

**Lake 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	1,302	19,328,200	.	.	.	.	.	.	.	.	.
2	Agri-Imp	3,335	289,988,100	44	1.32	3.12	26.74	1.08	0.896	0.74	0.97	323,600,716
3	Ind-Vac	929	92,145,800	.	.	.	.	.	.	.	.	.
4	Ind-Imp	1,898	1,074,283,400	22	1.16	0.54	36.62	1.11	1.219	0.83	1.58	881,236,963
5	Coml-Vac	2,827	206,633,600	1	0.04	0.03	.	1.00	1.043	.	.	198,182,612
6	Coml-Imp	12,475	4,407,768,000	215	1.72	1.38	28.19	1.13	1.008	0.97	1.05	4,374,071,130
7	Res-Vac	43,158	342,900,600	7	0.02	0.10	24.24	1.16	0.448	0.43	1.03	764,815,949
8	Res-Imp	155,471	14,533,623,230	19,033	12.24	14.23	16.00	1.03	0.965	0.96	0.97	15,053,328,676
<b>Total</b>		<b>221,395</b>	<b>20,966,670,930</b>	<b>19,322</b>								

**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	1,302	19,328,200	.	.	.	.	.	.	.	.	.
2	Agri-Imp	3,335	289,988,100	44	1.32	3.12	26.74	1.08	0.896	0.74	0.97	323,600,716
3	Ind-Imp	1,898	1,074,283,400	22	1.16	0.54	36.62	1.11	1.219	0.83	1.58	881,236,963
4	C+I-Vac	3,756	298,779,400	1	0.03	0.02	.	1.00	1.043	.	.	286,559,795
5	Coml-Imp	12,475	4,407,768,000	215	1.72	1.38	28.19	1.13	1.008	0.97	1.05	4,374,071,130
6	Res-Vac	43,158	342,900,600	7	0.02	0.10	24.24	1.16	0.448	0.43	1.03	764,815,949
7	Res-Imp	155,471	14,533,623,230	19,033	12.24	14.23	16.00	1.03	0.965	0.96	0.97	15,053,328,676
<b>Total</b>		<b>221,395</b>	<b>20,966,670,930</b>	<b>19,322</b>								

**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	1,302	19,328,200	.	.	.	.	.	.	.	.	.
2	Agri-Imp	3,335	289,988,100	44	1.32	3.12	26.74	1.08	0.896	0.74	0.97	323,600,716
3	C+I-Imp	14,373	5,482,051,400	237	1.65	1.21	29.76	1.13	1.012	0.97	1.06	5,417,918,138
4	C+I+R Vac	46,914	641,680,000	8	0.02	0.06	35.56	1.11	0.476	0.43	1.04	1,347,283,057
5	Res-Imp	155,471	14,533,623,230	19,033	12.24	14.23	16.00	1.03	0.965	0.96	0.97	15,053,328,676
<b>Total</b>		<b>221,395</b>	<b>20,966,670,930</b>	<b>19,322</b>								

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

**Standard Equalization Via Median**

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	
1	Calumet Twp	Agri-Vac	6	2,500	.	.	.	.	.	.	.	.	
2	Calumet Twp	Agri-Imp	1	81,300	.	.	.	.	.	.	.	.	
3	Calumet Twp	Ind-Vac	341	27,369,200	.	.	.	.	.	.	.	.	
4	Calumet Twp	Ind-Imp	639	246,836,000	10	1.56	0.78	39.91	0.95	1.510	0.61	2.14	163,477,587
5	Calumet Twp	Coml-Vac	1,130	24,561,900	1	0.09	0.23	.	1.00	1.043	.	.	23,557,357
6	Calumet Twp	Coml-Imp	3,209	663,135,300	49	1.53	1.33	32.09	1.29	1.078	0.91	1.24	615,031,798
7	Calumet Twp	Res-Vac	14,748	68,606,200	.	.	.	.	.	.	.	.	.
8	Calumet Twp	Res-Imp	38,722	1,741,096,820	2,448	6.32	9.45	25.51	1.05	0.981	0.97	0.99	1,774,083,809
9	Cedar Creek Twp	Agri-Vac	270	3,502,600	.	.	.	.	.	.	.	.	.
10	Cedar Creek Twp	Agri-Imp	688	57,738,400	5	0.73	1.42	19.74	1.13	1.006	0.47	1.21	57,405,397
11	Cedar Creek Twp	Ind-Vac	1	53,800	.	.	.	.	.	.	.	.	.
12	Cedar Creek Twp	Ind-Imp	27	8,712,700	.	.	.	.	.	.	.	.	.
13	Cedar Creek Twp	Coml-Vac	30	1,650,500	.	.	.	.	.	.	.	.	.
14	Cedar Creek Twp	Coml-Imp	248	47,864,500	.	.	.	.	.	.	.	.	.
15	Cedar Creek Twp	Res-Vac	2,011	18,686,200	1	0.05	0.07	.	1.00	1.029	.	.	18,166,902
16	Cedar Creek Twp	Res-Imp	3,779	411,514,700	376	9.95	10.26	14.57	1.01	0.928	0.91	0.95	443,334,016
17	Center Twp	Agri-Vac	227	4,907,300	.	.	.	.	.	.	.	.	.
18	Center Twp	Agri-Imp	210	26,428,000	10	4.76	9.49	19.35	1.05	0.954	0.50	1.04	27,693,117
19	Center Twp	Ind-Vac	54	4,523,300	.	.	.	.	.	.	.	.	.
20	Center Twp	Ind-Imp	129	53,307,300	7	5.43	5.36	30.55	1.19	0.919	0.49	1.58	58,002,262
21	Center Twp	Coml-Vac	177	10,167,100	.	.	.	.	.	.	.	.	.
22	Center Twp	Coml-Imp	576	254,846,800	21	3.65	4.64	30.80	1.17	0.977	0.77	1.29	260,953,763
23	Center Twp	Res-Vac	5,462	52,668,400	.	.	.	.	.	.	.	.	.
24	Center Twp	Res-Imp	9,598	1,186,483,600	1,505	15.68	14.04	16.04	1.02	1.047	1.03	1.06	1,133,662,654
25	Eagle Creek Twp	Agri-Vac	92	1,555,600	.	.	.	.	.	.	.	.	.
26	Eagle Creek Twp	Agri-Imp	627	52,845,200	1	0.16	0.24	.	1.00	1.153	.	.	45,839,751
27	Eagle Creek Twp	Coml-Vac	3	116,900	.	.	.	.	.	.	.	.	.
28	Eagle Creek Twp	Coml-Imp	14	10,415,200	.	.	.	.	.	.	.	.	.
29	Eagle Creek Twp	Res-Vac	44	810,100	.	.	.	.	.	.	.	.	.
30	Eagle Creek Twp	Res-Imp	271	40,277,600	15	5.54	5.82	18.51	1.05	0.981	0.85	1.04	41,075,820
31	Hanover Twp	Agri-Vac	104	1,542,000	.	.	.	.	.	.	.	.	.
32	Hanover Twp	Agri-Imp	241	22,736,000	2	0.83	2.70	22.65	1.08	0.725	0.56	0.89	31,350,463
33	Hanover Twp	Ind-Vac	17	1,221,500	.	.	.	.	.	.	.	.	.
34	Hanover Twp	Ind-Imp	10	3,681,900	.	.	.	.	.	.	.	.	.
35	Hanover Twp	Coml-Vac	47	3,456,400	.	.	.	.	.	.	.	.	.
36	Hanover Twp	Coml-Imp	226	55,805,000	4	1.77	6.24	31.71	1.36	0.773	0.53	1.21	72,154,409

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

CntyTwp	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 Hanover Twp	Res-Vac	1,756	19,617,700	.	.	.	.	.	.	.	.	.
38 Hanover Twp	Res-Imp	3,270	371,559,700	283	8.65	9.33	14.48	1.01	0.954	0.93	0.98	389,362,652
39 Hobart Twp	Agri-Vac	31	430,400	.	.	.	.	.	.	.	.	.
40 Hobart Twp	Agri-Imp	9	811,400	.	.	.	.	.	.	.	.	.
41 Hobart Twp	Ind-Vac	1	18,000	.	.	.	.	.	.	.	.	.
42 Hobart Twp	Ind-Imp	27	9,429,500	.	.	.	.	.	.	.	.	.
43 Hobart Twp	Coml-Vac	107	6,083,900	.	.	.	.	.	.	.	.	.
44 Hobart Twp	Coml-Imp	806	66,141,800	.	.	.	.	.	.	.	.	.
45 Hobart Twp	Res-Vac	4,523	26,029,900	1	0.02	0.08	.	1.00	0.544	.	.	47,810,419
46 Hobart Twp	Res-Imp	7,013	364,638,800	575	8.20	10.27	22.03	1.04	0.920	0.90	0.94	396,548,481
47 North Twp	Agri-Vac	50	193,100	.	.	.	.	.	.	.	.	.
48 North Twp	Agri-Imp	59	3,422,100	.	.	.	.	.	.	.	.	.
49 North Twp	Ind-Vac	394	45,634,000	.	.	.	.	.	.	.	.	.
50 North Twp	Ind-Imp	724	538,578,000	3	0.41	0.10	40.12	1.25	0.825	0.58	1.57	652,680,334
51 North Twp	Coml-Vac	666	53,533,300	.	.	.	.	.	.	.	.	.
52 North Twp	Coml-Imp	5,102	1,606,562,500	83	1.63	1.11	27.61	1.09	1.005	0.92	1.06	1,599,087,195
53 North Twp	Res-Vac	6,906	62,445,600	.	.	.	.	.	.	.	.	.
54 North Twp	Res-Imp	57,930	5,641,336,580	7,216	12.46	12.82	16.46	1.03	0.958	0.95	0.96	5,887,993,304
55 Ross Twp	Agri-Vac	150	3,363,400	.	.	.	.	.	.	.	.	.
56 Ross Twp	Agri-Imp	233	18,495,900	3	1.29	3.47	7.85	0.98	0.618	0.53	0.68	29,930,704
57 Ross Twp	Ind-Vac	24	2,940,000	.	.	.	.	.	.	.	.	.
58 Ross Twp	Ind-Imp	117	60,104,000	.	.	.	.	.	.	.	.	.
59 Ross Twp	Coml-Vac	430	78,005,400	.	.	.	.	.	.	.	.	.
60 Ross Twp	Coml-Imp	1,215	1,094,749,900	1	0.08	0.01	.	1.00	1.831	.	.	597,976,723
61 Ross Twp	Res-Vac	2,011	27,115,000	5	0.25	1.16	3.75	1.02	0.448	0.43	0.50	60,513,313
62 Ross Twp	Res-Imp	12,017	1,269,346,090	2,210	18.39	18.26	11.36	1.01	0.966	0.96	0.97	1,314,486,781
63 St. John Twp	Agri-Vac	56	1,254,200	.	.	.	.	.	.	.	.	.
64 St. John Twp	Agri-Imp	71	5,519,500	.	.	.	.	.	.	.	.	.
65 St. John Twp	Ind-Vac	57	5,633,200	.	.	.	.	.	.	.	.	.
66 St. John Twp	Ind-Imp	149	70,209,300	2	1.34	0.73	2.92	1.02	1.242	1.21	1.28	56,543,773
67 St. John Twp	Coml-Vac	202	27,238,400	.	.	.	.	.	.	.	.	.
68 St. John Twp	Coml-Imp	924	538,521,600	57	6.17	3.45	21.86	0.99	1.003	0.91	1.06	536,650,498
69 St. John Twp	Res-Vac	4,000	47,214,200	.	.	.	.	.	.	.	.	.
70 St. John Twp	Res-Imp	18,468	2,893,035,340	3,731	20.20	19.86	10.67	1.01	0.962	0.96	0.97	3,008,462,353
71 West Creek Twp	Agri-Vac	241	1,801,500	.	.	.	.	.	.	.	.	.
72 West Creek Twp	Agri-Imp	916	78,817,300	20	2.18	4.64	29.52	1.07	0.918	0.75	1.06	85,897,641
73 West Creek Twp	Ind-Vac	16	489,400	.	.	.	.	.	.	.	.	.

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

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
74 West Creek Twp	Ind-Imp	40	12,340,300	.	.	.	.	.	.	.	.	.
75 West Creek Twp	Coml-Vac	16	866,200	.	.	.	.	.	.	.	.	.
76 West Creek Twp	Coml-Imp	67	11,707,800	.	.	.	.	.	.	.	.	.
77 West Creek Twp	Res-Vac	774	5,798,100	.	.	.	.	.	.	.	.	.
78 West Creek Twp	Res-Imp	1,630	203,539,100	216	13.25	13.72	13.89	1.03	0.934	0.91	0.96	217,902,572
79 Winfield Twp	Agri-Vac	75	775,600	.	.	.	.	.	.	.	.	.
80 Winfield Twp	Agri-Imp	280	23,093,000	3	1.07	2.97	3.16	0.99	0.689	0.67	0.74	33,534,203
81 Winfield Twp	Ind-Vac	2	5,100	.	.	.	.	.	.	.	.	.
82 Winfield Twp	Ind-Imp	4	118,900	.	.	.	.	.	.	.	.	.
83 Winfield Twp	Coml-Vac	17	883,300	.	.	.	.	.	.	.	.	.
84 Winfield Twp	Coml-Imp	86	57,433,600	.	.	.	.	.	.	.	.	.
85 Winfield Twp	Res-Vac	918	13,821,800	.	.	.	.	.	.	.	.	.
86 Winfield Twp	Res-Imp	2,767	410,470,300	458	16.55	15.39	10.52	1.02	0.962	0.95	0.98	426,586,358
<b>Total</b>		<b>221,326</b>	<b>20,890,380,830</b>	<b>19,322</b>								

**Restratified (2) Equalization Via Median**

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 of 95% confidence interval for Median	Upper bound of 95% confidence interval for Median	Imputed Market Value per Median Ratio
1 Calumet Twp	Agri-Vac	6	2,500	.	.	.	.	.	.	.	.	.
2 Calumet Twp	Agri-Imp	1	81,300	.	.	.	.	.	.	.	.	.
3 Calumet Twp	C+I-Imp	3,848	909,971,300	59	1.53	1.18	35.72	1.19	1.106	0.96	1.25	822,945,021
4 Calumet Twp	C+I+R Vac	16,219	120,537,300	1	0.01	0.05	.	1.00	1.043	.	.	115,607,515
5 Calumet Twp	Res-Imp	38,722	1,741,096,820	2,448	6.32	9.45	25.51	1.05	0.981	0.97	0.99	1,774,083,809
6 Cedar Creek Twp	Agri-Vac	270	3,502,600	.	.	.	.	.	.	.	.	.
7 Cedar Creek Twp	Agri-Imp	688	57,738,400	5	0.73	1.42	19.74	1.13	1.006	0.47	1.21	57,405,397
8 Cedar Creek Twp	C+I-Imp	275	56,577,200	.	.	.	.	.	.	.	.	.
9 Cedar Creek Twp	C+I+R Vac	2,042	20,390,500	1	0.05	0.06	.	1.00	1.029	.	.	19,823,838
10 Cedar Creek Twp	Res-Imp	3,779	411,514,700	376	9.95	10.26	14.57	1.01	0.928	0.91	0.95	443,334,016
11 Center Twp	Agri-Vac	227	4,907,300	.	.	.	.	.	.	.	.	.
12 Center Twp	Agri-Imp	210	26,428,000	10	4.76	9.49	19.35	1.05	0.954	0.50	1.04	27,693,117
13 Center Twp	C+I-Imp	705	308,154,100	28	3.97	4.77	31.42	1.18	0.948	0.80	1.23	325,116,557
14 Center Twp	C+I+R Vac	5,693	67,358,800	.	.	.	.	.	.	.	.	.
15 Center Twp	Res-Imp	9,598	1,186,483,600	1,505	15.68	14.04	16.04	1.02	1.047	1.03	1.06	1,133,662,654

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CntyXtpw	MjrCls3	ParclCnt	Asmt Total, New	Sample Size	Sample Parcels 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	
16	Eagle Creek Twp	Agri-Vac	92	1,555,600	.	.	.	.	.	.	.	.	
17	Eagle Creek Twp	Agri-Imp	627	52,845,200	1	0.16	0.24	.	1.00	1.153	.	45,839,751	
18	Eagle Creek Twp	C+I-Imp	14	10,415,200	.	.	.	.	.	.	.	.	
19	Eagle Creek Twp	C+I+R Vac	47	927,000	.	.	.	.	.	.	.	.	
20	Eagle Creek Twp	Res-Imp	271	40,277,600	15	5.54	5.82	18.51	1.05	0.981	0.85	1.04	41,075,820
21	Hanover Twp	Agri-Vac	104	1,542,000	.	.	.	.	.	.	.	.	.
22	Hanover Twp	Agri-Imp	241	22,736,000	2	0.83	2.70	22.65	1.08	0.725	0.56	0.89	31,350,463
23	Hanover Twp	C+I-Imp	236	59,486,900	4	1.69	5.85	31.71	1.36	0.773	0.53	1.21	76,915,010
24	Hanover Twp	C+I+R Vac	1,820	24,295,600	.	.	.	.	.	.	.	.	.
25	Hanover Twp	Res-Imp	3,270	371,559,700	283	8.65	9.33	14.48	1.01	0.954	0.93	0.98	389,362,652
26	Hobart Twp	Agri-Vac	31	430,400	.	.	.	.	.	.	.	.	.
27	Hobart Twp	Agri-Imp	9	811,400	.	.	.	.	.	.	.	.	.
28	Hobart Twp	C+I-Imp	833	75,571,300	.	.	.	.	.	.	.	.	.
29	Hobart Twp	C+I+R Vac	4,631	32,131,800	1	0.02	0.06	.	1.00	0.544	.	.	59,018,084
30	Hobart Twp	Res-Imp	7,013	364,638,800	575	8.20	10.27	22.03	1.04	0.920	0.90	0.94	396,548,481
31	North Twp	Agri-Vac	50	193,100	.	.	.	.	.	.	.	.	.
32	North Twp	Agri-Imp	59	3,422,100	.	.	.	.	.	.	.	.	.
33	North Twp	C+I-Imp	5,826	2,145,140,500	86	1.48	0.86	28.03	1.10	1.004	0.91	1.06	2,137,440,634
34	North Twp	C+I+R Vac	7,966	161,612,900	.	.	.	.	.	.	.	.	.
35	North Twp	Res-Imp	57,930	5,641,336,580	7,216	12.46	12.82	16.46	1.03	0.958	0.95	0.96	5,887,993,304
36	Ross Twp	Agri-Vac	150	3,363,400	.	.	.	.	.	.	.	.	.
37	Ross Twp	Agri-Imp	233	18,495,900	3	1.29	3.47	7.85	0.98	0.618	0.53	0.68	29,930,704
38	Ross Twp	C+I-Imp	1,332	1,154,853,900	1	0.08	0.01	.	1.00	1.831	.	.	630,806,864
39	Ross Twp	C+I+R Vac	2,465	108,060,400	5	0.20	0.29	3.75	1.02	0.448	0.43	0.50	241,161,453
40	Ross Twp	Res-Imp	12,017	1,269,346,090	2,210	18.39	18.26	11.36	1.01	0.966	0.96	0.97	1,314,486,781
41	St. John Twp	Agri-Vac	56	1,254,200	.	.	.	.	.	.	.	.	.
42	St. John Twp	Agri-Imp	71	5,519,500	.	.	.	.	.	.	.	.	.
43	St. John Twp	C+I-Imp	1,073	608,730,900	59	5.50	3.14	21.82	0.99	1.008	0.92	1.06	603,896,354
44	St. John Twp	C+I+R Vac	4,259	80,085,800	.	.	.	.	.	.	.	.	.
45	St. John Twp	Res-Imp	18,468	2,893,035,340	3,731	20.20	19.86	10.67	1.01	0.962	0.96	0.97	3,008,462,353
46	West Creek Twp	Agri-Vac	241	1,801,500	.	.	.	.	.	.	.	.	.
47	West Creek Twp	Agri-Imp	916	78,817,300	20	2.18	4.64	29.52	1.07	0.918	0.75	1.06	85,897,641
48	West Creek Twp	C+I-Imp	107	24,048,100	.	.	.	.	.	.	.	.	.
49	West Creek Twp	C+I+R Vac	806	7,153,700	.	.	.	.	.	.	.	.	.
50	West Creek Twp	Res-Imp	1,630	203,539,100	216	13.25	13.72	13.89	1.03	0.934	0.91	0.96	217,902,572
51	Winfield Twp	Agri-Vac	75	775,600	.	.	.	.	.	.	.	.	.
52	Winfield Twp	Agri-Imp	280	23,093,000	3	1.07	2.97	3.16	0.99	0.689	0.67	0.74	33,534,203

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

<b>CntyXtp</b>	<b>MjrCls3</b>	<b>ParlCnt</b>	<b>Asmt Total, New</b>	<b>Sample Size</b>	<b>Sample Parcels Pct of Popln</b>	<b>Sample Assessed Value Pct</b>	<b>Coefficient of Dispersion</b>	<b>Price Related Differential</b>	<b>Median</b>	<b>Lower bound of 95% confidence interval for Median</b>	<b>Upper bound of 95% confidence interval for Median</b>	<b>Imputed Market Value per Median Ratio</b>
53 Winfield Twp	C+I-Imp	90	57,552,500	.	.	.	.	.	.	.	.	.
54 Winfield Twp	C+I+R Vac	937	14,710,200	.	.	.	.	.	.	.	.	.
55 Winfield Twp	Res-Imp	2,767	410,470,300	458	16.55	15.39	10.52	1.02	0.962	0.95	0.98	426,586,358
<b>Total</b>		<b>221,326</b>	<b>20,890,380,830</b>	<b>19,322</b>								