

Ratio Study Narrative 2025

General Information	
County Name	Cass County

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
Cathy Isaacs	574-753-7710	Cathy.isaacs@co.cass.in.us	Assessor
Jay Morris	765-457-6787	jay@avs-in.com	Ad Valorem Solutions, LLC
Jaime Morris	765-457-6787	jaime@avs-in.com	Ad Valorem Solutions, LLC

Sales Window	11/1/2022	to	10/31/2024
If more than one year of sales were used, was a time adjustment applied?			
<input checked="" type="checkbox"/> No	Explain, why not: We did not have enough paired sales to establish a reliable time adjustment.		
<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> <p>The Residential Vacant land was grouped (L1). Cass County is mainly a rural-agricultural county. Therefore, the homesites throughout the county are of similar rural tracts and should be grouped for trending and sales ratio purposes. Although some townships did not meet the standards on their own, there are not enough sales in individual neighborhoods to make any further trending adjustments.</p>

Grouping (R1) contains improved residential study for the townships of Boone, Clinton, Harrison, and Jefferson. These townships are mainly rural townships that are on the west side of the county and share the same school district.

Grouping (R2) contains improved residential study for the townships Jackson and Deer Creek. These townships are mainly rural townships that are in the south part of the county and share the same school district.

Grouping (R3) contains improved residential study for the townships of Adams and Miami. These townships are rural townships on the East side of the county and share the same school districts and geographics.

All other townships had enough sales to perform the improved residential study on just the neighborhoods in that township

For commercial vacant, no townships have enough sales on their own nor any one neighborhood have enough sales to trend or perform a ratio study. The only change of land values was done so with the updating of the land order for the townships reassessed in phase 3.

With this being a small rural community and due to the number of sales in individual neighborhoods, and some neighborhoods as well as markets cross townships and district lines, the commercial and industrial parcels were grouped together in the ratio study (C1).

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%)

For phase 3 of the reassessment the following townships were reviewed. Clay, Clinton, Miami, and parts of Noble, and Eel.

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.

11/8/2024

Action taken by the PTABOA.	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied
Effective date of the land order.	1/1/2025	
Was the land order updated as part of the 2024 cyclical reassessment?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Any other changes or issues?	The Land Order is updated with the townships completed with the reassessment phase.	

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>Cass County has a permit system in place that assists the Assessor with updating their parcel records. Along with that the county uses the % complete chart to standardize changing effective years on parcels that add additions as well as extensive remodeling. During the sales validation process, the county also utilizes this same method of establishing an effective age. During the site visit, if an internal visit is denied, a call to the owner or seller provides additional information about the remodeling that may have occurred to the property. The Assessor also uses various websites to help establish the extent of internal remodeling not available from just outside appearance. On less extensive remodeling, change of condition my result.</p> <p>To help speed the approval process along, we have included some additional spreadsheets:</p> <ol style="list-style-type: none"> 1. Differences between Ratio Study and Worksheet – explains the differences in value. 2. Carroll County Duplicate Parcels Used – To explain parcels appearing more than once in the ratio study. <p>Because we are using multiple years in our ratio study, there are parcels that are duplicated in our study. Some of them are used as ResVac as well as ResImp. Others exist but are at least 12 months apart.</p>

