

STATE OF INDIANA

DEPARTMENT OF LOCAL GOVERNMENT FINANCE



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Ratio Study Narrative 2023

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	11/1/2019 to 10/31/2022
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 townships 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 differences.

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 completed on property.
Commercial Vacant		

Industrial Improved		
Industrial Vacant	Randolph > 10%	1 parcel – updated land to useable land as now gravel parking.
Residential Improved	Pike > 10%	Several new houses. Trending factor increased 25% in homesite neighborhood due to sales.
Residential Vacant	Cass > -10% Randolph > 10% Union > 10%	Improvements removed from 58-05-03-100-011.000-001 Had several sales indicating a raise in trending factor – also developer discount removed from 58-06-03-014-022.004-004. 3 newly created parcels and land values trended up slightly

Cyclical Reassessment
Please explain which townships were reviewed as part of the current phase of the cyclical reassessment.
Parts of Rising Sun in Randolph Township was reviewed during the 2022 – first phase – of the reassessment.

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 will be updated as part of the 4 th phase of the reassessment.

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 years before, we found many of our neighborhoods increased greater than 10%. Although the market is slowing the sale values are not dropping.

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.

We highlighted in the Formatted tab in yellow parcels that were part of a multi-parcel sale but had different SDFID numbers.

Included a spreadsheet for discrepancies between ratio study and workbook.

Parcel 58-05-17-200-004.001-001 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 2023.

Parcel 58-06-19-100-009.001-003 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 2023.

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 58-06-02-001-160.000-004 is a parcel for the land – but all land value allocated to condo units – 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 58-03-35-300-003.001-003 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 2023.

Pike Township is up 12%. That is due to the trending applied to the homesite neighborhood raising 25%.