hired Nexus for the 2012 reassessment and the county was not happy with the quality of their work or the timeliness for submittal throughout the various phases of the project. Noble County terminated the contract with Nexus and hired another vendor, Tyler Technologies, to complete the remainder of the project, which consisted of the ratio study.

Based on the paragraph above there were some extraordinary assumptions made by Tyler regarding the verification and validity of sales as well as the integrity of the data collected? That being said, Tyler identified 225 sales, which they felt required a physical inspection in an effort to verify and validate these sales. This validation/verification process consisted of a complete physical inspection of each of the 225 sale properties.

The ratio study shows that all Townships meet the State requirements for the Median, COD, and PRD. The analysis indicated that the majority of parcels in the residential classes were within assessment levels and uniformity standards. Please note that the period of time from which sales were used for the ratio study were from March 2, 2010 to March 1, 2012. Every attempt was made to ensure a representative sample for each property class. Further analysis was conducted in an effort to study market fluctuation, the sales were also arranged by year, month, and were arranged into quartiles. This analysis shows that the market has remained relatively stable and no time adjustment was necessary.

In finish I would like to add that because of the situation you are aware of and the allotted time, Noble County did not run the normal reports, checks and balance that we normally would do before approving the ratio. However, the ratio does meet the States requirements.

Sincerely,
Kim Miller, Noble County Assessor