

Ratio Study Narrative 2023

General Information	
County Name	Dearborn

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
Aaron Shelhamer	812 454 7324	Aaron.shelhamer@tylertech.com	Tyler Tech

Sales Window	1/1/2021 to 12/31/2022
If more than one year of sales were used, was a time adjustment applied? No	If no, please explain why not.
	Time adjustments were not applied as the 2021 sales still represented the current market and a lack of paired sales to determine time adjustments.
	If yes, please explain the method used to calculate the adjustment.

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Groupings

Please provide a list of township and/or major class groupings (if any). Additionally, please provide information detailing how the townships and/or major classes are similar in market. ****Please note that groupings made for the sole purpose of combining due to a lack of sales with no similarities will not be accepted by the Department****

Residential Improved:

Caesar Creek and Clay townships were grouped together.

These townships are all rural/residential areas that adjoin each other and have similar location appeal. These areas have similar desirability and economic factors. Only slight differences in sales prices are occurring within these areas.

Hogan, Washington and Manchester townships were grouped together.

These townships are all rural/residential areas that adjoin each other and have similar location appeal. These areas have similar desirability and economic factors. Only slight differences in sales prices are occurring within these areas.

Commercial and Industrial Improved:

We grouped Commercial and Industrial properties together. The construction types and sizes for the Commercial and Industrial properties are very similar, so these two categories were grouped together when we were developing trending factors. They are grouped that way on the ratio study as well.

Residential Vacant:

The residential vacant sales that are occurring are mostly in residential/agricultural areas and have similar sales activity. These areas have similar desirability and economic factors. Only slight differences in sales prices are occurring within these areas.

AV Increases/Decreases

If applicable, please list any townships within the major property classes that either increased or decreased by more than 10% in total AV from the previous year. Additionally, please provide a reason why this occurred. **PCC=Property Class Change NC=New Construction**

Property Type	Townships Impacted	Explanation
Commercial Improved		

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Comments

In this space, please provide any additional information you would like to provide the Department in order to help facilitate the approval of the ratio study. Such items could be standard operating procedures for certain assessment practices (e.g. effective age changes), a timeline of changes made by the assessor's office, or any other information deemed pertinent.

Overall, we noticed an increase in value and market activity within Dearborn County. Overall, the market still had strong sales through the first three quarters of the year. We did note that the number of sales decreased in the last quarter with sale prices remaining elevated. This coincides with an increased amount of new construction this year.

We use an effective age calculator to determine effective ages if changes are needed.

Major property class groups (ResImp) had increases in value this year. This was due to the following factors', cost table updates, trending factor changes, larger than normal new construction counts, etc.

Almost all neighborhoods that had a representative number of sales fell within acceptable range and if they did not, we applied a factor to get them to meet IAAO standards. Any areas that didn't have a fair representation of sales were combined with an adjoining area of similar economic factors. Please contact me if you have any questions.