

Ratio Study Narrative 2024

General Information	
County Name	HUNTINGTON

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
Jill Zorger	260-358-4800	Jill.zorger@huntington.in.us	
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Sales Window	1/1/2022 to 12/31/2023
If more than one year of sales were used, was a time adjustment applied?	If no, please explain why not.
	Sales from 2022 and 2023 were analyzed for the 2023 ratio study, however, no time adjustment was deemed necessary due to lack of significant data to calculate an 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****

Polk & Jefferson Townships residential improved sales were grouped due to similarities in geographic location; townships are contiguous, similar construction types, and townships being rural land types.

Warren & Wayne Townships residential improved sales were grouped due to similarities in geographic location; similar construction types, and townships being rural land types.

Cyclical Reassessment

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

Clear Creek District 001, Polk District 012 & 013, Lancaster District 010 & 011 along with part of Huntington Twp District 005

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?

2026

Comments
<p>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.</p> <p>Included with the files we are submitting this year is a five-tab work book: Huntington County Effective Age SOP which explains the weighted depreciation method we are using to determine effective age. The fifth tab of the work book is a template which abstracts the entire method down to a formula that automatically calculates the effective year built when all five of the contingent variables are entered into the appropriate cells.</p>



Effective_Age_SOP_
Huntington (1).xlsx