

ARTICLE 2.3. REAL PROPERTY ASSESSMENT MANUAL

NOTE: Under P.L.192-2002(ss), SECTION 193, 50 IAC 2.3 (including the 2002 Real Property Assessment Manual and the Real Property Assessment Guidelines for 2002–Version A) and any other rule adopted by the state board of tax commissioners or the department of local government finance is void to the extent that it establishes a shelter allowance for real property used as a residence. It is the intent of the general assembly that the standard deduction under IC 6-1.1-12-37 is the method through which any relief that would have been granted through a shelter allowance shall be given to taxpayers. Effective January 1, 2003.

Rule 1. 2002 Real Property Assessment Manual

50 IAC 2.3-1-1 Applicability, provisions, and procedures

Authority: IC 4-22-2-21; IC 6-1.1-4-26; IC 6-1.1-31; IC 6-1.1-35-1

Affected: IC 5-3-1; IC 6-1.1-4; IC 6-1.1-15; IC 6-1.1-31-6

Sec. 1. (a) This article applies to the assessment of all real property under IC 6-1.1-4.

(b) All real property assessed after February 28, 2002, must be assessed in accordance with the 2002 Real Property Assessment Manual, incorporated by reference under section 2 of this rule.

(c) In addition to the requirements established in the 2002 Real Property Assessment Manual and to fully address the requirements of IC 6-1.1-31-6, the county assessor must select a set of more specific guidelines to be applied by assessing officials in connection with the assessment of real property in their county. These guidelines must:

(1) contain provisions for the determination of true tax value following the instructions in the section of the 2002 Real Property Assessment Manual entitled “Approval of Mass Appraisal Methods”; and

(2) be approved by the state board of tax commissioners.

The state board of tax commissioners has approved the provisions contained in the “Real Property Assessment Guidelines for 2002–Version ‘A’” dated May 10, 2001, as amended to and including October 1, 2002, incorporated by reference under section 2 of this rule. Other real property assessment guidelines proposed by a county must be submitted to, and approved by, the state board of tax commissioners before they may be used for the assessment of real property in that county.

(d) The purpose of this rule is to accurately determine “True Tax Value” as defined in the 2002 Real Property Assessment Manual, not to mandate that any specific assessment method be followed. The intent of the state board of tax commissioners is that any individual assessment is to be deemed accurate if it is a reasonable measure of “True Tax Value” as defined in the 2002 Real Property Assessment Manual. No technical failure to comply with the procedures of a specific assessing method violates this rule so long as the individual assessment is a reasonable measure of “True Tax Value”, and failure to comply with the Real Property Assessment Guidelines for 2002–Version ‘A’ or other guidelines approved under subsection (c) does not in itself show that the assessment is not a reasonable measure of “True Tax Value”.

(e) After July 1, 2001, and before November 1, 2001, the county assessor shall make the selection required under subsection (c). The method selected under subsection (c) must be used by all the assessing officials within the county, will serve as the appropriate method for calculating an assessment that is appealed under IC 6-1.1-15, and govern throughout the effective period of the 2002 reassessment. No method, other than the method selected by the county assessor under subsection (c), may be used for the assessment of real property under IC 6-1.1-4 within the county. Before November 1, 2001, the county assessor shall publish the selected method in accordance with IC 5-3-1 and notify the state board of tax commissioners, in writing, of the selection.

(f) The county assessor may amend its selection of method of assessment or consider additional factors not provided for in this rule or the manual incorporated herein by reference, with the approval of the department of local government finance. The county assessor shall submit a written request for approval of the selection of method or other factors to the department of local government finance at least sixty (60) days before the assessments are made. (*Department of Local Government Finance; 50 IAC 2.3-1-1; filed May 23, 2001, 4:01 p.m.: 24 IR 3015; filed Aug 26, 2002, 10:36 a.m.: 26 IR 6; filed Feb 10, 2003, 3:50 p.m.: 26 IR 2314; filed Feb 10, 2003, 3:55 p.m.: 26 IR 2315*)

50 IAC 2.3-1-2 Incorporation by reference

Authority: IC 4-22-2-21; IC 6-1.1-4-26; IC 6-1.1-31; IC 6-1.1-35-1

Affected: IC 6-1.1

Sec. 2. (a) As used in this article, “2002 Real Property Assessment Manual” refers to the 2002 Real Property Assessment Manual, published by the state board of tax commissioners and dated May 10, 2001, as amended to and including October 1, 2002.

The amendments adopted as of October 1, 2002, eliminate references to the shelter allowance as required by House Enrolled Act 1001(ss).

(b) As used in this article, “Real Property Assessment Guidelines for 2002–Version ‘A’” refers to the Real Property Assessment Guidelines for 2002–Version ‘A’, published by the state board of tax commissioners and dated May 10, 2001, as amended to and including October 1, 2002. The amendments incorporate minor changes and corrections to the Real Property Assessment Guidelines for 2002–Version ‘A’, published by the state board of tax commissioners and originally dated May 10, 2001, and eliminate references to the shelter allowance as required by House Enrolled Act 1001(ss). The Real Property Assessment Guidelines for 2002–Version ‘A’ are Exhibit 1 to the 2002 Real Property Assessment Manual.

(c) The 2002 Real Property Assessment Manual and Real Property Assessment Guidelines for 2002–Version ‘A’ is incorporated by reference under the authority of IC 4-22-2-21(a)(3). (*Department of Local Government Finance; 50 IAC 2.3-1-2; filed May 23, 2001, 4:01 p.m.: 24 IR 3016; filed Feb 10, 2003, 3:50 p.m.: 26 IR 2314*)

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