

Ratio Study Narrative 2025

General Information	
County Name	BENTON

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
KELLY BALENSIEFER	765-884-1205	assessor@bentoncounty.in.gov	TapCo LLC

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"/> No	Explain, why not:		
<input type="checkbox"/> Yes	Explain the method used to calculate the adjustment:		

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>
Com Improved had insufficient sales to perform a study.
Commercial vacant had insufficient sales to perform a study.
Industrial improved had insufficient sales to perform a study.
Industrial vacant had insufficient sales to perform a study.

Residential improved Groupings are done by taxing and township districts. Group “Remaining Townships” includes 6 townships that are similar in the amenities available and/or lack of incorporated towns. as well as distance to amenities

GROUP	TOWNSHIP
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Bolivar	= Bolivar Township
Center	= Center Township
Grant	= Grant Township
Oak Grove	= Oak Grove Township
Richland	= Richland Township
Remaining Townships	= Gilboa, Hickory Grove, Parish Grove, Pine, Union, and York.

Residential Vacant parcels were addressed in the Land Order performed 2024 pay 2025.

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%)

This year Gilboa, Hickory Grove and Oak Grove were reassessed

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.	1/5/2024	
Action taken by the PTABOA.	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied
Effective date of the land order.	1/1/2024	
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?		

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>During reassessment grade, condition, effective age and any addition or removal of improvements are reviewed and changed where necessary.</p> <p>We physically review each permit received. Weighted age may be adjusted if the improvement is to the dwelling. The percentage complete chart in the Assessors manual is used to determine the adjustment percentage and weighted age chart to determine effective age.</p> <p>It is the policy of Benton County to use every avenue to ensure a correct review of sales. We always review the property once we get the MLS information. We correct any changes to the property, such as any new construction, remodel, or improvements that are removed. These changes are made prior to the sale of the property. Effective age, grade and condition may be adjusted based on the MLS Photos and calls to the realtors. Once the property has been sold and questionnaires sent to both buyer and seller. We use all this information to confirm the accuracy of the assessment of the property.</p>