

# STATE OF INDIANA

DEPARTMENT OF LOCAL GOVERNMENT FINANCE



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## Ratio Study Narrative 2024

General Information	
<b>County Name</b>	LaGrange County

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
Jesse Butler	574-596-1275	<a href="mailto:jesse@nexustax.com">jesse@nexustax.com</a>	Nexus Group

Sales Window	1/1/2022 to 12/31/2023
<b>If more than one year of sales were used, was a time adjustment applied?</b>  No Time adjustment was applied to 2022 sales within study.	<b>If no, please explain why not.</b>  There was not enough reliable data to accurately apply a specific time adjustment to the entirety of LaGrange County's 2022 sales.
	<b>If yes, please explain the method used to calculate the adjustment.</b>

## 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\*\***

No groupings were used in the study.

## Cyclical Reassessment

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

As part of 2023 cyclical reassessment phase, the following areas were reviewed.

Greenfield- All Property Classes

Clay - All Property Classes

Milford- All Property Classes

Bloomfield- Only Except Property Classes

## 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.

The land order was completed during the current cyclical 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.**

To use as many sales as possible in the ratio study; sales that are clearly associated with each other as a single transaction are combined to make a multi parcel sale. The SDFID's are not the same but they are in sequence and need to be treated as a single sale by combining sales prices between multiple disclosures. These types of sales most often happen around the many lakes in the county. With the primary parcel being on the water side and the secondary being directly across the street.

I have identified these sales for you on the Formatted tab. All the multiparcel sales that contain more than one SDFID are highlighted in yellow. The SDFID's are in sequence, the sales dates are the same and the sales price is the sum of the combined SDFID's.