

Ratio Study Narrative 2025

General Information	
County Name	HENRY

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
LARRY PERRY	765-748-4031	larry@nexustax.com	Nexus Group

Sales Window	1/1/2023	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: Not enough data to determine a time adjustment		
<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
Stoney Creek, Blue River, Liberty - This area extends from Indiana 35 and south to Indiana 38 along the Eastside of Henry County and is primarily agriculture. The majority of students in this area attend the Blue River School district, and are similar in size.
Dudley, Franklin - Dudley and Franklin township make the south east corner of Henry County. They extend for I 70 in the North to County line road in the south and attend South Henry School Corporation. They are primarily agricultural/rural areas.

Greensboro, Harrison - Greensboro and Harrison School corps are adjacent townships from the western side of henry county following Indiana 36 and Indiana 38. They are primarily rural/agricultural townships and attend Shenandoah or Knightstown Schools.

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%)

Greensboro Township, and New Castle Corp (Henry Township) south of Broad street

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.	9/11/2024	
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 type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Any other changes or issues?	N/A	

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.

Annually the Land Order (if updated) is submitted at the 1st PTABOA of the year. Will occur in September of 2025.