

STATE OF INDIANA

DEPARTMENT OF LOCAL GOVERNMENT FINANCE



INDIANA GOVERNMENT CENTER NORTH
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Ratio Study Narrative 2022

General Information	
County Name	Miami County

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
Karen LeMaster	(765) 472-3901 ext 1281	klemaster@miamicountyin.gov	
Brian Thomas	(765) 210-1804	Briant.tapco@gmail.com	TAPCo

Sales Window	1/1/2021 to 12/31/2021
If more than one year of sales were used, was a time adjustment applied?	If no, please explain why not.
	N/A
	If yes, please explain the method used to calculate the adjustment.
	N/A

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****

The following homogenous groupings have been established:

twp1: This is Erie and Peru Township. These townships are adjacent and are the only two that contain US Highway 24 so these townships populate, have developments, and trend similar in areas surrounding said Highway.

twp2: Washington Township

twp3: Pipe Creek Township

twp4: This is Allen, Jefferson, Perry, Richland, and Union Townships. These townships represent our rural/agricultural areas north of Peru which is a totally different economic status than the southern townships. This area has minimal collateral effects of Peru and has minimal commercial or industrial activity. The few incorporated towns of Denver, Mexico, and Macy have no signs of revitalization or new businesses in the future.

twp5: This is Butler, Clay, Harrison, and Jackson townships. These townships represent our rural/agricultural areas south of Peru with numerous economic effects such as Grissom Airforce Base, Mississinewa Dam/Reservoir, Bunker Hill Dragstrip, as well as the popularity of this area due to proximity to employment opportunities in Kokomo.

twp6: Deer Creek Township

- Residential Improved parcels: appropriate analysis is included.
- Residential Vacant parcels: **insufficient valid sales** to analyze.
- Commercial Vacant parcels: **insufficient valid sales** within this property class to analyze.
- Commercial Improved parcels: **insufficient valid sales** within this property class to analyze.
- Industrial Vacant parcels: **insufficient valid sales** within this property class to analyze.
- Industrial improved parcels: **insufficient valid sales** within this property class to analyze.

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	Explanation
Commercial Improved	Clay	CAMA base rate adjustments missed since conversion
	Erie	Many changes to a campground
	Butler	Reassessment
	Harrison	Reassessment
	Jackson	Reassessment
	Pipe Creek	Reassessment
	Jefferson	Costs table and MH park pricing change in CAMA
Commercial Vacant		
Industrial Improved	Allen	CAMA base rate adjustments missed since conversion
	Clay	Grain elevator pricing changes in CAMA system
	Deer Creek	New very large building (small township parcel count for this class)
	Butler	Reassessment
	Harrison	Reassessment
	Pipe Creek	Reassessment
Industrial Vacant		
Residential Improved	Jefferson	Cost tables and new construction
	Perry	Cost tables and new construction
	Union	Cost tables and new construction
	Peru	Cost tables and new construction
	Butler	Reassessment
	Harrison	Reassessment
	Jackson	Reassessment
	Pipe Creek	Reassessment
Residential Vacant	Deer Creek	Splits, combines, and addition of a septic and well (no improv yet)
	Jackson	Reassessment
	Pipe Creek	Reassessment

Cyclical Reassessment

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

Butler Township, Harrison Township, Jackson Township, Amboy, Converse, Pipe Creek Township, and Bunker Hill

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

Yes, the land order was completed as a part of Phase 4

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.

For information purposes we will provide you with the following:

Sales Disclosure Verification Process

1. Once the sales disclosure comes in, the sales disclosure deputy immediately prints a card so that none of the transfer or sales information appears on the PRC
2. Said PRC's are distributed to a data collector and a site inspection is completed with the following guidelines
 - a. Check the PRC for errors.
 - b. Factual (objective) errors are written in **red ink**
 - c. Any notes or comments that would be considered subjective in nature (or an opinion of the data collector) is written **in pencil**
 - d. When necessary, questions are asked of anyone home at the time of the inspection
3. The data collector then returns said PRC's to the sales disclosure deputy who then adheres to the following guidelines
 - a. Review the site inspection card,
 - b. Make only the corrections to the PRC that are indicated in **red ink**
 - c. Makes whatever contact with buyer, seller, real estate agent, or Title Company to appropriately evaluate if the sale is valid or invalid for trending purposes.

Effective Age Protocol

- Miami County does have a protocol for establishing effective age which is verified, updated, and established annually using sales/marketing data, all the following criteria are used in establishing the proprietary annual guidelines:
 - Ascertaining the level of update(s) that are known factors that extend the economic life of a structure
 - Siding
 - Windows
 - Roof (type)
 - Additions
 - Remodeling (extent thereof)
 - Replacement/upgrades such as plumbing, electrical, insulation, drywall, flooring, built-ins
 - Taking into consideration
 - Grade
 - Condition
 - Year / effective year
 - Location
 - Once quantified correlation with the percent complete charts as provided in our Guidelines is established to assist in establishing a weighted age. Said process is employed **only** during the new construction process, appeals, and reassessment field work.