Ratio Study Narrative 2025

General Information	
County Name	LaGrange County

Person Performing Ratio Study			
Name	**Phone Number**	**Email**	**Vendor Name (if applicable)**
Jesse Butler	574-596-1275	jesse@nexustax.com	Nexus Group

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: There was not enough reliable data to accurately apply a specific time adjustment to the entirety of LaGrange County's 2023 sales.
☐ 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****
LaGrange C&I is the only grouping used in the study. This grouping consists of 15 sales from both commercial and industrial property class in Newbury, Bloomfield, Eden, Clearspring, Johnson & Lima. These are most prominent commercial areas in the county. These areas all have similar towns with similar population and commercial types throughout. The same study was used on both the ComImp & IndImp tabs within the study.

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%)
Eden- All Property Classes Lima- All Property Classes Bloomfield- Residential Property Classes Newbury- AG Imp & exempt property classes

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.	6/10/2024	
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?	Typically, the Land order is updated as part of a combination of reassessment and trending. However, the land order for 1/1/25 will not be reviewed by the PTABOA until after this ratio study is completed and approved, so while you are reviewing the most current land order, PTABOA has not seen it yet, making these questions somewhat confusing.	

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.
In an effort to use as many sales as possible in the ratio study; sales that are clearly associated with each other as a single transaction are combined to make a multi parcel sale. The SDFID's are not the same but they are in sequence and need to be treated as a single sale by combining sales prices with multiple disclosures. These types of sales most often happen around the many lakes in the county. With the primary parcel being on the water side and the secondary being directly across the street. I have identified these sales for you on the Formatted tab. All the multiparcel sales that contain more than one SDFID are highlighted in yellow. The SDFID's are in sequence, the sales dates are the same and the sales price is the sum of the combined SDFID's.