

Key #	TWSP.	Address	Property Class	NBHD.	Y. Built	Remod. Yr.	Eff. Yr.	Grade	Cond.	AV	AV	% complete	Land	Impr.	Total	Rate of \$	\$	\$				
1	007243004460009	7 402 PROSPECT ST	510	2424	1919		201919	C-1	P	65	70	100	5900	3900	5900	9800	17600	29-Jul-04	10000	1.020	0.5682	*Not Valid
2	007243004480004	7 412 LILAC ST	510	2424	1919		201919	C-1	P	65	85	100	5100	3800	5100	8900	13700	23-Jun-05	13000	1.461	0.9353	
3	007243004500003	7 511 LIBERTY ST	510	2424	1919		201919	C-1	F P	50	71	100	7900	4000	7900	11900	21600	28-Jun-04	22000	1.849	1.0185	
4	007243004500022	7 2928 OAK AVE	510	2424	1919		201919	C-1	P	65	85	100	2500	3500	2500	6000	15000	01-Jun-04	12500	-2.083	0.8333	
5	007243004500002	7 509 LIBERTY ST	510	2424	1919		201919	C-1	VP P	95	0	100	2500	4000	2500	6500	2100	07-Jun-04	15000	2.308	0.7109	
6	007243004470039	7 420 PARK ST	510	2424	1919		201919	C-1	P	65	70	100	5100	4000	5500	9500	2800	26-Aug-05	27000	2.642	0.9643	
7	007243004480029	7 406 RILEY RD	510	2424	1919		1919	C-1	P	65	75	100	5400	4800	5400	10200		11-Jun-04	29400	2.882		*Not Valid #7
8	007243004480027	7 402 RILEY ST	510	2424	1919		201919	C-1	P	65	65	100	6600	4800	6900	11700	31400	31-Oct-05	35000	2.994	1.1146	
9	007243004490041	7 505 LIBERTY ST	510	2424	1919		201919	C-1	P	65	75	100	4900	4000	4900	8900	31400	17-Jun-05	29000	3.268	0.9236	
10	007243004460002	7 413 BROAD ST	510	2424	1919		201919	C-1	P	65	80	100	5600	7800	7000	14800	54600	07-May-05	50000	-3.378	0.9158	
11	007243004500011	7 506 LIBERTY ST	510	2424	1919		201919	C-1	F P	50	70	100	8100	3800	8100	11900	45300	14-May-05	44000	3.697	1.0162	
12	007243004490030	7 506 PARK ST	510	2424	1919		201919	C-1	P	65	85	100	6500	3900	6500	10400	48200	17-Jul-05	53000	-5.096	1.0996	
13	007243004460018	7 420 PROSPECT ST	510	2424	1919		201919	C-1	P	65	85	100	6500	3900	6400	10300	48400	17-Jul-05	53000	-5.146	1.1181	
14	007243004460017	7 418 PROSPECT ST	510	2424	1919		201919	C-1	P	65	85	100	6400	3900	6400	10300	48400	17-Jul-05	53000	-5.146	1.1181	

TRENDING RATIO REVIEW

Sale No. 1: 402 Prospect Street

This property was originally assessed at 9800 and sold for 10000. The NTA has marked this sale as "NOT VALID" when for all purposes it was valid and true to the VP condition of the property. Eliminating properties because they do not meet a predetermined ratio is inappropriate.

Sale No. 2: 412 Lilac Street

This was a valid sale for a 4Q property in POOR condition. It had major work done on it before the sale. It had been assessed for 8900 and sold for 13000.

Sale No. 3: 511 Liberty Street

This was a valid sale for a 6D property in POOR condition. It had been assessed for 11900, and sold for 22000.

Sale No. 4: 2928 Oak Avenue

This was a valid sale for a 6D property in VP condition. The AV was 6000. It had major work done on it before the sale at 12500.

Sale No. 5: 509 Liberty Street

The sale of this property represented a 6D home on one lot and an additional lot at the rear of the property. The NTA failed to follow procedure by not combining the total prior assessed value in the ratio study. The total prior assessed value should have been reported as 9000. It sold for 15000 due to the additional back yard. The Assessors Operations Manual requires that the assessor confirm the deed against the SD Form.

Sale No. 6: 420 Park Street

The sale of this property represented a 6S home on one lot and an additional lot at the rear of the property. The NTA failed to follow procedure they failed to combine the total prior assessed value in the ratio study. The total prior assessed value should have been reported as 11500. The home sold for 27000. This home was in FAIR condition at the time of sale.

Sale No. 7: 406 Riley Road

The NTA has listed this as a "NOT VALID" sale for trending purposes. It was fair market value and reflects a property on a slightly larger yard with an attached garage in FAIR condition. It had been assessed at 10200 and sold for 29400. It is not a TYPICAL home as it has an extensive garage addition.

Sale No. 8: 402 Riley Road

The sale of this property represents a 6S on a corner lot in FAIR condition. It had an original AV at 11700 and sold for 35000. Please note condition.

Sale No. 9: 505 Liberty Street

The sale of this property represented a 6D home on one lot and an additional two lots at the rear of the property, one of which has improvements. The NTA failed to follow procedure when they failed to combine the total prior assessed value in the ratio study. The total prior assessed value should have been reported as 16200. The property sold for 2900 in POOR condition.

Sale No. 10: 413 Broad Street

Trending requires that homes of like size and condition be trended together. This is one of three 1917 supervisor homes. Each is 50-100% larger than the average 1917 homes in the neighborhood. It is on a larger lot and has a much sought private brick garage. This property should not have been used in the ratio study for the neighborhood. The home had a prior AV of 14800 but had undergone extensive improvements prior to the sale at 50000.

Sale No. 11: 506 Liberty Street

This is the ONLY property sold through a Realtor and is valid for a property in FAIR condition. The prior AV was 11900 and sold for 44000 only after extensive repairs and renovations.

Sale No. 12: 508 Park Street

It is unknown if this sale was used in the ratio study or not. We agree that it should NOT have been included as it is one of the 1942 homes that have traditionally sold for more than the approximately two hundred 1917 homes.

Sale No. 13 & 14: 418 & 420 Prospect

This sale represents both 418 & 420 Prospect Street which is both sides of a 6D property. The total sale price for BOTH units was 53000. The NTA listed each of the properties at 5300 as opposed to 26500. The % of increase should have been listed as 2.57 and 2.54 respectively as opposed to 5.14 and 5.09 respectively.

*Change Condition to "Poor"
\$
Eff. Yr. to "1990"

Assessor's Notes For The Application Of Trending

The top portion of this spreadsheet was prepared by the office of the North Township assessor for the trending of neighborhood 02424 commonly known as the Mark Subdivision in East Chicago, Indiana.

The annotations are provided for the purpose of reviewing the trending and application of the trending ratio for the 2006 taxes payable in 2007. This document was prepared by:

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Key #	Twshp.	Address	Property Class	NBHD.	Y. Built	Remod. Yr.	Eff. Yr.	Grade	Cond.	AP	CRS	% complete	Land	Imps.	Total	Rate of \$	\$	\$	
1	7	402 PROSPECT ST	510	2424	1919		201919	C-1	P	65	75	100	5900	3900	9800	17600	29-Jul-04	10000	1.020
2	7	412 LILAC ST	510	2424	1919		201919	C-1	P	65	65	100	5100	3800	8900	13700	23-Jun-05	13000	1.461
3	7	511 LIBERTY ST	510	2424	1919		201919	C-1	P	50	71	100	7900	4000	11900	21600	28-Jun-04	22000	1.849
4	7	2928 OAK AVE	510	2424	1919		201919	C-1	P	65	85	100	2500	3500	6000	15000	01-Jun-04	12500	2.083
5	7	509 LIBERTY ST	510	2424	1919		201919	C-1	VP P	95	0	100	2500	4000	6500	21100	07-Jun-04	15000	2.308
6	7	420 PARK ST	510	2424	1919		201919	C-1	P	65	70	100	5100	4000	9500	28000	26-Aug-05	27000	2.642
7	7	406 RILEY RD	510	2424	1919		1919	C-1	P	65	75	100	5400	4800	10200		11-Jun-04	29400	2.882
8	7	402 RILEY ST	510	2424	1919		201919	C-1	P	65	65	100	6600	4800	11400	31400	31-Oct-05	35000	2.991
9	7	505 LIBERTY ST	510	2424	1919		201919	C-1	P	65	75	100	4900	4000	8900	31400	17-Jun-05	29000	3.268
10	7	413 BROAD ST	510	2424	1919		201919	C-1	P	65	80	100	5600	7800	14800	54600	07-May-05	50000	3.378
11	7	506 LIBERTY ST	510	2424	1919		201919	C-1	P	50	70	100	8100	3800	11900	43300	14-May-05	44000	3.097
12	7	506 PARK ST	510	2424	1919		201919	C-1	P	65	75	100	5200	2100	7300		17-Jun-05	28000	3.973
13	7	420 PROSPECT ST	510	2424	1919		201919	C-1	P	65	65	100	6500	3900	10400	48200	17-Jul-05	53000	5.096
14	7	418 PROSPECT ST	510	2424	1919		201919	C-1	P	65	65	100	6400	3900	10300	47400	17-Jul-05	53000	5.146

ADVERSE AFFECTS OF INAPPROPRIATE GRADE CHANGES

By attempting to force a desired result of the trending concept upon the properties that were sold, the NTA changed the grade/design code on those properties. In doing so they created gross inequities in the entire neighborhood. The following examples are provided:

Sale No. 1: 402 Prospect Street



The design code on left side of the duplex was changed to E-1 while the right remained at C-1. Both sides are in VP condition and cannot be occupied. Both had been assessed at 9800. The left unit sold for 10000 in 2004 while the right unit sold for the same amount this past month. Due to the change in design code the left unit is now assessed for 13800 while the right unit is assessed at 37700.

Sale No. 2: 412 Lilac Street

The design code of this 4Q property was changed from C-1 to E-1. As a result the AV was established at 11100 while the identical opposite end of the building is at 30,700. There are 16-4Q units in the neighborhood, of which 15 are assessed 3X higher than 412 Lilac Street.



412 Lilac Street (L) 406 Lilac Street (R)

Sale No. 3: 511 Liberty Street



The right side of this 6D was sold for 22000. The design code was changed from C-1 to E-1. It is now assessed at 16600 while the opposite end of the same building is assessed at 37100.

Sale No. 4: 2928 Oak Avenue



The design code for the left side of this building was changed from C-1 to E-1. The left unit is now assessed at 11800 while the right unit is assessed at 35400.

Sale No. 5: 509 Liberty Street



The design code for the left side of this building was changed from C-1 to E-1. The left unit is now assessed at 16300 while the right unit is assessed at 35500.

Sale No. 8: 402 Riley Road



Due to the sale of the house on the left, the design code was changed from C-1 to E-1. It is now assessed for 23800 while the IDENTICAL house on the right, on the same block is assessed at 37600. This type of inequity in the changing of the design code on the properties that sold in totally inappropriate and the design code should never have been changed.

*Change Condition to "Year"
\$
Eff. Yr. to "1990"

Assessor's Notes For The Application Of Trending

Sale No. 9: 505 Liberty Street



Once again, due to the sale of the home on the left, the design code was changed from C-1 to E-1. This resulted in a disparity in the assessed values of the two properties. The unit that sold is now assessed for 23700 after having sold for 35000 (which included two additional lots with a garage) while the unit on the right is assessed at 36200.

The top portion of this spreadsheet was prepared by the office of the North Township assessor for the trending of neighborhood 02424 commonly known as the Mark Subdivision in East Chicago, Indiana.

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Key #	TWSP.	Address	Property Class	NBHD.	Yr. Built	Revised Yr.	Eff. Yr.	Grade	Cond.	APR.	CRS.	% Comp.	Land	Impn.	Total	Date of \$	\$	\$	
007243004460009	7	402 PROSPECT ST	510	2424	1919	201919	1919	P	65	70	100	5900	3900	5900	9800	17600	29-Jul-04	10000	1-020
007243004480004	7	412 LILAC ST	510	2424	1919	201919	1919	P	65	65	100	5100	3800	5100	8900	13700	23-Jun-05	13000	1-461
007243004500003	7	511 LIBERTY ST	510	2424	1919	201919	1919	FP	50	71	100	7900	4000	7900	11900	21600	28-Jun-04	22000	1-849
007243004500022	7	2928 OAK AVE	510	2424	1919	201919	1919	P	65	85	100	2500	3500	2500	6000	15000	01-Jun-04	12500	2-083
007243004500002	7	509 LIBERTY ST	510	2424	1919	201919	1919	VP P	95	0	100	2500	4000	2500	6500	21100	07-Jun-04	15000	2-368
007243004470039	7	420 PARK ST	510	2424	1919	201919	1919	P	65	70	100	5100	4000	5500	9500	28000	26-Aug-05	27000	2-042
007243004480029	7	406 RILEY RD	510	2424	1919	1919	1919	P	65	75	100	5400	4800	5400	10200		11-Jun-04	29400	2-882
007243004480027	7	402 RILEY ST	510	2424	1919	201919	1919	P	65	65	100	6600	4800	6900	11700	31400	31-Oct-05	35000	2-991
007243004490041	7	505 LIBERTY ST	510	2424	1919	201919	1919	P	65	75	100	4900	4000	4900	8900	31400	17-Jun-05	29000	3-258
007243004460002	7	413 BROAD ST	510	2424	1919	201919	1919	P	65	80	100	5600	7800	7000	14800	51600	07-May-05	50000	3-378
007243004500011	7	506 LIBERTY ST	510	2424	1919	201919	1919	FP	50	70	100	8100	3800	8100	11900	45300	14-May-05	44000	3-697
007243004490036	7	306 PARK ST	510	2424	1919	201919	1919	P	65	70	100	5200	2100	7300	7300		17-Jun-05	28000	3-973
007243004460018	7	420 PROSPECT ST	510	2424	1919	201919	1919	P	65	65	100	6500	3900	6500	10400	48200	17-Jul-05	53000	5-096
007243004460017	7	418 PROSPECT ST	510	2424	1919	201919	1919	P	65	65	100	6400	3900	6400	10300	48400	17-Jul-05	53000	5-146

ADDITIONAL PROBLEMS CREATED BY THE ADJUSTMENTS TO THE PROPERTY CARDS

Please note the three columns above and the box on the right that are circled in red. They represent additional instructions given to the NTA staff for the adjustment of the property cards. Each of which has had an adverse affect on the overall reassessment of this neighborhood.

Column A. Effective Year:

The Mark Subdivision was constructed over a 38 year period in three distinct design groups.

1. 1917 - 200 worker cottages
2. 1942 - 19 brick 4-square W garages
3. 1950s - 5 additional homes

By leveling all of the construction dates to an inappropriate EFFECTIVE date of 1990, inequity now exists between these three distinct groups. It should be noted that the 1942 brick homes have traditionally sold for considerably more (X5) than the original 1917 properties. The reasons for this are varied, but can be defined. (NOTE) Box "D" to the right confirms that the NTA wanted all of the effective years to be changed to 1990 as opposed to the original years of construction.

PHASES OF CONSTRUCTION:



PHASE 1: 1917 Worker Homes



PHASE 2: 1942 brick 4-square (19)



PHASE 3: 1950s homes of varied designs (5)

Column B. Condition:

The NTA directed staff to change the condition of all of the properties from their previous three grades of VERY POOR, POOR and FAIR to POOR condition. Given the fact that this is now a 90 year old community with only 53% owner occupied property and 25% vacant and uninhabitable properties, this decision was most unfortunate and mandated appeal. It is obvious from even the most cursory of inspections that there are a number of properties that are in VP uninhabitable condition.

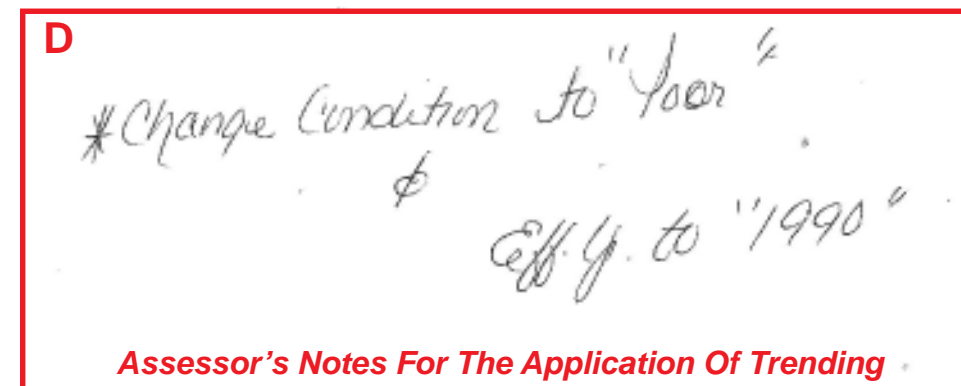
(NOTE) Box "D" to the right confirms that the NTA wanted all of the properties adjusted to POOR condition.



This 4D on the corner of School St. and Spruce Avenue is a classic example of leveling the grade of all of the properties to POOR condition. The home on the left is vacant and uninhabitable while the home on the right is obviously occupied. The last assessment listed the left property at 6100 and the right property at 10300. The present assessment has upgraded the values to 30700 and 32800 respectively.

Column C. % Comp Factor:

Following our successful appeal of the 2002 CLT reassessment of the neighborhood, CLT representatives took the easiest road possible in making the adjustment to the property cards. As opposed to changing the conditional factors of the properties and adjusting the neighborhood factor, they made the vast majority of their changes by applying various % of Comp. factors to the properties. While this provided them with their desired end result, it let the overall reassessment in question.



While we fully agree that this factor should have been removed on all of the properties, the fact of the matter is that during the present reassessment some of these factors were not removed as instructed by senior staff. This resulted in yet further inequities in the reassessment of this neighborhood.



The 400 block of Park Street is an example of the problems that resulted from not removing this factor from all of the property cards. All of the properties had been assessed at approximately 10000 in 2005. Today, the 5 homes on the left are assessed at approx. 35000 while those on the right are assessed at approx. 15000.

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