

## Ratio Study Narrative 2025

General Information	
County Name	Jasper

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
Dionne Adams	219-866-4914	<a href="mailto:dionne@nexusltd.co">dionne@nexusltd.co</a>	Nexus LTD

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: There weren't enough valid paired sales to establish a time adjustment. Most properties that resold were updated/remodeled/rehabbed to some degree between sales.		
<input type="checkbox"/> Yes	Explain the method used to calculate the adjustment:		

Groupings
<p><b>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.</b></p> <p><b>**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**</b></p>
<p>Residential Improved:</p> <p>The townships of Hanging Grove, Gillam, Jordan and Milroy were combined to one study. These are all very rural areas that border each other, with similar property types and market values.</p> <p>The townships of Newton and Barkley were combined to one study; they are rural areas that border each other and have similar property types and market values.</p> <p>Commercial &amp; Industrial Improved:</p>

The sales for Commercial and Industrial Improved were combined to one countywide study. Although the residential market differs between some of the larger, more populated townships, the Commercial and Industrial properties and locations are much more comparable to each other. They are mostly located in the larger, more urban areas and along the major roads.

### 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%)**

All areas of Barkley, Gillam, Jordan, Milroy, Newton and Walker Townships were reviewed for the 2024 cyclical.

### 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.	<input 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?		

### 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.**

Effective age changes are made when appropriate based on updating, remodeling, new construction, etc. The effective age update is based on the square footage of the addition, or the degree of

remodeling as a percentage of the entire house, along with the original construction year to determine a weighted age.