

Ratio Study Narrative 2025

General Information	
County Name	Huntington

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
Jill Zorger	260-358-4800	Jill.zorger@huntington.in.us	
Richard Schultz	260-739-2588	richardeschultz@yahoo.com	Accurate Assessments Inc

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: Sales from 2023 and 2024 were analyzed for the 2025 ratio study, however, no time adjustment was deemed necessary due to the lack of significant data to calculate an adjustment.		
<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><u>Polk & Jefferson Townships</u> residential improved sales were grouped due to similarities in geographic location; townships are contiguous, similar construction types, and townships being rural land types.</p>

Warren & Wayne Townships residential improved sales were grouped due to similarities in geographic location; similar construction types, and townships being rural land types.

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%)

Jefferson Township Districts: 008 & 009, Salamonie Township Districts: 016 & 017, Wayne Township districts: 020 & 021 and Part of Huntington Township District 005

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.	2021	
Action taken by the PTABOA.	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied
Effective date of the land order.	1/2/2022	
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?	Land Order to be updated in 2026	

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.

Included with the files we are submitting this year is a five-tab work book: Huntington County Effective Age SOP which explains the weighted depreciation method we are using to determine effective age. The fifth tab of the work book is a template which abstracts the entire method down to a formula that automatically calculates the effective year built when all five of the contingent variables are entered into the appropriate cells.



Effective_Age_SOP_
Huntington (1).xlsx