

STATE OF INDIANA

DEPARTMENT OF LOCAL GOVERNMENT FINANCE



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Ratio Study Narrative 2023

General Information	
County Name	Clay County

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
Daniel Solomon	(765) 745-0472	Daniel.solomon@tylertech.com	Tyler Technologies

Sales Window	1/1/2021	to	12/31/2022
If more than one year of sales were used, was a time adjustment applied?	If no, please explain why not.		
	No time adjustment was applied for the 2 years of sales data used. With very few sales occurring on the same property over the 24-month period, we cannot reliably time adjust sales with any confidence. The sales in Clay County that have sold twice over this period are usually foreclosure, rehab, or flip properties which are unreliable and do not represent accurate values. The decision to use 2 years of sales is to produce enough valid sales to conduct a ratio study.		
	If yes, please explain the method used to calculate the adjustment.		

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****

Township Residential Improved

Properties combined for the purpose of this ratio study were done so on the bases of both geographic and economic factors. Below is a list of townships combine with further details:

Brazil: Brazil City (the county seat) and the surrounding area make up Brazil Township. This township lies at the center of the county. The area is comprised of a denser population, higher number of amenities, and is more urban than the surrounding townships. The more urbanized, less agricultural and more commercial focus causes different influences to affect, or not affect, this township than the surrounding rural, agricultural townships.

Dick Johnson/Van Buren: Dick Johnson and Van Buren townships are contiguous and border Brazil Twp, the county seat, on the North. They are sparsely populated, highly rural twps. composed of mostly agricultural farms and small towns. Properties in both twps. are affected by the same influences and the growth being static.

Cass/Jackson/Sugar Ridge/Washington: All of these combined twps. are contiguous and are located in east central Clay County: These twps. are more sparsely populated than the aforementioned Dick Johnson/Van Buren area. Much of their population and development is along the IN-59 corridor. The predominant use is Agricultural with several small towns. This area in affected by the same market forces and rarely fluctuates. Even during the 2008 housing crisis, this combined area seemed insulated from a drop in value. These twps. are affected by the same influences and the growth being static.

Perry/Posey: Perry and Posey twps. are contiguous and located in west central Clay County. These twps. have similar economic composition and like most of the county, the predominant use is agricultural with a few small towns spreading throughout. Economic factors influence both areas similarly and growth is static.

Harrison/Lewis: Harrison and Lewis twps. are contiguous and located in southern Clay County. These twps. are predominantly rural, agricultural areas and are affected by the same economic factors. Both are static with very few changes in economic growth.

Residential Vacant

Properties were combined county-wide but produced very little valid sales to conduct a ratio study. Much of the land in rural areas is purposed as ag and there is not a large volume of arms-length residential sales. Sales for this section were combined across the entire county.

Improved/Unimproved Commercial and Improved/Unimproved Industrial

Properties were combined county-wide and enough sales for 2022 were captured (given the larger sample of county wide vs. groupings) that only sales for 2022 were used for the commercial/industrial section. Having few industrial parcels in the county, this section coupled with Commercial Imp. for the ratio grouping to form a county-wide Com/Ind Imp. Section.

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	Lewis Township (33% Increase) Washington Township (76%)	New construction/reclassification of parcel 111-12-31-400-026.000-009 added \$230,00 in value. Small Section value in total thus one parcel accounts for a large percent of total. A parcel, 11-06-15-400-001.000-020 "Clayshire Castle," was reclassified from a residential parcel to a commercial parcel as they operate it as an event center/hotel. This nearly doubled the ComImp value in this township as the total value was so small.
Commercial Vacant	Sugar Ridge Township (22% Increase \$12,300)	Very small total AV increase, land recoding/repricing made a small value of \$12,300.
Industrial Improved		
Industrial Vacant	Lewis Township (16% Increase \$100) Perry Township (27% increase \$2,400)	Both townships sections only have one parcel each, these parcels have ag land codes on them and the rate increases are the reason for the AV changes.
Residential Improved		
Residential Vacant	Jackson Township (15% Increase, \$184,000)	11-04-06-100-015.000-007, 11-04-22-200-005.000-007, 11-04-14-100-005.000-007, 11-04-22-200-008.000-007, 11-04-20-200-001.000-007, 11-04-21-300-005.000-007 – All Improved parcels prior year that are now vacant adding \$70,000 in value. 11-04-10-400-005.001-007, 11-04-18-200-003.001-007, 11-04-22-100-005.006-007, 11-04-28-100-008.002-007 – New split parcels added nearly \$50,000 in value. 11-04-06-300-008.027-00811-04-06-300-111.000-008, 11-04-06-300-113.000-008, 11-04-07-100-006.000-007, 11-04-07-100-007.014-007, 11-04-07-100-007.018-007, 11-04-15-300-028.000-007, 11-04-16-400-010.000-007, 11-04-19-200-067.000-007, 11-04-23-200-003.004-007 – Improved agriculture parcels prior year now vacant res added \$135,000 in value.

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

Posey Township and Jackson Townships were reviewed in 2022.

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

Clay County completes the land order at the end of year 4 of the cycle.

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.