

Ratio Study Narrative 2025

General Information	
County Name	Bartholomew

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
Ginny Whipple	812-565-5743	Ginny.whipple@bartholomew.in.gov	

Sales Window	1/1/2024	to	12/31/2024
If more than one year of sales were used, was a time adjustment applied?			
<input type="checkbox"/>	Explain, why not:		
No			
<input type="checkbox"/>	Explain the method used to calculate the adjustment:		
Yes			

Groupings
<p>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 the 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>Residential Vacant: Harrison and Columbus Townships stand alone in the study. All other townships are grouped. These are the rural townships around Columbus City and have the same social/economic factors effecting sales.</p> <p>Residential Improved Groupings: Clay and Clifty Township (ClayClif) Same school system and socio-economic factors driving sales. Ohio and Jackson Township (JackOhio) Same school system and socio-economic factors driving sales</p>

Commercial and Industrial

Commercial and Industrial Improved and Commercial and Industrial Vacant were grouped by County. The social/economic factors (proximity to shopping, work and entertainment) that affect Columbus have the same impact on the remainder of the County. Columbus and German Townships each have an exit on I 65. The School Districts are not factors in commercial and industrial sales.

Cyclical Reassessment

Please explain which townships were reviewed as part of the current phase of the cyclical reassessment. Also, list any townships where the number of parcels reviewed were more than the formally approved reassessment plan. Note: All parcels reviewed should meet the 25% requirement with the 2% tolerance threshold (23-27%)

Clay, Clifty and Hawcreek Townships . Residental parcels totaled 7260 parcels which is 255 more than what was submitted in the reassessment plan. This increase was due to splits of existing parcels, change in property class codes and the cleanup of certain areas in Columbus Township.

Land Order

The land order used for the January 1, 2025, assessment along with the Narrative (optional) will be published on DLGF’s website. Please provide the following information:

Date the land order was submitted to PTABOA.	2/6/2022	
Action taken by the PTABOA.	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied
Effective date of the land order.	1/1/2022	
Was the land order updated as part of the 2024 cyclical reassessment?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Any other changes or issues?	A few Base rates were adjusted and will be submitted to the PTABOA March 23.	

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.

We have used three methods to determine effective age.

1. When a structure has had square footage added we use a weighted average of the square footage against the construction years.
2. We also use a percentage of the components rehabbed to establish the effective age. These percentages are taken from the Guideline.
3. In certain neighborhoods, we have determined an effective age from sales of rehabbed homes in the neighborhood. We determine the effective age necessary to get the home to market value. We group the sales by the extent of the rehabbing that has been done to the home, then use the median of the group on all homes in that neighborhood that fit the criteria of the sales. we generally establish a low, medium and higher effective age to account for all possibilities.