

Narrative

General Information

County Name: Dekalb

Person Performing Ratio Study: Josh Pettit, Nexus

Contact Information: josh@nexustax.com or (219) 508-2637

Vendor Name (If Applicable): Nexus

Additional Contacts (For purposes of the ratio study): None

Sales Window (e.g. 1/1/18 to 12/31/18): 1/1/19 through 12/31/19

If more than one year of sales were used, was a time adjustment applied? If no, please explain why not. If yes, please explain the method used to calculate the adjustment.

Groupings

In the space below, 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.

Vacant Residential Sales

Improved Residential Sales ResImpGrp1 is trended and reported together due to their similarities. Concord and Spencer Townships are half-sized townships that basically create a normal township. Property types are similar and buyers are similar. Newville has been added this year due to a severe lack of sales. Newville, Troy and Stafford have historically been combined as they are half sized townships bordering the Ohio state line, however, year over year, even when adding 2018, we fall well short of having sufficient sales to trend. This year it was determined to separate that grouping and add each township (Troy, Stafford and Newville) to the township or grouping to their immediate East. Doing so does not affect the integrity of those townships or groupings as the property types and over all demographics are similar.

ResImpGrp2 is made up of two townships located in the Northeast corner of the County, both townships are rural residential and ag, without any major commercial areas or similar. Additionally, they sell for similar values and are trended together when sales are lacking in one or both townships.

ResImpGrp3 consists of three townships, one of the above mentioned half-sized townships (Troy) and two similar townships based on geography and demographics. Both have largely rural population with each containing a small town as well. All are located along the Northern border to the west of the county.

ResImpGrp4 simply put the aforementioned Stafford Twp needed a home to be combined into. If the department would rather exclude the one sale in Stafford, Willington can stand alone without it. If this is the case, the study can be modified, however, Stafford is mostly similar to

Wilmington. Wilmington does have the City of Butler and Industrial area, so we are willing to go either way this this group.

Improved Commercial Sales Without the needed sales to perform a study on any one township or area, market segmentation was considered. Again, there was limited sales in any one property class or similar property classes.

****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****

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 in the space below which townships were reviewed as part of the current phase of the cyclical reassessment.

Cyclical Reassessment was preformed per the Cyclical plan filed with the DLGF at the beginning of the cycle. Parcels effected are marked in the Workbook provided with the Ratio Study.

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 completed and approved by the PTABOA in 2018 during the first year of this Cyclical 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.

I would just like to note that there are sales in the ComVac, IndImp, and IndVac tabs with a total of five sales. Those are not included in the Formatted Tab but can be if needed. Wasn't sure how you handled these.