

Ratio Study Narrative 2025

General Information	
County Name	Delaware

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
Chris Ward	765-747-0092	Chris@pscassociatesllc.com	PSC Associates, 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
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.
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
County Wide Commercial Vacant excluding Center Township County Wide Commercial Improved excluding Center Township County Wide Residential Vacant Land excluding Center Township
Center Township is a stand-alone township in Delaware County. It includes the City of Muncie and Ball State University. The rental market for apartments, retail and office space are much more due to the amount of traffic on Mcgalliard Rd., and Tillotson Ave. The Ball State area demands higher rents because of the University traffic and the number of students.

County wide excluding center are similar because of their geography outside of the City of Muncie. They are mostly rural in nature.

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%)

Center Township
Liberty Township
Monroe Township
Mt. Pleasant 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.	Click or tap to enter a date.01/26/2022
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Action taken by the PTABOA.	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied
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Effective date of the land order.	Click or tap to enter a date.01/27/2022
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Was the land order updated as part of the 2024 cyclical reassessment?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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Any other changes or issues?	No
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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.

Delaware County uses three methods in determining the effective age of a dwelling or any other improvement on a parcel. We have listed these steps and examples of each below.

Methodology for Determining the Effective Age of an Improvement

1. The basic method used for an improvement that has been completely remodeled is:

1. $A - B / 2 + B = \text{New Effective Age}$

Where: A= Remodel year

B= Original or "actual" documented construction year

Example: Dwelling constructed in 1983 is remodeled (complete interior/exterior) in 2024.

In this case, we determine the effective age by taking 2024 and subtracting 1983. This calculation equals 40. 40 divided by 2=20.5 The Eff Age would then be 2004. This adjustment is required because the functional utility of the property has been increased due to the remodel or renovation.

2. Here is a secondary method that we use when the original structure has had square footage added to the existing improvement. This method requires the calculation of the "average" or "weighted" age. Using the following formula, we are able to calculate the average age of the structure.

a. Determine the percentage by taking the Original SF divided by the Total Square Footage

b. Multiply the original construction year by the percentage

c. For the addition, determine the percentage by taking the Additional SF divided by the total square footage.

d. Multiply the additions construction year by the percentage

e. Determine the new Actual “average” Age by adding the two numbers together, rounding to the nearest whole number. (In the example below the total equals 1994

<u>Structure</u>	<u>SF</u>	<u>Total SF</u>	<u>%</u>	<u>Year</u>	
Original	3000	4500	67%	1970	1319.9
Addition	1500	4500	33%	2023	674.3

Effective Age: 1994.2 rounded to 1994

3. The third used method in determining the effective age of an improvement is based on actual appraisal and/or marketing data. Because of the source of the data, this is the most subjective evaluation of remaining economic life and the corresponding change to effective age. Sometimes the data used for determining the effective age is not verifiable but rather, is determined by the appraiser’s subjective view of property characteristics that are needed to reach a pre-determined

Scope of Work. In cases like this, the effective age that was determined by the appraiser must be used to arrive at the new value.

Example: Kitchen is usable; however, the seller believes in order to sell the property they need to replace the kitchen cabinets. If the appraiser believes the condition of the dwelling had any determination based on how the kitchen looked, the appraiser may increase condition from “F” to “AV.”

To ensure this is applied consistently throughout the county, the Standard Procedures for Review, in Delaware County ensures that each time a data collector steps onto a parcel, regardless of the initial reason, be it New Construction, Removal, Notice by Tax Payer, etc., everything is subject to review. By constantly reviewing data from Listings, Permits, Reassessments or Reviews of Opportunity (driving to one parcel and passing another and noticing something may or may have not changed), Tax Sale and Foreclosure Parcels, we can solidify our data to ensure ALL parcels are being treated as they are, not what taxpayers want them to be.

Additionally, if a parcel requires a change to the effective age due to remodel or addition of living area, this is not something that we can blanket apply to the entire neighborhood. We cannot assume, based on 2 or 3 sales in a neighborhood that had significant interior updates, that the entire neighborhood has made these same significant interior updates. We can only do the best we can with the data available to us. Unfortunately, since we do not do interior inspections of homes, this data is only made available to the Assessor when the property is listed or sold.

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