

STATE OF INDIANA

DEPARTMENT OF LOCAL GOVERNMENT FINANCE



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Ratio Study Narrative 2023

General Information	
County Name	Newton County

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
Kristen Hoskins	219-474-6081	khoskins@newtoncounty.in.gov	County Assessor
Jay Morris	765-457-6787	jay@avs-in.com	Ad Valorem Solutions, LLC
Jaime Morris	765-457-6787	jaime@avs-in.com	Ad Valorem Solutions, LLC

Sales Window	9/1/2019 to 10/31/2022
<p>If more than one year of sales were used, was a time adjustment applied?</p> <p>Due to size of county, we used sales from 09/01/2019 – 10/31/2022 for all townships and groupings.</p>	<p>If no, please explain why not.</p> <p>We did not have enough paired sales to establish a reliable time adjustment.</p>
	<p>If yes, please explain the method used to calculate the adjustment.</p>

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****

The Residential Vacant land was grouped (L1). Newton County is mainly a rural county. Therefore, the homesites throughout the county are similar rural tracts and should be grouped for trending and sales ratio purposes. This year there were more sales in some townships than others, and although those townships could have stood alone, we still believe grouping the townships as we have done in the past shows the desired results.

Newton County is primarily an agricultural county. Many of the townships share the same school district, homesite rates and neighborhoods. Due to the number of sales and the similarity of neighborhoods, Beaver, Colfax, Jackson, and McClellan Townships were grouped together for Residential Improved (R1). For the same reason Iroquois and Washington Townships were also grouped for Residential Improved (R2). All the remaining townships had enough sales and neighborhoods that they could be trended on their own.

Due to the limited number of sales, all commercial and industrial land was trended together (L2). Although we have more sales than in the past, there was less than 5 sales in any one township let alone neighborhood. Grouping does pass IOOA standards, but with only 7 sales no trending was changed.

The commercial and Industrial properties are mainly in the cities of Kentland and Morocco. Only two neighborhoods had more than five sales, for this reason the commercial and industrial parcels were trended together in the ratio study (C1). This is a rural county and with the limited sales are reliant manly on the cost tables to establish values. Because of this, the grouping of the properties together for additional trending is necessary.

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	Beaver Twp >10%	Dollar Generals added to own Market and increased.
	Colfax Twp > 10%	Convenience Stores in Own Market and increased.
	Grant Twp > 10%	Convenience Stores in Own Market and increased. And market factor increased on properties in Goodland.

	<p>Iroquois Twp > 10%</p> <p>Jefferson Twp > 10%</p> <p>Lake Twp > 10%</p> <p>Lincoln Twp > 10%</p> <p>McClellan Twp > 10%</p>	<p>Convenience Stores in Own Market and increased. And market factor increased in other neighborhoods.</p> <p>Convenience Stores in Own Market and increased. And market factor increased in other neighborhoods.</p> <p>Convenience Stores in Own Market and increased. And market factor increased in other neighborhoods.</p> <p>Convenience Stores and Dollar General in Own Market and increased. And market factor increased in other neighborhoods.</p> <p>Market factor increased.</p>
Commercial Vacant	Lincoln Twp > 10%	Several parcels changed from Ag and Res to Com during reassessment. And land use change on several others.
Industrial Improved		
Industrial Vacant	<p>Colfax Twp > 10%</p> <p>Grant Twp > -10%</p> <p>Lake Twp > 10%</p> <p>Lincoln Twp > 10%</p>	<p>New Industrial park – land changed from ag to industrial.</p> <p>Land value changed after buildings razed.</p> <p>Use of land changed to Useable Undeveloped on 1 of 2 parcels.</p> <p>Use of land changed to secondary on two parcels</p>
Residential Improved	<p>Colfax Twp > 10%</p> <p>McClellan Twp > 10%</p>	<p>New construction on three parcels as well as change in trending factor. Due to lack of parcels Township as a whole increased over 10%.</p> <p>New construction on two parcels as well as change in trending factor.</p>
Residential Vacant	<p>Beaver Twp > -10%</p> <p>Lake Twp > 10%</p>	<p>Dwelling removed on three parcels and spit of a parcel. Other parcels under developer discount increased due to ag land rate change.</p> <p>Parcels changed from Ag to Res and several splits.</p>

	Lincoln Twp > 10%	Multiple new parcels created due to land splits and some changed from Ag to Res, developer's discount was removed from several vacant properties, 3 ag properties were changed to Res
	McClellan Twp > 10%	Developer's discount was removed from 56-07-01-100-001.002-014 and 56-07-01-100-001.004-014

Cyclical Reassessment

Please explain which townships were reviewed as part of the current phase of the cyclical reassessment.

For the first phase of the 2026 Reassessment townships of Lincoln and Colfax were reviewed.

Was the land order completed for the current cyclical reassessment phase? If not, please explain when the land order is planned to be completed.

The land order was updated last year. It will be updated again in the 4th phase of the reassessment.

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.

Newton County has a permit system in place that assists the Assessor with updating their parcel records. Along with that the county uses the % complete chart to standardize changing effective years on parcels that add additions as well as do extensive remodeling. During the sales validation process, the county also utilizes this same method of establishing effective age. During the site visit, if an internal visit is not possible, a call to the owner or seller provides additional information with the remodeling that may have occurred to the property. The Assessor also uses various websites to help establish the extent of internal remodeling not available from just outside appearance on sold as well as properties for sale. On less extensive remodeling, change of condition may result.

To assist with the ratio study compliancy, we have tried to include (highlighted in yellow) multiparcel sale with Different SDFID #'s in the spreadsheet. There are three different sales that contain multiple SDFID #'s. Please review toward IAAO statistics.

We have also included a spreadsheet for differences between the Ratio Study and Workbook values.

