

STATE OF INDIANA

DEPARTMENT OF LOCAL GOVERNMENT FINANCE



INDIANA GOVERNMENT CENTER NORTH
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Ratio Study Narrative 2022

General Information	
County Name	Switzerland

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
Aaron Shelhamer	8124547324	aaron.shelhamer@tylertech.com	Tyler Technologies

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.		

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Groupings
<p>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.</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>Commercial Improved:</p> <p>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.</p> <p>Residential Vacant:</p> <p>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.</p>

AV Increases/Decreases			
<p>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.</p> <p>PCC= Property Class Change</p>			
Property Type	Townships Impacted		Explanation
Commercial Improved	Cotton Township	PCC 78-03-31-300-007.010-001	
	Craig Township	PCC 78-14-28-500-003.007-002	
	Jefferson Township	PCC 78-14-14-334-009.001-004	
	Pleasant Township	Data Changes 78-08-04-200-005.001-005 Data Changes 78-16-10-100-005.002-005 Data Changes 78-16-10-400-028.000-005	

Commercial Vacant	Craig Township	PCC 78-18-01-900-004.003-002	
Industrial Improved			
Industrial Vacant			
Residential Improved	Craig Township Jefferson Township York Township	5 Parcels PCC Change, New Const, Trending 10 Parcels PCC Change, New Const, Trending 5 Parcels PCC Change, New Const, Trending	
Residential Vacant			

Cyclical Reassessment
Please explain which townships were reviewed as part of the current phase of the cyclical reassessment.
Sections of Posey and York Townships

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 Switzerland County. This coincides with an increased amount of new construction this year.

We use an effective age calculator to determine effective ages if changes are needed.

Most major property class groups 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.

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.