

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	Ohio County

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
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
Deedee Brown	812-438-3264	assessor@ohiocountyin.gov	County Assessor

Sales Window	1/1/2019	to	12/31/2021
If more than one year of sales were used, was a time adjustment applied?	If no, please explain why not.		
	We did not have enough paired sales to establish a reliable time adjustment.		
	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****

The Residential Vacant Land was grouped (L1). Ohio County is a small rural county. Except for Rising Sun there are no other towns or cities. Therefore, the homesites throughout the county are similar rural tracts with similar school districts and topography and should be grouped and trended alike.

The Residential Improved Parcels in Cass, Pike and Union Townships have been grouped (R1). These three townships are all similar in topography, type of land, and type of homes. They share a common school district and moving from one township to the next you do not see any difference.

The Commercial properties were grouped (C1). Technically Pike Township does not contain enough commercial parcels to require a ratio study. However, because we wish to use all valid sales, we have included this sale in the grouping. Again, they share common school districts and buildings.

For the same reasons as stated above, we have included group (L2). Although we are not required to include a ratio study for the vacant land, and there are not enough sales to trend the vacant parcels, we included as the sale was valid.

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	Cass > 10%	58-05-18-100-002.000-001 has a new log dwelling being started on parcel; improvements increased due to new cost tables and land values changes.
	Pike > 10%	cond to Fair and removed obsol of bldg on 58-04-23-200-012.000-002.
	Randolph > 10%	58-06-02-014-045.000-004 was remodeled; 58-06-02-021-010.007-004 was changed to a vet hospital with a dog run

	Union > 10%	area; improvements changed due to new cost tables and land value changes. improvement value was changed due to new cost tables and land values updated.
Commercial Vacant	Pike > 10%	Land values increased with new land order
	Randolph > 10%	Land values increased with new land order
Industrial Improved	Pike Twp	added car shed to 58-04-23-200-023.000-002 and added heat to bldg 2 and increase in land values
Industrial Vacant	Randolph > -10%	58-03-35-200-003.005-003 was changed from a 300-property class to 480 property class
Residential Improved	Cass > 10%	added improvement/remodel to multiple ResImp parcels; added homesite to 58-05-14-100-002.004-001 and 58-05-17-200-004.000-001 just started homes on them; improvements increased due to new cost tables and land order.
	Pike > 10%	58-04-20-300-001.002-002 has new dwelling on it.; multiple parcels with new constructions/remodels/change in conditions; improvements increased due to new cost tables; land value changes.
	Randolph > 10%	Reassessment with multiple parcels with new construction/remodels/change in conditions; improvements increased due to new cost tables; land values changes.
	Union > 10%	Reassessment new construction added/remodeling done/change in conditions to multiple parcels; improvement values changed due to new cost tables; land values changes
Residential Vacant	Cass > 10%	Land order updated and values raised
	Randolph > 10%	Land order updated and values raised
	Pike > 10%	Land order updated and values raised
	Union > 10%	Land order updated and values raised

Cyclical Reassessment

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

Union Township was reviewed as phase 4 of the reassessment along with parts of Randolph Township.

--

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 updated as part of the 4th phase of the reassessment. We found many neighborhoods required large increase in land values due to the increase in the market.

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.

The land order was updated as part of the 4th phase of the reassessment. We found many neighborhoods required large increase in land values due to the increase in the market. Couple this with increase in cost tables and the overall market values of properties, we found many of our neighborhoods increased greater than 10%. We did decrease our trending factors in several neighborhoods based on the increase in cost tables, but still found great increases in comparison to the sales.

Ohio 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 do extensive remodeling. During the sales validation process, the county also utilizes this same method of establishing effective age. During the site visit, if an internal visit is not possible, a call to the owner or seller provides additional information with 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 less extensive remodeling, change of condition may result.

Parcel 58-04-24-200-006.000-002 is a leased land card that no longer has improvements on it, but Auditor will not retire number until taxes are paid. Therefore, it currently has a 0 value for 2022.

Parcel 58-06-16-100-009.000-003 is a parcel for the land, but all improvements and land is allocated to individual owners located on lease land cards therefore 0 value.

Parcel 58-06-02-018-031.000-004 is a parcel for the land – but all land value allocated to condo units – therefore 0 value.

Parcel 58-06-03-014-040.000-004 is a leased land card that no longer has improvements on it, but Auditor will not retire number until taxes are paid. Therefore, it currently has a 0 value for 2022.