

General Information	
County Name	Grant

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
Josh Pettit	219-508-2637	<a href="mailto:josh@nexustax.com">josh@nexustax.com</a>	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.
N/A	
	If yes, please explain the method used to calculate the adjustment.

Page Break

Groupings
<p><b>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.</b></p> <p><b>**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**</b></p>
<p>Commercial Improved Study – Center, Franklin, and Washington townships were combined for trending. These townships all contain areas within Marion City limits and have nearly identical access to infrastructure, populations, and amenities.</p> <p>Residential Improved Study – Jefferson and Monroe are within the same geographic area, same school district, and have similar buyers and sellers. Additionally, the make-up of housing types and styles are very similar.</p>

<b>AV Increases/Decreases</b>		
<b>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.</b>		
<b>Property Type</b>	<b>Townships Impacted</b>	<b>Explanation</b>
<b>Commercial Improved</b>	TBD	
<b>Commercial Vacant</b>	TBD	
<b>Industrial Improved</b>	TBD	
<b>Industrial Vacant</b>	TBD	
<b>Residential Improved</b>	Fairmount, Jefferson, Mill, Monroe, Pleasant, Sims, Washington	These townships all had trending factors which support a more than 10% increase in residential improved values.
<b>Residential Vacant</b>	TBD	

<b>Cyclical Reassessment</b>
<b>Please explain which townships were reviewed as part of the current phase of the cyclical reassessment.</b>
<p>Cyclical Reassessment was performed in various townships per the Cyclical Reassessment Plan.</p> <p>Townships include:</p> <ul style="list-style-type: none"> <li>Center</li> <li>Fairmount</li> <li>Green</li> <li>Jefferson</li> <li>Liberty</li> <li>Mill</li> <li>Monroe</li> <li>Pleasant</li> <li>Richland</li> <li>Sims</li> <li>Van Buren</li> <li>Washington</li> </ul> <p>For an exact list see Workbook.</p>

<b>Was the land order completed for the current cyclical reassessment phase? If not, please explain when the land order is planned to be completed.</b>
Yes, per the current cyclical plan, a land order was prepared for submission to the PTABOA.

Comments
<b>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.</b>