

Ratio Study Narrative 2025

General Information	
County Name	Montgomery

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
Sherri Bentley	765-364-6420	Sherri.bentley@montgomerycounty.in.gov	
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Sales Window	1/1/2024	to	12/31/2024
If more than one year of sales were used, was a time adjustment applied?			
☐ No	Explain, why not:		
☐ 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
Commercial Improved sales from all townships in Montgomery County were grouped together. Sales were verified and no significant difference based on township was suggested.

Residential Improved sales from Brown, Ripley, Clark, Scott and Walnut Townships were grouped together. These townships are all heavily rural/agricultural located in the same school district. Residential Improved properties all perform similarly within this grouping. As such, I felt that a larger number of sales of similar properties would provide more reliable data.

Residential Improved sales from Coal Creek, Franklin, Madison, Sugar Creek and Wayne Townships were grouped together. These townships are all heavily rural/agricultural located in the same school district. Residential Improved properties all perform similarly within this grouping. As such, I felt that a larger number of sales of similar properties would provide more reliable data.

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%)

The majority of parcels reassessed in 2024 were in Walnut and Union Townships.

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. December 2023

Click or tap to enter a date.

Action taken by the PTABOA.

☒ Approved

☐ Denied

Effective date of the land order. January 1, 2024

Click or tap to enter a date.

Was the land order updated as part of the 2024 cyclical reassessment?

☒ Yes

☐ No

Any other changes or issues?

None

Comments
<p>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.</p>
<p>Commerical Improved and Industrial Improved properties saw a significant increase due to cost table changes.</p> <p>Residential Improved properties in the majority of my county saw an increase in value above the cost table changes due to a continued strong real estate market in Montgomery County.</p>