

Ratio Study Narrative 2023

General Information	
County Name	ST JOSEPH COUNTY

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
MICHAEL CASTELLON	574-235-9523 ext. 7300	MCASTELLON@SJCINDIANA.COM	
ARCELIA DORADO	574-235-9523 ext. 7326	ADORADO@SJCINDIANA.COM	
PATRICIA ST. CLAIR	574-235-9523 ext. 7325	PSTCLAIR@SJCINDIANA.COM	

Sales Window	1/1/2022 to 12/31/2022
If more than one year of sales were used, was a time adjustment applied? N/A	If no, please explain why not.
	N/A
	If yes, please explain the method used to calculate the adjustment.
	N/A

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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>Ind Vac (PCC 300)- County wide, combined, not enough sales to analyze data. Ind Imp (PCC 301-399)- County wide, combined, not enough sales to analyze data.</p> <p>Comm Vac (PCC 400)- County wide, combined, not enough sales to analyze data. Comm Imp (PCC 401-499)- Combined due to same market use and are similar in land base rates within each category throughout the county.</p> <p>Res Vac (PCC 500-509)- Combined due to same market use.</p>

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	N/A	N/A
Commercial Vacant	Liberty Township Olive Township Warren Township	Change in use. Prior appeal Adj & Land base Rate Correction Change in use.
Industrial Improved	N/A	N/A
Industrial Vacant	Liberty Township Union Township	Annexation 23/24 Change in use
Residential Improved	Greene Township Madison Township Portage Township	Trending factor & Cyclical Reassessment Trending factor New construction
Residential Vacant	German Township Harris Township Olive Township	Change in use. New Plats & Cyclical Reassessment Change in use.

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	Penn Township	Change land type & Cyclical Reassessment
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Cyclical Reassessment

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

Centre Township, Clay Township, German Township, Greene Township, Harris Township, Liberty Township, Lincoln Township, Madison Township, Olive Township, Penn Township, Portage Township, Union Township and Warren 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.

No, the land order was completed for 2022 pay 2023. Plan to completed within the reassessment cycle.

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.

N/A