

Ratio Study Narrative 2025

General Information

County Name	Knox
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Person Performing Ratio Study

Name	Phone Number	Email	Vendor Name (if applicable)
Robert Woodward	812-885-2513	rwoodward@knoxcounty.in.gov	
Scott Carden	937-684-6564	scott.carden@tylertech.com	Tyler Technologies

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: The county felt there was an adequate number of 2024 sales represented to establish market value.
<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****

ResImp:

Decker & Johnson Townships were grouped together. These are mostly rural areas with a few small towns within them and make up the southernmost portion of the county. These areas have similar homes and economic factors to them. All other townships are grouped by themselves.

ResVac:

Knox County is a very rural county overall. Outside the City of Vincennes, Vincennes Township is a rural township. For this reason, we grouped all ResVac sales together because all townships share similar economic factors throughout.

Commercial and Industrial:

Outside the City of Vincennes, Knox County is very rural, and all C&I structures share similar construction styles and economic factors. For this reason, we grouped Vincennes Township by itself and then grouped all other townships together.

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%)

Washington Township
Widner Township
Vigo Township - District 013 – Edwardsport Town
Vigo Township - District 014 – Sandborn Town
Vigo Township - District 025 – Vigo-North
Vincennes Township – District 022 – Vincennes City I – various neighborhoods
Vincennes Township - District 027 – Vincennes City II – various neighborhoods

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.	12/12/2023	
Action taken by the PTABOA.	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied
Effective date of the land order.	1/1/2024	
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?		

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 ages are reviewed as part of the cyclical review process. In addition to that, if there is an addition to a structure, the effective construction age should be updated according to the effective age formula from the manual. If there are known updates such as newer siding, newer windows, doors, remodeling, newer roofs the effective year of construction should be updated.