

Allen County Assessor

Stacey O'Day

May, 2012

# SENATE ENROLLED ACT No. 19

## Cyclical Reassessment

- AS A **NEW SECTION TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2012]: Sec. 4.2. (a) The county assessor of each county shall, before July 1, 2013, and before July 1 of every fourth year thereafter, prepare and submit to the department of local government finance a reassessment plan for the county. The following apply to a reassessment plan prepared and submitted under this section:**
- **(c) The reassessment of the first group of parcels under a county's reassessment plan shall begin on July 1, 2014, and shall be completed on or before March 1, 2015.**
  - **July 1, 2013 Submit Plan to DLGF**
  - **July 1, 2014 Begin**
  - **March 1, 2015 Finish**
  - **Payable in 2016**
- **New Law - 25 % of the parcels will be physically reviewed once ever 4 years.**
- **Reassessment of the past, all parcels were physically review once every 10 years and process had to be completed within 18 months.**
- **Allen County = 156,000 parcels**
- **= 400 parcels per day vs. 150 a day under Cyclical plan.**

# What is Trending?

## How is it different from Reassessment?

- Trending –
- Annually adjusting the cost to reflect market values based off sales .
- Reassessment is a physical review of the property & data once every 4 years.
- **50 IAC 27-3-2 Sales data**

Sec. 2. (a) To the greatest extent possible, county assessors shall use sales of properties occurring after January 1 of the calendar year immediately preceding the March 1. assessment date in performing value calibration analysis and sales ratio studies under this article for the county. For example, sales beginning on January 1, 2011, shall be used for the March 1, 2012, assessment date.
- **50 IAC 27-5-4 Sample size**
- (b) If commercial and industrial improved properties have a limited number of sales, for example, fewer than five (5) sales in the strata, the county must use the other approaches to value as outlined in section 8 of this rule, that is, cost tables, income data, MLS data, etc.
- Starting in 2011, the DLGF will be adjusting the cost tables every year for all property classes.

## HOUSE ENROLLED ACT No. 1195

- March 1 deadline for submission of income tax information to assessor for the use of income capitalization method.
- SECTION 2. IC 6-1.1-4-39, AS AMENDED BY P.L.146-2008, SECTION 85, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2012]:
  - **If a taxpayer wishes to have the income capitalization method or the gross rent multiplier method used in the initial formulation of the assessment of the taxpayer's property, the taxpayer must submit the necessary information to the assessor not later than the March 1 assessment date. However, the taxpayer is not prejudiced in any way and is not restricted in pursuing an appeal, if the data is not submitted by March 1.**
  - **A taxpayer must verify under penalties for perjury any information provided to the township or county assessor for use in the application of either method. All information related to earnings, income, profits, losses, or expenditures that is provided to the assessor under this section is confidential under IC 6-1.1-35-9 to the same extent as information related to earnings, income, profits, losses, or expenditures of personal property is confidential under IC 6-1.1-35-9.**

# HOUSE ENROLLED ACT No. 1195

- Changes time lines for assessment appeals. Failure to conform may result in \$50 penalty assessed to taxpayer.
  - 30 days notice of a hearing
  - 20 days until hearing for taxpayer to request a continuance
  - 10 days notice for a determination of a continuance
  - 8 days notice of withdrawal of appeal or request that a determination be made with the presences of taxpayer.
- Requires taxpayers to provide substantive evidence at PTABOA hearing or lose the greater of \$500 or 20% of the interest owed to the taxpayer under successful appeal.

SECTION 4. IC 6-1.1-15-1, AS AMENDED BY P.L.172-2011, SECTION 30, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2012]:

- The county board shall, by mail, give **at least thirty (30) days** notice of the date, time, and place fixed for the hearing to the taxpayer and the county or township official with whom the taxpayer filed the notice for review. The taxpayer and the county or township official with whom the taxpayer filed the notice for review are parties to the proceeding before the county board. **A taxpayer may request a continuance of the hearing by filing, at least twenty (20) days before the hearing date, a request for continuance with the board and the county or township official with evidence supporting a just cause for the continuance. The board shall, not later than ten (10) days after the date the request for a continuance is filed, either find that the taxpayer has demonstrated a just cause for a continuance and grant the taxpayer the continuance, or deny the continuance. A taxpayer may request that the board take action without the taxpayer being present and that the board make a decision based on the evidence already submitted to the board by filing, at least eight (8) days before the hearing date, a request with the board and the county or township official. A taxpayer may withdraw a petition by filing, at least eight (8) days before the hearing date, a notice of withdrawal with the board and the county or township official.**
- **A penalty of fifty dollars (\$50) shall be assessed against the taxpayer if the taxpayer or representative fails to appear at the hearing and, under subsection (k), the taxpayer's request for continuance is denied, or the taxpayer's request for continuance, request for the board to take action without the taxpayer being present, or withdrawal is not timely filed. A taxpayer may appeal the assessment of the penalty to the Indiana board or directly to the tax court.**

## HOUSE ENROLLED ACT No. 1195

- Allows taxpayers to bring evidence of comparable assessments or property record cards in a appeal . For residential properties comparable assessments must be within 2 miles of a taxing district.
- SECTION 5. IC 6-1.1-15-18 IS ADDED TO THE INDIANA CODE AS A **NEW** SECTION TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2012]: **Sec. 18. (a) This section applies to an appeal to which this chapter applies, including any review by the board of tax review or the tax court.**
  - (b) This section applies to any proceeding pending or commenced after June 30, 2012.**
  - (c) To accurately determine market-value-in-use, a taxpayer or an assessing official may:**
    - (1) in a proceeding concerning residential property, introduce evidence of the assessments of comparable properties located in the same taxing district or within two (2) miles of a boundary of the taxing district; and**
    - (2) in a proceeding concerning property that is not residential property, introduce evidence of the assessments of any relevant, comparable property.**

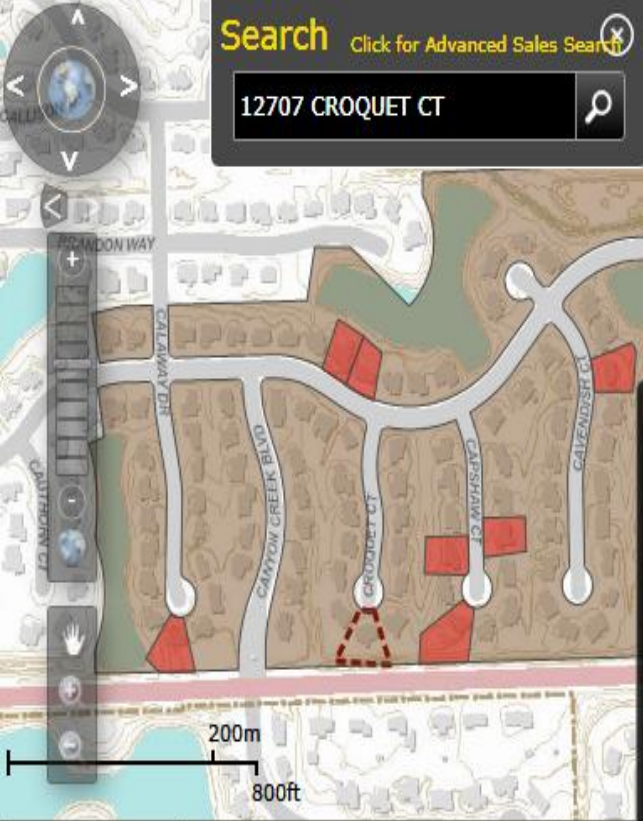
**However, in a proceeding described in subdivision (2), preference shall be given to comparable properties that are located in the same taxing district or within two (2) miles of a boundary of the taxing district. The determination of whether properties are comparable shall be made using generally accepted appraisal and assessment practices.**

# Coming Soon!

- New webpage allowing the public to search for comparable sales.
  - View pictures, property record cards, and other vital information pertaining to the sales
  - View sales and market areas used to determine assessed values
- Release date = Summer of 2012! Check the website for updates.
  - [Allencountyassessor.org](http://Allencountyassessor.org)

**Search** Click for Advanced Sales Search

Layers **Streets** Aerial Hybrid



**Ratio Study Property**



**PROPADDRESS:** 12916 CAVENDISH CT  
**PARCELNUMBER:** 02-02-27-257-003.000-057  
**TOTALSQUAREFEET:** 2830  
**SALEPRICE:** 231000  
**PRIORVALUE:** 195300  
**CURRENTVALUE:** 212600

**Parcel Information**

1997  
**Living Area (SQFT):**  
 2099  
**Bath:**  
 3  
**Price / SQFT:**  
 \$0.00  
**Acreage:**  
  
**Land Value:**  
 \$39,600  
**Improvement Value:**  
 \$163,200  
**Total Value:**  
 \$202,800  
**Sale Date:**  
 01/01/2001

Parcel Number	Property Address	Prop	Propert	Year Bu
02-02-27-180-0	12701 CALAWAY	510	1 Family	1996
02-02-27-251-0	1431 CROOKED C	510	1 Family	1997
02-02-27-257-0	12916 CAVENDIS	510	1 Family	1997
02-02-27-255-0	12711 CAPSHAW	510	1 Family	1997
02-02-27-251-0	1425 CROOKED C	510	1 Family	1996

Parcel Number	Parcel Value	Sale Date	Sales Price
02-02-27-180-0	226,900	09/29/2009	\$229,000
02-02-27-251-0	248,600	05/08/2009	\$233,000
02-02-27-257-0	212,600	04/28/2009	\$231,000
02-02-27-255-0	260,400	02/03/2010	\$259,000
02-02-27-251-0	283,300	05/04/2010	\$288,900

Record: 0 Records (0 out of 7 Selected)