

Ratio Study Narrative 2025

General Information	
County Name	Warrick

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
Sarah Redman	812-897-6125	sredman@warrickcounty.gov	
Scott Carden	937-684-6564	scott.carden@tylertech.com	Tyler Technologies

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: The county felt there was an adequate number of 2024 sales represented to establish market value.		
☐ 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**
Residential Improved: Owen & Pigeon Townships have been grouped together for their similar economic factors and location in the Northeast portion of the county. All other townships are grouped by themselves. Lane Township had no Res Imp sales.

Residential Vacant:

Anderson & Boon Townships have been grouped together. These areas are considered rural, make up the middle/southern portion of the county and they have similar economic factors.

Owen/Lane/Skelton Townships were combined due to being some of the more rural townships in the northeastern portion of the county and having similar economic factors.

All other townships were grouped by themselves. Greer and Pigeon Townships did not have any Res Vac sales.

Commercial/Industrial Improved:

Boon & Hart Townships were grouped together as they share similar styles and building materials. Ohio Township was grouped by itself, and all remaining townships Com Imp & Ind Imp sales were grouped together as they share similar styles and building materials.

Commercial/Industrial Vacant:

All Com Vac & Ind Vac sales were grouped together with the Com Imp as there were only 3 Com/Ind Vac sales.

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%)

Hart Township
Pigeon Township
Ohio Township – Neighborhoods 3019001, 4019001, 4019002, 4019003, 5019003, 5019004, 5019006, 5019007, 5019011

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.	1/1/2023	
Action taken by the PTABOA.	☒ Approved	☐ Denied
Effective date of the land order.	1/1/2023	

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.
Warrick's SOP has been that if the sales in any given market area are indicating effective year increases, Warrick will look at increasing effective ages to a specific year of non-sales and similar properties in that neighborhood. To be even considered, 20% or more sales need to be represented that have effective age increases to them. Parcels with a condition of "Fair" or higher are only adjusted with a minimum effective age; nothing with "Poor" or lower condition is affected.