

Ratio Study Narrative 2025

General Information	
County Name	Brown

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
Ken Surface	317-753-5555	ken@nexusLTD.co	Nexus LTD

Sales Window	1/1/2023	to	12/31/2024
If more than one year of sales were used, was a time adjustment applied?			
☒ No	Explain, why not: Commercial Improved – sales were not time adjusted due to the minimal amount (4) sales and no two sold properties are comparable. Residential Vacant – sales were not time adjusted due to the minimal amount (7) sales Jackson Township & (16) sales Washington township. There were no paired sales and no real comparability in the vacant parcels sold to accurately time adjust with any reliability		
☐ 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**
There were no groupings in any of the studies

Statistical studies were not completed in the classes of Industrial Vacant, Industrial Improved, Commercial vacant as there were not enough sales despite looking outside of the timeframe. Additionally, for the two industrial classes for all four townships there are not enough designated parcels to complete a study. Only Washington township has more than 25 designated vacant commercial properties. For the Improved Commercial Class only Jackson and Washington have more than 25 designated parcels.

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%)

Reassessment consisted of the entire taxing districts of 006-Hamblen and district 005-Nashville. Within district 005-Nashville, the entire commercial vacant & improved parcel count along with the entire exempt vacant & improved parcel count were reassessed, despite a few selected parcels within these classes being reassessed in a prior year. The approved reassessment plan outlines this as the vast majority of the C & I and Exempt parcels reside in the taxing district. Selected parcels also have to be reassessed in prior years to meet the 25% threshold. Once again, for uniformity, all parcels were reassessed in this cycle.

See the workbook file for a complete list

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.	9/19/2024	
Action taken by the PTABOA.	☒ Approved	☐ Denied
Effective date of the land order.	1/1/2025	
Was the land order updated as part of the 2024 cyclical reassessment?	☒ Yes	☐ No
Any other changes or issues?	New neighborhoods created per delineation	

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.

When determined appropriate, the standard operating procedure (SOP) for making effective age changes is based upon the following:

- Additions – compute an effective age based upon utilizing the original year constructed, the original square footage, the additional square footage added and any additional renovations taking place in the year of construction establishing a weighted average of all the components of value.
- Remodels/Renovations – compute an effective age based utilizing the original year constructed, the percentage of the entire house that was renovated, utilizing the DLGF percentage of completion chart to assist in establishing a weighted average of all the components of value).

IAAO Ratio Study standards indicate that “outlier ratios” can result from any of the following:

1. An erroneous sale price
2. A nonmarket sale
3. Unusual market variability
4. A mismatch between the property sold and the property appraised
5. An error in the appraisal of an individual parcel
6. An error in the appraisal of a subgroup of parcels
7. Any of a variety of transcription or data handling errors in preparing any ratio study

Outliers should be:

1. Identified
2. Scrutinized to validate the information and correct errors
3. Trimmed if necessary, to improve sample representativeness

As a result, there were individual parcels that met these guidelines and were trimmed. Reference the file titled Brown County Sales Reconciliation for those sales that were trimmed

OTHER:

You should find five parcels (07-03-03-200-118.000-002, 07-07-19-200-122.008-005, 07-02-35-400-153.000-006, 07-01-17-200-242.000-001 & 07-03-32-100-307.000-002) where the workbook values do not match the formatted tab values from the ratio study file. This is due to sale price is for a vacant residential sale and the property is now improved. The formatted

tab reflects the land value only in the total value column, whereas the workbook total value column reflects both land and improvements.

OTHER: SDFID #C07-2024-0001941 is used in the study but the parcel number recorded on the reconciliation file 07-07-19-100-534.000-005 no longer exists. The active parcel number was used

OTHER: You will find parcel 07-07-19-200-122.008-005 listed twice in the formatted tab. This parcel sold once as a vacant parcel and then again as an improved parcel