

Ratio Study Narrative 2025

General Information	
County Name	Fountain

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
Cathi Gould	317-402-7262	Cathi.gould@tylertech.com	Tyler Tech

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>Residential improved townships have been grouped together by school district. Each group has a township a mid-sized town, and similar rural areas. Group ResImp001 – Van Buren, Richland, Cain Group ResImp002 – Logan, Davis, Shawnee Group ResImp003 – Millcreek, Jackson Group ResIm004 – Troy, Wabash, Fulton GroupResVac – Residential vacant rarely has any vacant lots sold in the towns, most sales occur within rural areas of the township</p>

GroupComVac – Commercial and Industrial vacant land are grouped together since most of the parcels are located in towns and do not have true arms-length sales; most are purchased by adjoining owners to expand their current businesses.

GroupComImp – Commercial and Industrial improved are grouped together since most of the parcels are located in the towns with few sales occurring.

Multi-parcel sale with different SDFID #s grouped together for ResVac

Parcel 23-06-36-100-065.000-016 SDFID 4471

Parcel 23-06-26-426-140.004-016 SDFIT 4472

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%)

District 007 Logan
District 008 Attica
District 011 Richland
District 012 Mellott
District 013 Newtown

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.

Action taken by the PTABOA.

☐ Approved

☐ Denied

Effective date of the land order.
1-1-2025

Click or tap to enter a date.

Was the land order updated as part of the 2024 cyclical reassessment?

☒ Yes

☐ No

Any other changes or issues?
Homesite rates increased in the rural neighborhoods

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>Building permits are reviewed each year, and changes are made based on the permit and other changes observed at the property. Weighted ages are calculated when additions are made to the structure. An Excel sheet calculates the new effective age based on the age of the updated components as a percentage of contributor value they have in the market. MLS service is used to verify bedrooms, bathrooms, and interior updates when the buyer or seller cannot be reached. Facebook, Marketplace, and other social media are used to keep updated with market trends and look at properties as they become listed.</p>