

STATE OF INDIANA

DEPARTMENT OF LOCAL GOVERNMENT FINANCE



INDIANA GOVERNMENT CENTER NORTH
 100 NORTH SENATE AVENUE N1058(B)
 INDIANAPOLIS, IN 46204
 PHONE (317) 232-3777
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Ratio Study Narrative 2022

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

Sales Window	1/1/2020	to	12/31/2021
If more than one year of sales were used, was a time adjustment applied? NO	If no, please explain why not.		
	Time adjustments were not applied as the 2020 sales still represented the current market and a lack of paired sales to determine time adjustments.		
	If yes, please explain the method used to calculate the adjustment.		

Groupings

Please provide a list of township and/or major class groupings (if any). Additionally, please provide information detailing how the townships and/or major classes are similar in 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:

Carr, Driftwood and Grassy Fork townships were grouped together.

Owen, Pershing and Salt Creek 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.

Commercial 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.

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.

AV Increases/Decreases

If applicable, please list any townships within the major property classes that either increased or decreased by more than 10% in total AV from the previous year. Additionally, please provide a reason why this occurred.

PCC=Property Class Change

Property Type	Townships Impacted	Explanation
Commercial Improved	BROWNSTOWN	<p>PCC 36-54-14-202-002.000-002 36-54-14-202-005.000-002, NEW CONSTRUCTION 36-54-14-202-001.000-002, NEW CONSTRUCTION 36-54-11-411-002.000-002, NEW CONSTRUCTION 36-54-15-103-008.000-002, NEW CONSTRUCTION 36-54-12-302-010.001-002, NEW CONSTRUCTION NEW CONSTRUCTION PARCELS 36-54-14-300-019.000-001 36-54-14-300-005.002-002 36-54-11-302-057.000-002 36-54-14-102-072.000-002 36-54-14-241-007.000-002 36-54-11-300-007.000-002 36-54-13-300-011.000-001 36-54-15-103-014.000-002 36-54-14-101-037.000-002 36-54-14-202-005.000-002 36-54-14-202-001.000-002 36-54-11-411-002.000-002 36-54-15-103-008.000-002 36-54-12-302-010.001-002 36-54-14-602-002.000-002 COST TABLE UPDATES</p>
	CARR	<p>36-54-14-602-002.000-002, NEW CONSTRUCTION NEW CONSTRUCTION PARCELS 36-53-35-200-002.002-004 36-53-26-300-012.004-003 36-53-34-300-014.000-003 36-53-34-104-071.000-004 36-53-34-104-072.000-004 Cost Table Updates</p>
	DRIFTWOOD	<p>36-53-26-300-012.004-003, NEW CONSTRUCTION 36-53-34-300-014.000-003, NEW CONSTRUCTION 36-53-34-104-071.000-004, NEW CONSTRUCTION 36-53-34-104-072.000-004, NEW CONSTRUCTION 36-53-35-200-002.002-004, NEW CONSTRUCTION</p>

		<p>36-54-29-104-007.000-005, NEW CONSTRUCTION 36-54-20-400-024.000-005, NEW CONSTRUCTION COST TABLE UPDATES</p>
	GRASSY FORK	<p>36-54-20-400-024.000-005, NEW CONSTRUCTION 36-54-29-104-007.000-005, NEW CONSTRUCTION COST TABLE UPDATES</p>
	HAMILTON	<p>PCC 36-64-24-300-011.000-007 36-64-02-200-008.000-007, NEW CONSTRUCTION 36-64-24-300-011.000-007, NEW CONSTRUCTION COST TABLE UPDATES</p>
	JACKSON	<p>21 PARCELS PCC, COST TABLE UPDATES NEW CONSTRUCTION PARCELS 36-66-22-400-028.000-008 36-66-16-300-010.005-009 36-66-18-405-002.000-009 36-66-15-301-003.000-009 36-66-20-401-001.000-009 36-66-16-400-011.005-009 36-66-30-300-009.002-009 36-66-18-405-003.000-009 36-66-17-401-009.002-009 36-66-30-200-003.001-009 36-66-30-300-023.005-009 36-66-17-301-001.001-009 36-66-20-202-034.000-009 36-66-30-100-033.002-009 36-66-16-300-010.001-009 36-65-24-104-009.000-009 36-66-18-405-001.000-009 36-66-16-400-005.000-009 36-66-20-400-001.001-009 36-66-15-400-025.001-009</p>

36-66-16-100-016.000-009
36-66-15-300-010.001-009
36-66-19-202-004.000-009
36-66-17-317-066.000-009
36-66-18-406-038.000-009
36-66-19-101-057.000-009
36-66-18-406-039.000-009
36-66-18-406-040.000-009
36-66-20-202-113.000-009
36-66-15-301-005.001-009
36-66-18-405-023.000-009
36-66-17-318-020.000-009
36-66-19-202-028.000-009
36-66-17-404-049.002-009
36-66-16-303-031.000-009
36-66-17-316-012.000-009
36-65-24-104-003.003-009
36-65-24-104-003.001-009
36-66-20-101-018.002-009
36-66-17-317-069.000-009
36-66-15-100-002.006-009
36-66-17-317-045.001-009
36-66-15-300-005.001-009
36-66-17-317-018.000-009
36-66-17-401-009.000-009
36-66-18-401-050.000-009
36-66-15-800-002.009-009
36-66-17-317-020.000-009
36-66-17-404-049.000-009
36-66-18-405-022.000-009
36-66-20-101-018.000-009
36-66-15-200-028.000-009
36-66-15-400-023.005-009
36-66-18-403-049.000-009
36-66-19-202-017.000-009
36-66-15-400-003.001-009
36-66-30-300-033.007-009
36-66-30-300-033.003-009
36-66-17-318-002.000-009
36-66-15-300-005.002-009
36-66-18-405-016.000-009
36-66-20-303-002.000-009

OWEN

36-52-11-500-031.000-010, NEW CONSTRUCTION
36-53-16-200-008.000-010, NEW CONSTRUCTION

	<p>SALT CREEK</p> <p>VERNON</p>	<p>36-52-11-300-028.000-010, NEW CONSTRUCTION 36-62-23-100-002.000-010, NEW CONSTRUCTION 36-62-14-301-015.001-010, NEW CONSTRUCTION COST TABLE UPDATES</p> <p>36-62-11-300-004.000-014, NEW CONSTRUCTION 36-72-26-700-004.000-014, NEW CONSTRUCTION 36-72-35-500-001.000-014, NEW CONSTRUCTION COST TABLE UPDATES</p> <p>36-46-15-102-011.000-016, NEW CONSTRUCTION 36-46-10-304-025.000-016, NEW CONSTRUCTION 36-56-34-400-018.002-015, NEW CONSTRUCTION 36-46-15-100-001.001-015, NEW CONSTRUCTION 36-56-25-300-009.001-015, NEW CONSTRUCTION 36-56-02-900-004.002-015, NEW CONSTRUCTION 36-56-26-400-017.000-015, NEW CONSTRUCTION COST TABLE UPDATES</p>
Commercial Vacant	<p>BROWNSTOWN</p> <p>REDDING</p>	<p>PCC 36-54-17-800-001.000-001</p> <p>36-66-09-300-003.002-013, LAND USE CHANGE</p>
Industrial Improved	<p>BROWNSTOWN</p> <p>CARR</p> <p>HAMILTON</p>	<p>36-54-10-303-001.000-002, NEW CONSTRUCTION 36-54-12-303-013.000-002, NEW CONSTRUCTION 36-54-10-404-001.000-002, NEW CONSTRUCTION COST TABLE UPDATES</p> <p>NEW CONSTRUCTION 36-53-34-104-079.000-004 36-53-34-401-018.000-004 36-53-34-401-017.000-004 36-43-04-100-007.000-003 COST TABLE UPDATES</p> <p>36-64-11-100-001.000-007, NEW CONSTRUCTION 36-65-10-203-036.000-007, NEW CONSTRUCTION COST TABLE UPDATES</p>

Residential Improved	<p>BROWNSTOWN</p> <p>CARR</p> <p>HAMILTON</p> <p>JACKSON</p> <p>OWEN</p> <p>PERSHING</p> <p>REDDING</p> <p>SALT CREEK</p> <p>VERNON</p>	<p>7 PARCEL PCC TRENDING, COST TABLE UPDATES, 57 NEW CONSTRUCTION PARCELS</p> <p>10 PARCELS PCC TRENDING, COST TABLE UPDATES, 13 NEW CONSTRUCTION PARCELS</p> <p>2 PARCELS PCC TRENDING, COST TABLE UPDATES, 28 NEW CONSTRUCTION PARCELS</p> <p>27 PARCELS PCC TRENDING, COST TABLE UPDATES, 128 NEW CONSTRUCTION PARCELS</p> <p>17 PARCELS PCC TRENDING, COST TABLE UPDATES, 22 NEW CONSTRUCTION PARCELS</p> <p>7 PARCELS PCC TRENDING, COST TABLE UPDATES, 15 NEW CONSTRUCTION PARCELS</p> <p>18 PARCELS PCC TRENDING, COST TABLE UPDATES, 47 NEW CONSTRUCTION PARCELS</p> <p>3 PARCELS PCC TRENDING, COST TABLE UPDATES, 13 NEW CONSTRUCTION PARCELS</p> <p>6 PARCELS PCC TRENDING, COST TABLE UPDATES, 9 NEW CONSTRUCTION PARCELS</p>
Residential Vacant	JACKSON	<p>79 PARCELS PCC</p> <p>36-65-24-304-011.001-009</p> <p>36-66-18-403-108.001-009</p> <p>36-66-18-403-108.002-009</p> <p>36-66-18-403-108.003-009</p> <p>36-66-18-403-108.004-009</p> <p>36-66-18-403-108.005-009</p> <p>36-66-18-403-108.006-009</p> <p>36-66-18-403-108.007-009</p>

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		36-66-19-102-089.002-009
		36-66-19-102-089.003-009
		36-66-19-300-012.002-009
		36-66-19-401-043.001-009
		36-66-20-102-016.000-009
		36-66-20-202-084.000-009
		36-66-20-303-022.000-009
		36-66-22-300-026.003-008
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		36-66-22-300-026.006-008
		36-66-22-300-026.007-008
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		36-66-22-300-026.016-008
		36-66-22-300-026.017-008
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		36-66-32-200-018.001-008
		36-66-32-202-010.001-008
		36-66-34-200-020.005-008
		36-66-34-200-020.006-008
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		36-65-13-102-035.000-009
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		36-65-13-102-047.000-009
		36-65-13-102-048.000-009
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		36-65-13-102-083.000-009
		36-66-17-205-058.000-009
		36-66-17-205-059.000-009
		36-66-17-205-061.000-009
		36-66-17-206-066.000-009
		36-66-17-322-072.000-009

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	GRASSY FORK	PCC 36-45-13-100-002.004-006

Cyclical Reassessment
Please explain which townships were reviewed as part of the current phase of the cyclical reassessment.
Sections of Brownstown, Vernon, Carr, Driftwood, Grassy Fork, Jackson, Redding and Vernon Twps. where part of Phase 3.

Was the land order completed for the current cyclical reassessment phase? If not, please explain when the land order is planned to be completed.

The land order is created for each cyclical reassessment phase.

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 and market activity within Jackson County. This coincides with an increased amount of new construction this year. Major property class groups (ComImp,IndImp,ResImp) had increases in value this year. This was due to the following factors', cost table updates, trending factor changes, larger than normal new construction counts. We use an effective age calculator to determine effective ages if changes are needed. 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 did not have a fair representation of sales were combined with an adjoining area of similar economic factors. Please contact me if you have any questions.