

Ratio Study Narrative 2025

General Information	
County Name	HAMILTON COUNTY

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
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Sales Window	1/1/2024	to	12/31/2024
If more than one year of sales were used, was a time adjustment applied?			
<input checked="" type="checkbox"/> No	Explain, why not: No. Hamilton County had ample sales in the time frame of 01/01/2024 to 12/31/2024.		
<input type="checkbox"/> Yes	Explain the method used to calculate the adjustment: Not applicable		

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

Residential properties continue to be grouped by study section per township. Residential parcels are then grouped by neighborhood for market analysis and factoring.

For Commercial and Industrial land and improvements, Hamilton County groups and evaluates sales of commercial/industrial properties across the entire County rather than by Township. This is due to a lack of sufficient commercial/industrial sales for each township. Commercial/industrial properties are grouped into neighborhoods according to use (market segmentation). In other words, neighborhoods are defined by putting parcels in competing market use segments such as apartments, large retail, small retail, office, hotels, industrial, older downtown districts, self-storage, etc. Due to segmentation, commercial/industrial values are analyzed and trended based on county-wide sales data primarily according to use, and land base rates are established by location for each defined use class based on available land sale data.

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%)

Agricultural –White River, Wayne, and Delaware Townships

Residential – Washington Township. Parts of Noblesville and Fall Creek Townships as per the submitted four-year cyclical plan. Also included one Clay Township neighborhood (135 parcels) that was missed in last year's review.

Commercial/Industrial/Exempt/Utilities - 25% of parcels from these groups are evaluated as part of Cyclical Reassessment each year.

This year, neighborhoods included in Reassessment were:

Office buildings, large and small (neighborhoods 293405 and 293406)

Hotels (neighborhood 293413)

Village of West Clay (neighborhood 293416)

Car Dealerships (neighborhood 293417)

Office Condo's and Warehouse condo's (neighborhoods 293418 and 293419)

Self Storage (neighborhood 293421)

Major downtown redevelopment (neighborhood 293422)

Commercial/Industrial Other neighborhood (293420) - Jackson Township and Washington Township

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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.	7/11/2024	
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?	Hamilton County is creating Land Order updates each year coinciding with Cyclical Reassessment. Those neighborhoods identified as part of Reassessment Cycle also receive a Land Order update for that year so that both will occur in same year.	

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.
<p>Effective year – When necessary, effective year (age) changes are established utilizing the percent completion chart found in the Real Property Assessment Guidelines. For properties where a permit for an addition or remodel has been taken out, the property is visited and upon inspection will establish what type of physical changes or updates were done. Effective age and condition are changed/updated based on what percentage of the dwelling has been updated. For properties that have sold and are listed as being totally remodeled, the same approach is used. Sales information/listings will usually indicate what updates have been done to the dwelling and adjustments will be made accordingly. Grades of structures may also be reviewed if a remodel is extensive and quality of materials used have been significantly upgraded over the original construction. Per recent statute changes, Hamilton County will document and note such parcel characteristic changes.</p>

Transitional neighborhoods – Some neighborhoods exist where homes are being demolished, and new construction homes are being built to replace. These “transition neighborhoods” makes the job of establishing market value for these types of properties/neighborhoods more difficult. In these areas, separate neighborhoods or separate house model types may be set up to differentiate older homes from newer construction and to Trend accordingly.

Trending - Hamilton County completed trending in-house with no outside vendor. The ratio study and equalization were also completed in-house.

Neighborhoods are trended according to sales data within the defined neighborhood when sufficient sales data exists using value calibration analysis. For neighborhoods with smaller parcel counts that may have fewer than five sales, Hamilton County will rely on several different methods or techniques that may result in the trending of such neighborhoods. If less than five sales, the existing sales in a neighborhood may be evaluated, but similar neighborhoods may also be used. Neighborhoods with similar parcel and market characteristics that have sufficient sales data are identified for comparison and may result in similar trend factors being used in a neighborhood with insufficient sales as provided for in 50 IAC 27-5-4. The County may also evaluate a township’s market data as a whole by reviewing average trends across trended neighborhoods in order to establish an overall market trend. This overall trend data may also then be applied to neighborhoods where sales data is lacking, particularly in more rural townships or neighborhoods with fewer neighborhoods. Such efforts are made to keep such neighborhoods from falling too far behind the market. This process may also allow adjustments for unwarranted losses in value due to increasing depreciation under the cost approach. Hamilton County has been making efforts to re-delineate or combine like neighborhoods when appropriate so as to avoid having neighborhoods with too few sales.

For 2025, the DLGF has provided new cost tables for most improvement types. The tables were adjusted based on a Verified Economic Modifier (VEM). As a result, improvement assessed values were impacted significantly requiring a close and careful review of all neighborhood values and trend factors across all property classes including residential, commercial, and industrial properties. This review led to the realization that trend factors for various smaller residential neighborhoods with little or no sales data may have been lagging market overall. Reviewing and analyzing several years of sales data within such neighborhoods, along with a comparison of similar neighborhoods with similar qualities and price points, led to some neighborhoods seeing significant value increases. Other larger neighborhoods with adequate sales data may have seen little or marginal value change as values were more closely aligned with market value due to more consistent and robust annual Trend changes. Overall, 2025 residential assessments will see some increase in value.

According to MIBOR statistics, the real estate market in Hamilton County continues to see increases in median home values. Hamilton County MIBOR statistics indicates +7.2% year-over-year change in median single family residence sale price from January 2024 to January 2025.

While some increase may be attributed to new construction, much of the increase would be directly related to market factors.

Total Parcel Count end of 2024: 148,707

There were 3721 new parcels created by either the 134 new plats or the 75 splits recorded.

Of these newly created parcels, 2588 are now improved with new construction.

There were 150 parcels deleted either by new plats or recorded combinations.