

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 2024

General Information	
County Name	Adams

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
Dudley Scheumann	260-622-7059	dscheumann@vgsi.com	Vision Government Solutions Inc.
Timothy Kiess	260-301-4594	tkiess@vgsi.com	Vision Government Solutions Inc.

Sales Window	1/1/2021	to	12/31/2023
If more than one year of sales were used, was a time adjustment applied?	If no, please explain why not.		
Yes	If yes, please explain the method used to calculate the adjustment.		
	A 5.63% per year (applied by month) time adjustment was applied to the 2021 and 2022 sales. The annual Consumer Price Index (CPI) changes for 2021, 2022 and 2023 were 5.08%, 7.99% and 3.80% respectively. Calculating the average for the three years, results in an increase of 5.63% per year.		

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****

Due to the limited number of residential vacant sales in any given township and the fact that the county is fairly consistent, all the townships were combined for the ratio study and assessed accordingly.

The residential improved sales were of sufficient quantity to evaluate Root and Washington Townships individually. The remaining townships were combined together into 3 groups by location. The first group includes Blue Creek, French, Kirkland, Monroe and St. Mary's Townships. The second group includes Hartford, Jefferson and Wabash Townships. The third group includes Preble and Union Townships. These three groups are geographically as well as economically very similar. This gives a more accurate assessment of the Townships with a small number of sales.

There were no commercial vacant sales occurring in the timeframe. Therefore, an analysis of the commercial land was completed and in all cases this land value was equal to or greater than the corresponding residential neighborhoods. Due to the limited number of valid sales in any given township and the fact that the county is fairly consistent, the townships were grouped together for the commercial improved ratio study.

There were no industrial vacant land sales occurring in the timeframe. Therefore, an analysis of the industrial land was completed and in all cases was equal to or greater than a corresponding residential neighborhood. There were no valid industrial improved sales occurring in the timeframe. MLS listings, income information and appraisals gathered through the appeal process were evaluated to ensure an accurate assessment of the industrial improved parcels. The obsolescence was also reviewed on each property.

Cyclical Reassessment

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

For the current phase of the cyclical reassessment, parcels were reviewed in Kirkland and portions of Blue Creek, French, Hartford, Monroe, Root, St Marys, Wabash and Washington Townships.

Land Order

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 is scheduled to be completed in 2025.

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.

Adams County is a rural farming community which is influenced by Fort Wayne and also by a large population of Amish. The County is divided into twelve Townships (three wide by four tall) with three different school districts. U.S. Highway 27 divides the County from east to west in almost the middle of the County. Decatur, which is the largest town, Monroe, Berne and Geneva are situated along this highway and have the majority of industry and commercial properties.