

Ratio Study Narrative 2025

General Information	
County Name	Jackson

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
Aaron Shelhamer	812 454 7324	Aaron.shelhamer@tylertech.com	Tyler Technologies

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: Time adjustments were not applied as the 2023 sales still represented the current market and a lack of paired sales to determine time adjustments.		
☐ 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, Salt Creek and Pershing Townships were grouped together.

These townships are all rural/residential areas that adjoin each other and have similar location appeal. These areas have similar desirability and economic factors. Only slight differences in sales prices are occurring within these areas.

Grassy Fork had no valid sales.

Commercial and Industrial Improved:

We grouped Commercial and Industrial properties together (this includes the Commercial Vacant and Industrial Vacant). The construction types and sizes for the Commercial and Industrial properties are very similar, so these two categories were grouped together when we were developing trending factors. They are grouped that way on the ratio study as well.

Commercial and Industrial Vacant:

The commercial and industrial vacant sales that are occurring are mostly in commercial/industrial and agricultural areas and have similar sales activity. These areas have similar desirability and economic factors. Only slight differences in sales prices are occurring within these areas. There were no valid commercial and industrial vacant sales.

Residential Vacant:

The residential vacant sales that are occurring are mostly in residential/agricultural areas and have similar sales activity. These areas have similar desirability and economic factors. Only slight differences in sales prices are occurring within these areas.

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%)

Sections of Brownstown, Carr, Driftwood, Grassy Fork, Jackson and Vernon 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.	11/6/2024	
Action taken by the PTABOA.	☒ Approved	☐ Denied
Effective date of the land order.	11/6/2024	
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. Overall, we noticed an increase in value within Jackson County. Overall, the market still had strong sales through the first half of the year. We did note that the number of sales decreased in the last half of the year with sale prices remaining elevated. This coincides with an increased amount of new construction this year. We use an effective age calculator to determine effective ages if changes are needed. Major property class groups (ResImp, IndImp, ComImp) had increases in value this year. This was due to the following factors', trending factor changes, cost table updates, larger than normal new construction counts, etc. Almost all neighborhoods that had a representative number of sales fell within acceptable range and if they did not, we applied a factor to get them to meet IAAO standards. Any areas that didn't have a fair representation of sales were combined with an adjoining area of similar economic factors. Please contact me if you have any questions.