

**Wells 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	2,239	111,609,200	.	.	.	.	.	.	.	.	.
2	Agri-Imp	1,615	241,439,900	31	1.92	2.26	27.28	1.11	0.918	0.76	1.04	263,104,867
3	Ind-Vac	88	579,900	.	.	.	.	.	.	.	.	.
4	Ind-Imp	75	68,846,900	4	5.33	3.29	14.46	1.05	0.957	0.87	1.42	71,948,235
5	Coml-Vac	163	1,633,300	.	.	.	.	.	.	.	.	.
6	Coml-Imp	624	113,826,680	50	8.01	4.77	36.05	0.98	0.788	0.65	0.86	144,442,271
7	Res-Vac	2,349	6,169,700	.	.	.	.	.	.	.	.	.
8	Res-Imp	8,378	737,769,700	1,104	13.18	12.32	18.89	1.03	0.998	0.98	1.01	739,174,871
Total		15,531	1,281,875,280	1,189								

Restratified Equalization Via Median

	MajrClas2	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	2,239	111,609,200	.	.	.	.	.	.	.	.	.
2	Agri-Imp	1,615	241,439,900	31	1.92	2.26	27.28	1.11	0.918	0.76	1.04	263,104,867
3	C+I-Vac	251	2,213,200	.	.	.	.	.	.	.	.	.
4	C+I-Imp	699	182,673,580	54	7.73	4.22	35.13	0.96	0.803	0.69	0.87	227,629,868
5	Res-Vac	2,349	6,169,700	.	.	.	.	.	.	.	.	.
6	Res-Imp	8,378	737,769,700	1,104	13.18	12.32	18.89	1.03	0.998	0.98	1.01	739,174,871
Total		15,531	1,281,875,280	1,189								

Restratified (2) Equalization Via Median

	MajrClas3	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	2,239	111,609,200	.	.	.	.	.	.	.	.	.
2	Agri-Imp	1,615	241,439,900	31	1.92	2.26	27.28	1.11	0.918	0.76	1.04	263,104,867
3	C+I-Imp	699	182,673,580	54	7.73	4.22	35.13	0.96	0.803	0.69	0.87	227,629,868
4	C+I+R Vac	2,600	8,382,900	.	.	.	.	.	.	.	.	.
5	Res-Imp	8,378	737,769,700	1,104	13.18	12.32	18.89	1.03	0.998	0.98	1.01	739,174,871
Total		15,531	1,281,875,280	1,189								

**Wells County Property Tax Reassessment Equalization Analysis
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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	Upper bound	Imputed Market Value per Median Ratio
										of 95% confidence interval for Median	of 95% confidence interval for Median	
1 Chester Twp	Agri-Vac	457	23,067,500	.	.	.	.	.	.	.	.	.
2 Chester Twp	Agri-Imp	361	52,022,600	8	2.22	2.53	26.81	1.04	1.177	0.36	1.71	44,197,084
3 Chester Twp	Ind-Vac	3	39,900	.	.	.	.	.	.	.	.	.
4 Chester Twp	Ind-Imp	3	3,306,000	.	.	.	.	.	.	.	.	.
5 Chester Twp	Coml-Vac	1	7,800	.	.	.	.	.	.	.	.	.
6 Chester Twp	Coml-Imp	12	1,599,600	.	.	.	.	.	.	.	.	.
7 Chester Twp	Res-Vac	281	874,400	.	.	.	.	.	.	.	.	.
8 Chester Twp	Res-Imp	808	78,213,300	71	8.79	8.50	23.40	1.06	1.015	0.89	1.05	77,058,005
9 Harrison Twp	Agri-Vac	1,036	49,892,500	.	.	.	.	.	.	.	.	.
10 Harrison Twp	Agri-Imp	768	116,160,900	17	2.21	2.67	26.52	1.17	0.889	0.70	1.03	130,620,215
11 Harrison Twp	Ind-Vac	5	105,700	.	.	.	.	.	.	.	.	.
12 Harrison Twp	Ind-Imp	9	3,055,700	.	.	.	.	.	.	.	.	.
13 Harrison Twp	Coml-Vac	17	147,400	.	.	.	.	.	.	.	.	.
14 Harrison Twp	Coml-Imp	64	9,517,700	2	3.13	2.78	48.06	0.97	1.102	0.57	1.63	8,637,627
15 Harrison Twp	Res-Vac	532	1,969,000	.	.	.	.	.	.	.	.	.
16 Harrison Twp	Res-Imp	1,832	191,144,700	158	8.62	8.01	20.51	1.02	0.975	0.94	1.02	196,115,685
17 Jackson Twp	Agri-Vac	294	15,863,600	.	.	.	.	.	.	.	.	.
18 Jackson Twp	Agri-Imp	177	25,264,800	4	2.26	2.51	13.51	1.13	0.895	0.65	1.04	28,215,667
19 Jackson Twp	Coml-Imp	5	93,000	1	20.00	36.56	.	1.00	1.244	.	.	74,752
20 Jackson Twp	Res-Vac	100	228,500	.	.	.	.	.	.	.	.	.
21 Jackson Twp	Res-Imp	280	20,529,100	35	12.50	12.49	33.31	1.14	0.981	0.90	1.14	20,923,681
22 Jefferson Twp	Agri-Vac	416	21,903,000	.	.	.	.	.	.	.	.	.
23 Jefferson Twp	Agri-Imp	290	46,302,300	2	0.69	0.86	18.39	0.96	0.775	0.63	0.92	59,737,946
24 Jefferson Twp	Ind-Vac	2	22,200	.	.	.	.	.	.	.	.	.
25 Jefferson Twp	Ind-Imp	2	757,700	.	.	.	.	.	.	.	.	.
26 Jefferson Twp	Coml-Vac	6	41,300	.	.	.	.	.	.	.	.	.
27 Jefferson Twp	Coml-Imp	10	3,716,100	1	10.00	2.42	.	1.00	1.166	.	.	3,185,698
28 Jefferson Twp	Res-Vac	161	449,600	.	.	.	.	.	.	.	.	.
29 Jefferson Twp	Res-Imp	675	75,976,500	68	10.07	9.88	18.87	1.03	0.995	0.87	1.04	76,386,085
30 Lancaster Twp	Agri-Vac	28	718,900	.	.	.	.	.	.	.	.	.
31 Lancaster Twp	Agri-Imp	15	1,013,900	.	.	.	.	.	.	.	.	.
32 Lancaster Twp	Ind-Vac	70	378,700	.	.	.	.	.	.	.	.	.
33 Lancaster Twp	Ind-Imp	38	43,681,500	2	5.26	3.72	4.84	1.04	0.917	0.87	0.96	47,639,378
34 Lancaster Twp	Coml-Vac	107	1,271,400	.	.	.	.	.	.	.	.	.
35 Lancaster Twp	Coml-Imp	402	79,180,980	33	8.21	5.19	31.15	0.95	0.785	0.64	0.84	100,909,345
36 Lancaster Twp	Res-Vac	739	1,548,100

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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	Upper bound	Imputed Market Value per Median Ratio
										of 95% confidence interval for Median	of 95% confidence interval for Median	
37 Lancaster Twp	Res-Imp	3,157	237,606,500	519	16.44	15.64	18.26	1.02	0.999	0.98	1.02	237,746,269
38 Liberty Twp	Agri-Vac	2	50,900	.	.	.	.	.	.	.	.	.
39 Liberty Twp	Ind-Imp	4	1,634,400	.	.	.	.	.	.	.	.	.
40 Liberty Twp	Coml-Vac	8	42,300	.	.	.	.	.	.	.	.	.
41 Liberty Twp	Coml-Imp	13	4,490,500	1	7.69	1.62	.	1.00	0.710	.	.	6,325,337
42 Liberty Twp	Res-Vac	115	262,100	.	.	.	.	.	.	.	.	.
43 Liberty Twp	Res-Imp	131	12,399,500	19	14.50	12.03	18.27	0.96	1.111	0.91	1.25	11,159,338
44 Nottingham Twp	Agri-Vac	4	101,600	.	.	.	.	.	.	.	.	.
45 Nottingham Twp	Ind-Vac	3	24,100	.	.	.	.	.	.	.	.	.
46 Nottingham Twp	Ind-Imp	11	15,246,600	2	18.18	4.20	19.61	0.91	1.185	0.95	1.42	12,867,665
47 Nottingham Twp	Coml-Vac	16	95,300	.	.	.	.	.	.	.	.	.
48 Nottingham Twp	Coml-Imp	81	13,680,700	10	12.35	5.47	48.94	1.05	0.673	0.40	1.50	20,313,762
49 Nottingham Twp	Res-Vac	251	532,000	.	.	.	.	.	.	.	.	.
50 Nottingham Twp	Res-Imp	1,067	97,332,900	195	18.28	18.10	12.97	1.01	1.011	0.99	1.05	96,240,749
51 Rockcreek Twp	Ind-Vac	2	3,000	.	.	.	.	.	.	.	.	.
52 Rockcreek Twp	Ind-Imp	3	810,500	.	.	.	.	.	.	.	.	.
53 Rockcreek Twp	Coml-Vac	6	25,300	.	.	.	.	.	.	.	.	.
54 Rockcreek Twp	Coml-Imp	8	166,700	.	.	.	.	.	.	.	.	.
55 Rockcreek Twp	Res-Vac	69	81,300	.	.	.	.	.	.	.	.	.
56 Rockcreek Twp	Res-Imp	103	4,087,000	3	2.91	3.13	14.72	1.05	0.906	0.73	1.13	4,512,291
57 Union Twp	Agri-Vac	2	11,200	.	.	.	.	.	.	.	.	.
58 Union Twp	Agri-Imp	3	491,900	.	.	.	.	.	.	.	.	.
59 Union Twp	Ind-Vac	3	6,300	.	.	.	.	.	.	.	.	.
60 Union Twp	Ind-Imp	5	354,500	.	.	.	.	.	.	.	.	.
61 Union Twp	Coml-Vac	2	2,500	.	.	.	.	.	.	.	.	.
62 Union Twp	Coml-Imp	29	1,381,400	2	6.90	8.19	27.16	0.97	1.128	0.82	1.43	1,224,808
63 Union Twp	Res-Vac	99	205,000	.	.	.	.	.	.	.	.	.
64 Union Twp	Res-Imp	322	20,101,700	36	11.18	12.15	30.39	1.05	0.901	0.78	1.07	22,319,468
Total		15,525	1,281,293,580	1,189								

Restratified (2) Equalization Via Median

CntyXtwp	MajrClas3	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	
1 Chester Twp	Agri-Vac	457	23,067,500	.	.	.	.	.	.	.	.	.
2 Chester Twp	Agri-Imp	361	52,022,600	8	2.22	2.53	26.81	1.04	1.177	0.36	1.71	44,197,084

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CntyXtwp	MajrClas3	ParclCnt	Asmt Total, New	Sample Size	Sample Parcels of Popln	Sample Pct 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	
3 Chester Twp	C+I-Imp	15	4,905,600	.	.	.	.	.	.	.	.	.
4 Chester Twp	C+I+R Val	285	922,100	.	.	.	.	.	.	.	.	.
5 Chester Twp	Res-Imp	808	78,213,300	71	8.79	8.50	23.40	1.06	1.015	0.89	1.05	77,058,005
6 Harrison Twp	Agri-Vac	1,036	49,892,500	.	.	.	.	.	.	.	.	.
7 Harrison Twp	Agri-Imp	768	116,160,900	17	2.21	2.67	26.52	1.17	0.889	0.70	1.03	130,620,215
8 Harrison Twp	C+I-Imp	73	12,573,400	2	2.74	2.10	48.06	0.97	1.102	0.57	1.63	11,410,775
9 Harrison Twp	C+I+R Val	554	2,222,100	.	.	.	.	.	.	.	.	.
10 Harrison Twp	Res-Imp	1,832	191,144,700	158	8.62	8.01	20.51	1.02	0.975	0.94	1.02	196,115,685
11 Jackson Twp	Agri-Vac	294	15,863,600	.	.	.	.	.	.	.	.	.
12 Jackson Twp	Agri-Imp	177	25,264,800	4	2.26	2.51	13.51	1.13	0.895	0.65	1.04	28,215,667
13 Jackson Twp	C+I-Imp	5	93,000	1	20.00	36.56	.	1.00	1.244	.	.	74,752
14 Jackson Twp	C+I+R Val	100	228,500	.	.	.	.	.	.	.	.	.
15 Jackson Twp	Res-Imp	280	20,529,100	35	12.50	12.49	33.31	1.14	0.981	0.90	1.14	20,923,681
16 Jefferson Twp	Agri-Vac	416	21,903,000	.	.	.	.	.	.	.	.	.
17 Jefferson Twp	Agri-Imp	290	46,302,300	2	0.69	0.86	18.39	0.96	0.775	0.63	0.92	59,737,946
18 Jefferson Twp	C+I-Imp	12	4,473,800	1	8.33	2.01	.	1.00	1.166	.	.	3,835,251
19 Jefferson Twp	C+I+R Val	169	513,100	.	.	.	.	.	.	.	.	.
20 Jefferson Twp	Res-Imp	675	75,976,500	68	10.07	9.88	18.87	1.03	0.995	0.87	1.04	76,386,085
21 Lancaster Twp	Agri-Vac	28	718,900	.	.	.	.	.	.	.	.	.
22 Lancaster Twp	Agri-Imp	15	1,013,900	.	.	.	.	.	.	.	.	.
23 Lancaster Twp	C+I-Imp	440	122,862,480	35	7.95	4.67	30.05	0.96	0.791	0.65	0.86	155,244,839
24 Lancaster Twp	C+I+R Val	916	3,198,200	.	.	.	.	.	.	.	.	.
25 Lancaster Twp	Res-Imp	3,157	237,606,500	519	16.44	15.64	18.26	1.02	0.999	0.98	1.02	237,746,269
26 Liberty Twp	Agri-Vac	2	50,900	.	.	.	.	.	.	.	.	.
27 Liberty Twp	C+I-Imp	17	6,124,900	1	5.88	1.19	.	1.00	0.710	.	.	8,627,560
28 Liberty Twp	C+I+R Val	123	304,400	.	.	.	.	.	.	.	.	.
29 Liberty Twp	Res-Imp	131	12,399,500	19	14.50	12.03	18.27	0.96	1.111	0.91	1.25	11,159,338
30 Nottingham Twp	Agri-Vac	4	101,600	.	.	.	.	.	.	.	.	.
31 Nottingham Twp	C+I-Imp	92	28,927,300	12	13.04	4.80	44.26	0.87	0.806	0.47	1.42	35,906,442
32 Nottingham Twp	C+I+R Val	270	651,400	.	.	.	.	.	.	.	.	.
33 Nottingham Twp	Res-Imp	1,067	97,332,900	195	18.28	18.10	12.97	1.01	1.011	0.99	1.05	96,240,749
34 Rockcreek Twp	C+I-Imp	11	977,200	.	.	.	.	.	.	.	.	.
35 Rockcreek Twp	C+I+R Val	77	109,600	.	.	.	.	.	.	.	.	.
36 Rockcreek Twp	Res-Imp	103	4,087,000	3	2.91	3.13	14.72	1.05	0.906	0.73	1.13	4,512,291
37 Union Twp	Agri-Vac	2	11,200	.	.	.	.	.	.	.	.	.
38 Union Twp	Agri-Imp	3	491,900
39 Union Twp	C+I-Imp	34	1,735,900	2	5.88	6.52	27.16	0.97	1.128	0.82	1.43	1,539,122

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40 Union Twp	C+I+R Val	104	213,800
41 Union Twp	Res-Imp	322	20,101,700	36	11.18	12.15	30.39	1.05	0.901	0.78	1.07	22,319,468
Total		15,525	1,281,293,580	1,189								