

Ratio Study Narrative 2023

General Information	
County Name	DeKalb County

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
Andrew Smethers	260-409-7892	andrew@nexustax.com	Nexus Group

Sales Window	1/1/2022 to 12/31/2022
If more than one year of sales were used, was a time adjustment applied?	If no, please explain why not.
	No sales outside of the sales window were used for the ratio study.
	If yes, please explain the method used to calculate the adjustment.
	n/a

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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

- Residential improved – townships were grouped by geographic location. These township groupings take into account what buyers typically seek in terms of amenities including but not limited to school districts, shopping, dining, and access to the interstate.

ResImpSouthwest: Butler and Jackson Townships

ResImpSoutheast: Spencer, Concord, and Newville Townships

ResImpNorthwest: Fairfield and Smithfield Townships

ResImpNortheast: Franklin, Wilmington, Troy and Stafford Townships

ResImpRichlandGrant: Richland and Grant Townships

For the residential improved study Union and Keyser were not grouped with any other townships due to their unique markets supported by the cities of Garrett (Keyser) and Auburn (Union).

- Residential vacant – townships were grouped in the same manner as stated above for the residential improved study. However, only Union Township & Keyser Township had sufficient sales to run a study.

Commercial

- Commercial improved – only Union Township has sufficient sales to run a study.
- Commercial vacant – insufficient sales to run a study.

Industrial

- Industrial improved – insufficient sales to run a study.
- Industrial vacant – insufficient sales to run a study.

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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.		
Property Type	Townships Impacted	Explanation
Commercial Improved		
Commercial Vacant		
Industrial Improved		
Industrial Vacant		
Residential Improved		
Residential Vacant		

Cyclical Reassessment
Please explain which townships were reviewed as part of the current phase of the cyclical reassessment.
<p>Butler Township, Grant Township, Richland Township, and Troy Township were reassessed in their entirety. Part of Union Township was reassessed as well. Union Township has such a large parcel count that a portion of Union Township is reassessed with each phase.</p>

Was the land order completed for the current cyclical reassessment phase? If not, please explain when the land order is planned to be completed.
<p>The land order for this cycle of reassessment will be completed and presented to the PTABOA in spring of 2023.</p>

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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.

The sales reconciliation lists "Significant Change" as an explanation for a sale not being included in the ratio study. This code is used when validating sales to show that a physical change has been made to the property since the last assessment date. These changes are discovered either via a site visit, a returned questionnaire, or a phone call with the buyer or seller. Changes include new construction, remodels, additions, demolitions and other changes made by the homeowner since the last reassessment date. It can also include land changes such as splits and combinations.