

Ratio Study Narrative 2025

General Information	
County Name	Newton County

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
Kristen Hoskins	219-474-6081	khoskins@newtoncounty.in.gov	County Assessor
Jay Morris	765-457-6787	jay@avs-in.com	Ad Valorem Solutions, LLC
Jaime Morris	765-457-6787	jaime@avs-in.com	Ad Valorem Solutions, LLC

Sales Window	11/1/2021	to	10/31/2024
If more than one year of sales were used, was a time adjustment applied?			
☒ No	Explain, why not: We did not have enough paired sales to establish a reliable time adjustment.		
☐ Yes	Explain the method used to calculate the adjustment:		

Groupings
<p>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.</p> <p>**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**</p>
<p>The Residential Vacant land was trended and grouped as (L1). Newton County is mainly a rural county. Therefore, the homesites throughout the county are similar rural tracts and should be grouped for trending and sales ratio purposes. This year there were more sales in some townships than others, and although those townships could have stood alone, we still believe grouping the townships as we have done in the past shows the desired results.</p>

Newton County is primarily an agricultural county. Many of the townships share the same school district, homesite rates and neighborhoods. Due to the number of sales and the similarity of neighborhoods, Beaver, Colfax, Jackson, and McClellan Townships were trended and grouped together for Residential Improved (R1). For the same reason Iroquois and Washington Townships were also trended and grouped for Residential Improved (R2). All the remaining townships had enough improved residential sales and neighborhoods that they were trended on their own.

Due to the limited number of sales, all commercial and industrial land was trended together (L2). We did not have enough sales in any one township or neighborhood for a ratio study. The sales we did have, were removed from the study since no study was to be performed on them and no trending occurred.

The commercial and Industrial properties are mainly in the cities of Kentland and Morocco. Only two neighborhoods had more than five sales, for this reason the commercial and industrial parcels were trended together in the ratio study (C1). This is a rural county and with the limited sales are reliant mainly on the cost tables to establish values. Because of this, the grouping of the properties together is necessary.

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 townships of Beaver, Iroquois, and Washington were reviewed as part of this phase of reassessment.

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.

7/15/2021

Action taken by the PTABOA.	☒ Approved	☐ Denied
Effective date of the land order.	1/1/2022	
Was the land order updated as part of the 2024 cyclical reassessment?	☐ Yes	☒ No
Any other changes or issues?	The land order will be updated with phase 4 of the reassessment.	

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>Newton County has a permit system in place that assists the Assessor with updating their parcel records. Along with that the county uses the % complete chart to standardize changing effective years on parcels that add additions as well as extensive remodeling. During the sales validation process, the county also utilizes this same method of establishing an effective age. During the site visit, if an internal visit is not possible, a call to the owner or seller provides additional information about the remodeling that may have occurred to the property. The Assessor also uses various websites to help establish the extent of internal remodeling not available from just outside appearance on sold as well as properties for sale. On less extensive remodeling, change of condition my result.</p> <p>To assist with the ratio study compliancy, we have tried to include (highlighted in yellow) multiparcel sale with Different SDFID #'s in the spreadsheet. There are three different sales that contain multiple SDFID #'s. Please review toward IAAO statistics.</p> <p>To help expedite the approval process, we have included some additional spreadsheets:</p> <ol style="list-style-type: none"> 1. Differences between Ratio Study and Worksheet – explains the differences in value. 2. Newton County Duplicate Parcels Used – To explain parcels appearing more than once in the ratio study. <p>Because we are using multiple years in our ratio study, there are parcels that are duplicated in our study. Some of them are used as ResVac as well as ResImp. Others exist but are at least 12 months apart.</p>