

Narrative

General Information

County Name: LaGrange County

Person Performing Ratio Study: Jesse Butler

Sales Window (e.g. 1/1/20 to 12/31/20): **1/1/2019 to 12/31/2020**

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.

No time adjustments were used on the 2019 sales included in the ratio study. Based on county wide data, there was not enough sufficient data to provide an accurate adjustment to the entirety of LaGrange county.

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.

No Groupings were used in the Ratio Study.

****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	Milford	One parcel (44-09-32-300-001.000-013) was added to this property class in 2020. The parcel changed from AG Land to Commercial as well as added commercial structures for 2020. These changes resulted in a significant increase to the property class in Milford.

Residential Vacant	Springfield	A single parcel (44-08-05-400-038.000-016) was split and added to this property class. This value change was enough to significantly decrease value from the previous year to the current year by over 10% for the property class in Springfield Township.
	Eden	Three parcels were responsible for a value change of over 10% in Eden Res Vac property class. 44-12-29-100-001.006-007 had a dwelling removed therefore added to this property class with significantly less value for 2020. Two other parcels (44-12-29-400-017.000-007, 44-12-31-100-008.003-007) Had land rates change due to cyclical reassessment in the township, resulting in a significant decrease in value.

Cyclical Reassessment

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

As part of the current reassessment phase, all property classes were reviewed in Lima and Eden townships.

Bloomfield township had cyclical reassessment completed on parcels included in only the agriculture and residential property classes.

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 not completed with the current reassessment phase. The land order will be completed during this final phase of 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.