

Ratio Study Narrative 2025

General Information	
County Name	Dubois County

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
Austin Budell	(812) 827-0915	Austin.budell@tylertech.com	Tyler Technologies

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>
<p style="text-align: center;">Residential Improved: 2 groupings</p> <ol style="list-style-type: none">1. Columbia and Harbison Townships: These townships were grouped together because they share comparable economic factors, are mostly rural, unplatted land, and have similar size, age, and quality of improvements. Currently, there is little to no development in these townships. Collectively, these townships make up the northeastern portion of the county, and are adjacent to one another. They lack a major commercial town or city, but do have a few small towns scattered throughout, and share a common school district of Northeast Dubois. Overall, these townships are mostly rural and dedicated to agricultural production. The rural nature of these townships cause them to enjoy a lower market value for land and improvements relative to the rest of Dubois County. In

terms of housing, these townships all have comparable improvements with regard to age, quality of construction, and desirability.

2. Ferdinand Jefferson Townships: These townships were grouped together because they are rural farming communities that share a common school district (Southeast Dubois County School District). Their improved parcels are similar in terms of quality, which is reflected in their sales prices. These townships are adjacent, and share the city of Ferdinand as their primary source of trade and commerce. The quality, style, age, and desirability of these townships' homes are similar in terms of value.
3. Bainbridge, Boone, Cass, Hall, Jackson, Madison, and Marion Townships stand alone.

Residential Vacant: 2 groupings

1. Bainbridge and Madison Townships: The unplatted land in rural Bainbridge Township is mostly flat, and does have a large amount of agricultural land. Since Jasper city is within Bainbridge Township, its land is very valuable. This is similar to both Boone and Madison Townships, which are adjacent to Bainbridge, and they contain flat land with many parcels being farmed in row crop. The location and terrain of both Boone and Madison Townships have made their land comparable in value to Bainbridge Township, being that their land location and terrain are ideal for those who wish to build their house outside of Jasper, while still being within a reasonable distance to travel there for work. Finally, these townships are all part of the Greater Jasper Consolidated Schools district. This year, there are no valid vacant land sales within Boone Township for analysis; however, Madison Township's land sales are analyzed along with Bainbridge Township's for the reasons stated above.
2. Cass, Ferdinand, Hall, Harbison, Jackson, and Patoka Townships: These townships are grouped together for land analysis because outside of Bainbridge, Boone, and Madison Townships, all other land in Dubois County is similar in terms of value. This is because outside of Jasper and the western townships surrounding it, the remainder of Dubois County is primarily rural, with distance to major commercial and employment hubs being relatively equidistant. Overall, there is a tangible gap in value between the western and central parts of Dubois County, and everything that is not in those regions. For these reasons, the valid sales in the aforementioned townships are analyzed collectively.

Boone Township had no valid vacant land sales for analysis, but is traditionally grouped with Bainbridge and Madison.

Columbia, Jefferson, and Marion had no valid vacant land sales for analysis, but are traditionally grouped with non-Bainbridge Township land sales for analysis.

Commercial & Industrial Improved & Vacant: 2 groupings

1. Bainbridge Township contains Jasper, the county seat and the largest city in the region. Jasper is the commercial and industrial hub of Dubois County. This distinction causes elevated values in both commercial and industrial real estate values, urging the consideration that Bainbridge be analyzed distinctly from the rest of Dubois County. Jasper also serves as a major commercial hub to the surrounding counties, namely, Spencer, Pike, Perry, Martin, and Crawford Counties. The centrality of Jasper not only within Dubois County, but the above surrounding counties, causes heightened sales prices relative to the remainder of the county, and it is for this reason that its commercial and industrial sales are considered distinct to the rest of Dubois County's commercial and industrial sales.
2. Boone, Cass, Columbia, Ferdinand, Hall, Harbison, Jackson, Jefferson, Madison, Marion, and Patoka Townships were grouped together from the commercial and industrial properties when developing trending factors, since the construction types and sizes of these properties are similar. Being outside of Jasper, the county seat and a major commercial epicenter of Southwestern Indiana, these townships collectively represent comparable properties in terms of desirability and value.

Overall, there are few commercial and industrial vacant land sales due to most of the land for sale in Dubois County being in row crop. For this reason, the commercial and industrial improved and vacant sales are grouped together for analysis.

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%)

Tax Districts: 005 (Holland Town); 009 (Hall Township I); 010 (Hall Township II); 013 (Jackson Township); 014 (Jefferson Township); 015 (Birdseye Town); and 020 (Huntingburg City).

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.	10/2/2024	
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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Any other changes or issues?	The land order presented to, and approved by, the PTABOA in 2024 is not the most current representation of land values. This is because land rates are analyzed and adjusted based on land sales from 2024. The formal, comprehensive 4-year land order will be presented to the PTABOA in the upcoming cyclical reassessment.	

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.
For all properties, both outside and within our review areas, we applied factor adjustments and land rate adjustments where necessary to meet IAAO standards. Areas without adequate sales representation were combined with an adjoining area of similar economic factors, so that we could draw better conclusions from a larger representation of market.