Ratio Study Narrative 2025

General Information	
County Name	SWITZERLAND

Person Performing Ratio Study			
Name	**Phone Number**	**Email**	**Vendor Name (if applicable)**
Shane Thornsberry	812-599-0015	sthornsberry@vgsi.com	VISION

Sales Window	1/1/2022	to	12/31/2024

If more than one year of sales were **used, was a time adjustment applied?**

☒ No	Explain, why not: Due to the lack of adequate paired sales or re-sales data, a reliable indication of overall market movement in Switzerland County, solely as a function of time, cannot be reasonably supported. Therefore, no time adjustment has been developed or applied for any property class in this study
☐ Yes	Explain the method used to calculate the adjustment:

Groupings

Please provide a list of townships and/or major class groupings (if any). Additionally, please provide information detailing how the townships and/or major classes are similar in the 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****

For Res Improved Cotton, and Jefferson, townships stand alone as unique data sets. Craig, Pleasant, York and Posey townships are similar in their distribution of property class groups, primarily Agricultural and residential. They have similar socioeconomic demographics that drive the market in these townships. For the following class groups there are no significant differences in market sales throughout the county therefore a county-wide grouping is required for each class group. ResVac, ComImp, ComVac, IndImp, IndVac.

Cyclical Reassessment
Please explain which townships were reviewed as part of the current phase of the cyclical reassessment. Also, list any townships where the number of parcels reviewed were more than the formally approved reassessment plan. Note: All parcels reviewed should meet the 25% requirement with the 2% tolerance threshold (23-27%)
Craig, Jefferson, Pleasant, and Posey

Land Order		
The land order used for the January 1, 2025, assessment along with the Narrative (optional) will be published on DLGF's website. Please provide the following information:		
Date the land order was submitted to PTABOA.	9/21/2023	
Action taken by the PTABOA.	☒ Approved	☐ Denied
Effective date of the land order.	1/1/2024	
Was the land order updated as part of the 2024 cyclical reassessment?	☐ Yes	☒ No
Any other changes or issues?		

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.

