

Hancock County Property Tax Reassessment Equalization Analysis Indiana Property Tax Equalization Project

Standard Equalization Via Median

	MajrClas	ParclCnt	AV - Total Land & Improvements	Sample Size	Sample Parcels Pct of Popln	Sample Assessed Value Pct	Coefficient of Dispersion	Price Related Differential	Median	Lower bound of 95% confidence interval for Median	Upper bound of 95% confidence interval for Median	Imputed Market Value per Median Ratio
1	Agri-Vac	3,187	103,112,600	.	.	.	.	.	.	.	.	.
2	Agri-Imp	1,765	231,702,500	60	3.40	4.70	22.70	1.06	0.854	0.76	0.92	271,264,471
3	Ind-Vac	54	2,263,000	.	.	.	.	.	.	.	.	.
4	Ind-Imp	160	110,705,840	2	1.25	3.15	20.69	1.22	1.140	0.90	1.38	97,102,412
5	Coml-Vac	160	6,056,900	.	.	.	.	.	.	.	.	.
6	Coml-Imp	852	248,283,340	49	5.75	8.31	19.08	1.01	0.867	0.83	0.91	286,321,950
7	Res-Vac	3,656	33,645,300	7	0.19	3.79	13.25	1.02	0.899	0.67	1.06	37,438,675
8	Res-Imp	19,373	2,379,889,390	3,443	17.77	18.37	9.43	1.01	0.986	0.98	0.99	2,413,800,503
Total		29,207	3,115,658,870	3,561								

Restratified Equalization Via Median

	MjrCls2	ParclCnt	Asmt Total, New	Sample Size	Sample Parcels Pct of Popln	Sample Assessed Value Pct	Coefficient of Dispersion	Price Related Differential	Median	Lower bound of 95% confidence interval for Median	Upper bound of 95% confidence interval for Median	Imputed Market Value per Median Ratio
1	Agri-Vac	3,187	103,112,600	.	.	.	.	.	.	.	.	.
2	Agri-Imp	1,765	231,702,500	60	3.40	4.70	22.70	1.06	0.854	0.76	0.92	271,264,471
3	C+I-Vac	214	8,319,900	.	.	.	.	.	.	.	.	.
4	C+I-Imp	1,012	358,989,180	51	5.04	6.72	19.46	1.02	0.871	0.83	0.91	411,985,934
5	Res-Vac	3,656	33,645,300	7	0.19	3.79	13.25	1.02	0.899	0.67	1.06	37,438,675
6	Res-Imp	19,373	2,379,889,390	3,443	17.77	18.37	9.43	1.01	0.986	0.98	0.99	2,413,800,503
Total		29,207	3,115,658,870	3,561								

Restratified (2) Equalization Via Median

	MjrCls3	ParclCnt	Asmt Total, New	Sample Size	Sample Parcels Pct of Popln	Sample Assessed Value Pct	Coefficient of Dispersion	Price Related Differential	Median	Lower bound of 95% confidence interval for Median	Upper bound of 95% confidence interval for Median	Imputed Market Value per Median Ratio
1	Agri-Vac	3,187	103,112,600	.	.	.	.	.	.	.	.	.
2	Agri-Imp	1,765	231,702,500	60	3.40	4.70	22.70	1.06	0.854	0.76	0.92	271,264,471
3	C+I-Imp	1,012	358,989,180	51	5.04	6.72	19.46	1.02	0.871	0.83	0.91	411,985,934
4	C+I+R Vac	3,870	41,965,200	7	0.18	3.04	13.25	1.02	0.899	0.67	1.06	46,696,611
5	Res-Imp	19,373	2,379,889,390	3,443	17.77	18.37	9.43	1.01	0.986	0.98	0.99	2,413,800,503
Total		29,207	3,115,658,870	3,561								

**Hancock County Property Tax Reassessment Equalization Analysis
Indiana Property Tax Equalization Project**

Standard Equalization via Median

CntyXtwp	MajrClas	ParclCnt	AV - Total Land & Improvements	Sample Size	Sample Parcels Pct of Popln	Sample Assessed Value Pct	Coefficient of Dispersion	Price Related Differential	Median	Lower bound of 95% confidence interval for Median	Upper bound of 95% confidence interval for Median	Imputed Market Value per Median Ratio
1 Blue River Twp	Agri-Vac	287	9,097,500	.	.	.	.	.	.	.	.	.
2 Blue River Twp	Agri-Imp	166	19,721,400	8	4.82	6.77	25.84	1.09	1.010	0.64	1.48	19,523,584
3 Blue River Twp	Res-Vac	81	263,500	.	.	.	.	.	.	.	.	.
4 Blue River Twp	Res-Imp	398	50,567,800	58	14.57	15.30	10.07	1.02	0.957	0.94	0.99	52,854,916
5 Brandywine Twp	Agri-Vac	253	8,839,900	.	.	.	.	.	.	.	.	.
6 Brandywine Twp	Agri-Imp	142	18,423,100	2	1.41	1.80	4.45	1.00	0.960	0.92	1.00	19,197,367
7 Brandywine Twp	Ind-Imp	4	351,500	.	.	.	.	.	.	.	.	.
8 Brandywine Twp	Coml-Imp	5	329,100	.	.	.	.	.	.	.	.	.
9 Brandywine Twp	Res-Vac	157	1,227,500	1	0.64	6.81	.	1.00	1.060	.	.	1,158,013
10 Brandywine Twp	Res-Imp	721	91,060,000	116	16.09	15.11	10.38	1.01	0.998	0.98	1.02	91,214,303
11 Brown Twp	Agri-Vac	1,167	35,991,100	.	.	.	.	.	.	.	.	.
12 Brown Twp	Agri-Imp	548	72,459,200	16	2.92	5.00	29.35	1.12	0.734	0.64	1.01	98,775,184
13 Brown Twp	Ind-Vac	33	1,969,900	.	.	.	.	.	.	.	.	.
14 Brown Twp	Ind-Imp	75	30,091,400	1	1.33	0.69	.	1.00	1.376	.	.	21,869,329
15 Brown Twp	Coml-Vac	35	1,123,800	.	.	.	.	.	.	.	.	.
16 Brown Twp	Coml-Imp	100	23,994,140	5	5.00	2.73	17.03	0.97	0.823	0.63	1.15	29,170,616
17 Brown Twp	Res-Vac	985	8,056,700	.	.	.	.	.	.	.	.	.
18 Brown Twp	Res-Imp	4,397	569,710,900	727	16.53	17.81	8.69	1.01	0.986	0.98	0.99	577,999,983
19 Buck Creek Twp	Agri-Vac	660	24,809,200	.	.	.	.	.	.	.	.	.
20 Buck Creek Twp	Agri-Imp	323	41,647,100	13	4.02	5.03	19.64	1.02	0.776	0.68	1.02	53,667,298
21 Buck Creek Twp	Ind-Imp	3	688,200	.	.	.	.	.	.	.	.	.
22 Buck Creek Twp	Coml-Imp	17	1,512,900	.	.	.	.	.	.	.	.	.
23 Buck Creek Twp	Res-Vac	190	710,500	.	.	.	.	.	.	.	.	.
24 Buck Creek Twp	Res-Imp	1,171	121,226,200	166	14.18	16.16	10.81	1.02	0.944	0.93	0.96	128,379,776
25 Center Twp	Agri-Vac	676	19,999,100	.	.	.	.	.	.	.	.	.
26 Center Twp	Agri-Imp	537	74,399,800	15	2.79	3.59	14.78	1.01	0.862	0.77	0.92	86,292,898
27 Center Twp	Ind-Vac	2	63,600	.	.	.	.	.	.	.	.	.
28 Center Twp	Ind-Imp	18	7,208,900	.	.	.	.	.	.	.	.	.
29 Center Twp	Coml-Vac	13	396,400	.	.	.	.	.	.	.	.	.
30 Center Twp	Coml-Imp	86	38,448,500	3	3.49	1.41	14.02	0.97	0.964	0.60	1.01	39,865,190
31 Center Twp	Res-Vac	737	10,122,200	4	0.54	9.19	13.80	0.97	0.806	0.67	0.93	12,558,161
32 Center Twp	Res-Imp	3,715	560,267,000	572	15.40	15.88	8.96	1.00	0.974	0.97	0.98	574,972,355
33 Green Twp	Agri-Vac	3	82,800	.	.	.	.	.	.	.	.	.
34 Green Twp	Agri-Imp	2	139,000	1	50.00	74.18	.	1.00	0.817	.	.	170,209
35 Green Twp	Res-Vac	83	339,000	.	.	.	.	.	.	.	.	.
36 Green Twp	Res-Imp	714	119,721,700	191	26.75	25.79	5.19	1.00	1.006	1.00	1.02	118,963,599

**Hancock County Property Tax Reassessment Equalization Analysis
Indiana Property Tax Equalization Project**

CntyXtpw	MajrClas	ParclCnt	AV - Total Land & Improvements	Sample Size	Sample Parcels Pct of Popln	Sample Assessed Value Pct	Coefficient of Dispersion	Price Related Differential	Median	Lower bound of 95% confidence interval for Median	Upper bound of 95% confidence interval for Median	Imputed Market Value per Median Ratio
37 Jackson Twp	Agri-Vac	1	2,400	.	.	.	.	.	.	.	.	.
38 Jackson Twp	Coml-Vac	1	13,200	.	.	.	.	.	.	.	.	.
39 Jackson Twp	Coml-Imp	5	1,696,300	.	.	.	.	.	.	.	.	.
40 Jackson Twp	Res-Vac	12	142,900	.	.	.	.	.	.	.	.	.
41 Jackson Twp	Res-Imp	272	44,079,700	75	27.57	26.75	8.13	1.03	1.084	1.06	1.12	40,669,417
42 Sugar Creek Twp	Agri-Vac	92	2,344,400	.	.	.	.	.	.	.	.	.
43 Sugar Creek Twp	Agri-Imp	21	1,920,400	3	14.29	21.13	12.46	0.98	1.039	0.86	1.24	1,848,744
44 Sugar Creek Twp	Ind-Vac	19	229,500	.	.	.	.	.	.	.	.	.
45 Sugar Creek Twp	Ind-Imp	59	72,170,840	1	1.69	4.54	.	1.00	0.904	.	.	79,815,250
46 Sugar Creek Twp	Coml-Vac	108	4,494,700	.	.	.	.	.	.	.	.	.
47 Sugar Creek Twp	Coml-Imp	581	173,571,000	37	6.37	11.09	20.16	1.02	0.858	0.79	0.91	202,293,714
48 Sugar Creek Twp	Res-Vac	1,175	9,978,400	2	0.17	2.63	12.08	0.99	0.941	0.83	1.06	10,600,382
49 Sugar Creek Twp	Res-Imp	7,207	716,952,390	1,415	19.63	20.23	9.80	1.01	0.986	0.98	0.99	727,407,241
50 Vernon Twp	Agri-Vac	46	1,863,000	.	.	.	.	.	.	.	.	.
51 Vernon Twp	Agri-Imp	26	2,992,500	2	7.69	10.93	34.87	1.17	1.026	0.67	1.38	2,917,960
52 Vernon Twp	Ind-Imp	1	195,000	.	.	.	.	.	.	.	.	.
53 Vernon Twp	Coml-Vac	3	28,800	.	.	.	.	.	.	.	.	.
54 Vernon Twp	Coml-Imp	58	8,731,400	4	6.90	2.20	4.38	1.03	1.010	0.86	1.02	8,647,098
55 Vernon Twp	Res-Vac	233	2,777,200	.	.	.	.	.	.	.	.	.
56 Vernon Twp	Res-Imp	778	106,303,700	123	15.81	16.93	11.92	1.02	0.965	0.93	1.00	110,207,687
Total		29,202	3,115,548,270	3,561								

Restratified (2) Equalization via Median

CntyXtpw	MjrClas3	ParclCnt	Asmt Total, New	Sample Size	Sample Parcels Pct of Popln	Sample Assessed Value Pct	Coefficient of Dispersion	Price Related Differential	Median	Lower bound of 95% confidence interval for Median	Upper bound of 95% confidence interval for Median	Imputed Market Value per Median Ratio
1 Blue River Twp	Agri-Vac	287	9,097,500	.	.	.	.	.	.	.	.	.
2 Blue River Twp	Agri-Imp	166	19,721,400	8	4.82	6.77	25.84	1.09	1.010	0.64	1.48	19,523,584
3 Blue River Twp	C+I+R Vac	81	263,500	.	.	.	.	.	.	.	.	.
4 Blue River Twp	Res-Imp	398	50,567,800	58	14.57	15.30	10.07	1.02	0.957	0.94	0.99	52,854,916
5 Brandywine Twp	Agri-Vac	253	8,839,900	.	.	.	.	.	.	.	.	.
6 Brandywine Twp	Agri-Imp	142	18,423,100	2	1.41	1.80	4.45	1.00	0.960	0.92	1.00	19,197,367
7 Brandywine Twp	C+I-Imp	9	680,600	.	.	.	.	.	.	.	.	.
8 Brandywine Twp	C+I+R Vac	157	1,227,500	1	0.64	6.81	.	1.00	1.060	.	.	1,158,013
9 Brandywine Twp	Res-Imp	721	91,060,000	116	16.09	15.11	10.38	1.01	0.998	0.98	1.02	91,214,303
10 Brown Twp	Agri-Vac	1,167	35,991,100	.	.	.	.	.	.	.	.	.

**Hancock County Property Tax Reassessment Equalization Analysis
Indiana Property Tax Equalization Project**

CntyXtwp	MjrCls3	ParclCnt	Asmt Total, New	Sample Size	Sample Parcels Pct of Popln	Sample Assessed Value Pct	Coefficient of Dispersion	Price Related Differential	Median	Lower bound	Upper bound	Imputed Market Value per Median Ratio
										of 95% confidence interval for Median	of 95% confidence interval for Median	
11 Brown Twp	Agri-Imp	548	72,459,200	16	2.92	5.00	29.35	1.12	0.734	0.64	1.01	98,775,184
12 Brown Twp	C+I-Imp	175	54,085,540	6	3.43	1.60	24.44	0.94	0.855	0.63	1.38	63,250,059
13 Brown Twp	C+I+R Vac	1,053	11,150,400	.	.	.	.	.	.	.	.	.
14 Brown Twp	Res-Imp	4,397	569,710,900	727	16.53	17.81	8.69	1.01	0.986	0.98	0.99	577,999,983
15 Buck Creek Twp	Agri-Vac	660	24,809,200	.	.	.	.	.	.	.	.	.
16 Buck Creek Twp	Agri-Imp	323	41,647,100	13	4.02	5.03	19.64	1.02	0.776	0.68	1.02	53,667,298
17 Buck Creek Twp	C+I-Imp	20	2,201,100	.	.	.	.	.	.	.	.	.
18 Buck Creek Twp	C+I+R Vac	190	710,500	.	.	.	.	.	.	.	.	.
19 Buck Creek Twp	Res-Imp	1,171	121,226,200	166	14.18	16.16	10.81	1.02	0.944	0.93	0.96	128,379,776
20 Center Twp	Agri-Vac	676	19,999,100	.	.	.	.	.	.	.	.	.
21 Center Twp	Agri-Imp	537	74,399,800	15	2.79	3.59	14.78	1.01	0.862	0.77	0.92	86,292,898
22 Center Twp	C+I-Imp	104	45,657,400	3	2.88	1.19	14.02	0.97	0.964	0.60	1.01	47,339,712
23 Center Twp	C+I+R Vac	752	10,582,200	4	0.53	8.79	13.80	0.97	0.806	0.67	0.93	13,128,863
24 Center Twp	Res-Imp	3,715	560,267,000	572	15.40	15.88	8.96	1.00	0.974	0.97	0.98	574,972,355
25 Green Twp	Agri-Vac	3	82,800	.	.	.	.	.	.	.	.	.
26 Green Twp	Agri-Imp	2	139,000	1	50.00	74.18	.	1.00	0.817	.	.	170,209
27 Green Twp	C+I+R Vac	83	339,000	.	.	.	.	.	.	.	.	.
28 Green Twp	Res-Imp	714	119,721,700	191	26.75	25.79	5.19	1.00	1.006	1.00	1.02	118,963,599
29 Jackson Twp	Agri-Vac	1	2,400	.	.	.	.	.	.	.	.	.
30 Jackson Twp	C+I-Imp	5	1,696,300	.	.	.	.	.	.	.	.	.
31 Jackson Twp	C+I+R Vac	13	156,100	.	.	.	.	.	.	.	.	.
32 Jackson Twp	Res-Imp	272	44,079,700	75	27.57	26.75	8.13	1.03	1.084	1.06	1.12	40,669,417
33 Sugar Creek Twp	Agri-Vac	92	2,344,400	.	.	.	.	.	.	.	.	.
34 Sugar Creek Twp	Agri-Imp	21	1,920,400	3	14.29	21.13	12.46	0.98	1.039	0.86	1.24	1,848,744
35 Sugar Creek Twp	C+I-Imp	640	245,741,840	38	5.94	9.16	19.67	1.01	0.863	0.79	0.91	284,891,285
36 Sugar Creek Twp	C+I+R Vac	1,302	14,702,600	2	0.15	1.78	12.08	0.99	0.941	0.83	1.06	15,619,055
37 Sugar Creek Twp	Res-Imp	7,207	716,952,390	1,415	19.63	20.23	9.80	1.01	0.986	0.98	0.99	727,407,241
38 Vernon Twp	Agri-Vac	46	1,863,000	.	.	.	.	.	.	.	.	.
39 Vernon Twp	Agri-Imp	26	2,992,500	2	7.69	10.93	34.87	1.17	1.026	0.67	1.38	2,917,960
40 Vernon Twp	C+I-Imp	59	8,926,400	4	6.78	2.15	4.38	1.03	1.010	0.86	1.02	8,840,215
41 Vernon Twp	C+I+R Vac	236	2,806,000	.	.	.	.	.	.	.	.	.
42 Vernon Twp	Res-Imp	778	106,303,700	123	15.81	16.93	11.92	1.02	0.965	0.93	1.00	110,207,687
Total		29,202	3,115,548,270	3,561								