

STATE OF INDIANA

DEPARTMENT OF LOCAL GOVERNMENT FINANCE



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Ratio Study Narrative 2022

General Information	
County Name	Decatur County

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
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
Dorene Greiwe	812-663-6392	assessor@decaturcounty.in.gov	County Assessor

Sales Window	1/1/2019 to 12/31/2021
<p>If more than one year of sales were used, was a time adjustment applied?</p> <p>Due to the size of the County, we used sales as follows:</p> <p>ResImp - Clay, Clinton, Marion, and Jackson 1/1/2019 – 12/31/2021. All other townships 01/01/2020 – 12/31/2021.</p> <p>ResVac – 01/01/2020 – 12/31/2021 ComImp – 01/01/2020 – 12/31/2021 ComVac – 01/01/2019 – 12/31/2021</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). Decatur County is mainly a rural-agricultural county. Therefore, the homesites throughout the county are of similar rural tracts and should be grouped for trending and sales ratio purposes. Washington Township had more than 5 sales and could stand alone. Fugit Township also has more than 5 sales but that is because of Lake Santee located in that Township. However, in Lake Santee you have three different types of lots. On the water lots sell from \$80,000 to \$200,000 depending on the location on the lake. View of water sell from \$4,000 to \$15,000 a lot depending on who is buying. And off water lots sell from \$200 to \$5,000 depending on who is buying. To enjoy the lake, you must own property at Lake Santee. Therefore, there are people that buy the lots to build on, thus the higher end of the range for View and Off, and then those that buy just for access to the lake. Therefore, trying to complete a ratio study for Fugit Township as a whole puts high valued lots against extremely low and irregular lots and therefore causes PRD's and COD's to suffer. We are trying to include as many sales as possible in our study, but as the land is grouped under L1 it fits IAAO standards.

Due to the limited number of sales, all commercial and industrial land was trended together (L2). There were only four commercial and industrial valid sales. Therefore, no sales ratio was performed.

We have two groupings of residential improved. Clay and Clinton are both rural townships with no major towns and are of the same school districts. As most of their parcels are homesites and are in the northern part of Decatur County we have grouped them (R1). Jackson and Marion townships are both rural townships with no major towns and are of the same school districts. As most of their parcels are homesites and are in the southern part of Decatur County we have grouped them (R2).

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	Adams > 10%	16-05-03-320-099.000-002 and 16-05-03-320-127.000-002 were changed from Res to Comm properties. Reassessment changes as well as land order changes
	Clinton > 10%	New addition added to 1 of two parcels. Cost tables.
	Fugit > 10%	Land order change, cost tables and reassessed.
	Jackson > 10%	Campground land updated and cost table increases.

Commercial Vacant	Adams > 10%	Land order change. 16-04-34-000-003.000-001 was changed from an Ag to Comm property
Industrial Improved	Adams > 10%	Land values increased and changed market area on 16-06-05-320-008.130-001. Also, reassessment changes
	Clay > 10%	Update in cost tables – three parcels
	Fugit > 10%	Building on 16-08-29-000-004.020-006 from Kit to GCI and corrected its use - also added truck well and changed paving size.
Industrial Vacant	Adams > 10%	Land values increased with land order.
Residential Improved	Adams > 10%	Land Values increased with land order. Multiple parcels with new construction on them; improvement values increased due to new cost tables or physical alterations to improvements.
	Clay > 10%	Two new parcels with houses. Update in trending of 12% due to increase in market values.
	Fugit > 10%	Multiple new parcels with new construction on them. Increase in land and trending especially on the lake.
	Jackson > 10%	16-13-18-210-002.010-007 was a newly created parcel; improvement values increased due to new cost tables and physical alterations to some improvements
	Marion > 10%	Cost tables and increase in trending 10%.
	Salt Creek > 10%	Cost tables, new construction and 7% trending update.
	Sand Creek > 10%	16-14-30-430-015.040-013 had new construction; 16-13-23-000-004.000-013 was changed from a 501 property class to a 541; improvement values increased due to new cost tables and physical alterations to some improvements
	Washington > 10%	New parcels, new construction, increase in trending and cost tables.
Residential Vacant	Clinton > 10%	16-03-36-000-013.000-005 and 16-06-12-230-015.000-005 had improvements on them but are vacant now
	Fugit > 10%	Land order changed – Lake properties increase substantially. 16-08-16-410-027.010-006 and 16-07-01-410-002.000-006 were a newly created parcels.
	Sand Creek > 10%	Land value changed on lake property.

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

The townships of Adams, Clinton and Fugit were reviewed for the final phase of the reassessment.

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 is completed for the areas reviewed with the reassessment. Therefore Adams, Clinton, and Fugit Townships had their land values reviewed and updated accordingly.

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.

There was 1 multiparcel sale that had two SDFID #'s. That sale contained SDFID # C16-2021-0011281 & C16-2021-0011282.

We are still witnessing large increase in values due to the market. With the change in the cost tables, the Commercial and Industrial properties are seeing more of an increase due to no additional depreciation being applied to offset the cost increases, and lack of sales to determine if further changes need to be made. We are seeing that the depreciation tables currently in place need to be adjusted. To see a building that is one year older gaining as much as 15% increase in depreciation is hard to explain. We also believe there should be a cap like that of residential. 80% normal depreciation is high for most of the buildings causing our trending factors to be high when compared to sales.