

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
 FAX (317) 974-1629

Ratio Study Narrative 2022

General Information	
County Name	Marshall County

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
Peter Paul	574-935-8567	petep@co.marshall.in.us	
Debbie Dunning	574-935-8576	debbied@co.marshall.in.us	

Sales Window	1/1/2021 to 12/31/2021
<p>If more than one year of sales were used, was a time adjustment applied?</p> <p>No sales outside of the 1/1/21 – 12/31/21 sales range were used in the study.</p>	<p>If no, please explain why not.</p>
	<p>If yes, please explain the method used to calculate the adjustment.</p>

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****

Industrial Vacant: No study due to lack of sales.

Industrial Improved: Because there were a limited number of industrial improved sales, there is no study due to only 3 sales.

Commercial Vacant: Because there were a limited number of commercial vacant sales, there is no study due to only 3 sales.

Commercial Improved: German and Center Townships stand on their own in the ratio study with sufficient sales within each township to reflect their individual market values. Because the remaining townships have a limited number of commercial improved sales, there is no study due to only 4 sales.

Residential Vacant: German, West and Center Townships stand on their own in the ratio study with sufficient sales within each township to reflect their individual market values. Because the remaining townships have a limited number of residential vacant sales, we are showing these sales in one combined report.

Residential Improved: All of our ten (10) townships stand on their own in the ratio study with sufficient sales within each township to reflect their individual market values.

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.

Property Type	Townships Impacted	Explanation
Commercial Improved	<u>Center</u>	This increase is due to a combination of 2 parcels being split and re-platted into new parcels, 1 parcel being split and re-platted with new construction, 6 parcels had a revision in pricing from income approach to cost approach to value, and 2 parcels were new construction of Multi Family Housing Facility.
	<u>Walnut</u>	This increase is due to a Mobile Home Park adding new sites developed, one parcel observed change of use from Agri to Comm with NC, and one parcel split for 1-1-2022.

Commercial Vacant	None	None
Industrial Improved	<p><u>Bourbon</u></p> <p><u>German</u></p> <p><u>West</u></p>	<p>This increase is due to one new industrial facility, one addition to existing building, and one parcel with cost table updates for 1-1-2022.</p> <p>This increase is due to one new manufacturing facility NC addition for 1-1-2022, one new platted parcel with NC added, and one parcel had NC revised to 100% for 1-1-2022. Also various Cost Table Updates.</p> <p>This increase is due to one newer manufacturing facility NC addition for 1-1-2022 plus paving.</p>
Industrial Vacant	<u>Walnut</u>	This increase is due to a use change from Agri to Industrial pricing for 1-1-2022.

Residential Improved	<u>Bourbon</u> <u>Center</u> <u>German</u> <u>Green</u> <u>North</u> <u>Polk</u> <u>Tippecanoe</u> <u>Union</u> <u>Walnut</u> <u>West</u>	<p>This increase is due to annual trending.</p> <p>This increase is due to a large NC Housing Development, NC in various areas in township, and annual trending.</p> <p>This increase is due to NC in various areas in township and annual trending.</p> <p>This increase is due to NC in various areas in township and annual trending.</p> <p>This increase is due to NC in various areas in township and annual trending.</p> <p>This increase is due to NC in various areas in township and annual trending.</p> <p>This increase is due to NC in various areas in township and annual trending.</p> <p>This increase is due to NC in various areas in township and annual trending.</p> <p>This increase is due to NC in various areas in township and annual trending.</p> <p>This increase is due to NC in various areas in township and annual trending.</p>
Residential Vacant	<u>Bourbon</u> <u>Center</u> <u>German</u> <u>Green</u> <u>North</u> <u>Polk</u> <u>Walnut</u> <u>West</u>	<p>This increase is due to annual trending.</p>

Cyclical Reassessment

Please explain which townships were reviewed as part of the current phase of the cyclical reassessment.

<u>Agricultural:</u>	Tippecanoe, Union, Culver, Walnut, Argos-Walnut, Center, Plymouth
<u>Industrial:</u>	Tippecanoe, Union, Culver, Walnut, Argos-Walnut
<u>Commercial:</u>	Tippecanoe, Union, Culver, Walnut, Argos-Walnut, Plymouth
<u>Residential:</u>	Tippecanoe, Union, Culver, Walnut, Argos-Walnut, Center, Plymouth
<u>Exempt:</u>	Union, Culver, Walnut, Argos-Walnut, Center, Plymouth
<u>Utility:</u>	Tippecanoe, Union, Culver, Walnut, Argos-Walnut, Plymouth

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 was completed for this current Cyclical Reassessment Phase 4. Each year we analyze our land values where sales are present to see if an adjustment is necessary.

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.

As in past years, we have a tab titled Jellystone which is a Yogi Bear Campground in West Township. Jellystone has been stratified from West Residential since we feel that these values should not be equalized with other West Township sales. The market values of these camping lots do not influence other West Township neighborhoods and should stand on their own.

Statistical studies were conducted on each neighborhood to determine if any adjustments were needed for this assessment year to both sold and unsold properties. Sales were used from 1-1-2021 thru 12-31-2021 in the adjustment process and their physical characteristics were reviewed to compare with their property record card. We mail questionnaires on each sale to the buyer in an attempt to learn more about any special circumstances pertaining to that sale. Adjusting for changes in the market cannot be done accurately if the record of the property does not accurately reflect the property as it was at the time of the sale. We are committed to using as many valid sales as possible.

When it is discovered that parcels within a neighborhood are not assessed accurately or consistently, we reassess that neighborhood by recalculating the land base rates based on recent valid sales and collect information to update the improvement data.

Home sales have been at their highest in 15 years and prices have increased for 61st month in a row according to the Indiana Association of Realtors. Low inventory of homes in Marshall County has created a highly competitive situation, forcing buyers to pay higher prices.

Per IC 6-1.1-5-16, we have completed our project of combining contiguous parcels when a structure straddles over two or more parcels. We completed this project over a four (4) year period of 2018 through 2021.

As in past years, Marshall County uses a gross rent multiplier model to value residential rental properties.

Since submitting our 2021 sales data to the State, some sales were further reviewed, and validity codes have been changed. Other sales originally determined invalid have also been adjusted. These can be found in the attached reconciliation spreadsheet with explanations for the changes.

Marshall County has a consistent building permit system which allows us to physically inspect all new construction. We use IRMLS to update our physical characteristics on sold and unsold properties. We also mail questionnaires annually to the upcoming cyclical parcels to attempt to find any errors or updates to structures. The physical characteristic information is analyzed for accuracy to determine if there are systematic errors in the calculation of the values within each neighborhood. Pictometry aerials are used to assist us in keeping our land use and buildings updated in our CAMA system. I have added below the chart that we use to calculate percent completion and effective year updates.

Parcel Number: _____

Name: _____

Item	Percentage of Total*	Percentage Remodeled
Foundation/Forms	11%	0%
Foundation (Concrete)	11%	
Rough Framing	24%	0%
Framing Including Roof	17%	
Sheathing (Ply-Wood)	1%	
Shingles	5%	
Other	1%	
Windows & exterior door	5%	0%
Windows	4%	
Exterior Door	1%	
Plumbing/Electrical/HVAC	18%	0%
Plumbing	5%	
Electrical	6%	
HVAC	7%	
Exterior	6%	0%
Siding	6%	
Interior drywall and ceiling finish	8%	0%
Insulation	4%	
Drywall	4%	
Built-in cabinets, interior doors, trim, etc	13%	0%
Interior Trim/Doors	6%	
Cabinets/Countertops	6%	
Other	1%	
Plumbing Fixtures	3%	0%
Plumbing Fixtures	3%	
Floor covers and built-in appliances	6%	0%
Flooring	5%	
Appliances	1%	
Light fixtures, painting and decorating	6%	0%
Light Fixtures	2%	
Painting	3%	
Other	1%	
		0%

	Year	Percentage	Calculation
Current Effective Year		100%	0
Remodeled Year		0%	0
		100%	0