

Ratio Study Narrative 2025

General Information	
County Name	Morgan

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
Robin Davidson	765-342-1065	rdavidson@morgancounty.in.gov	
Reva Brummett	765-342-1065	rbrummett@morgancounty.in.gov	

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. One year was used for all property classes except Commercial/Industrial vacant and Commercial/Industrial improved. Two sales years were used for these property classes due to the limited number of total sales.		
<input type="checkbox"/> Yes	Explain the method used to calculate the adjustment: There is no time adjustment for sales outside the mandated time period as there isn't enough supporting evidence to accurately adjust with any confidence. Very limited sales and no paired sales of comparable properties.		

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 Vacant Adams, Ashland, Monroe, Gregg and Clay Townships (AAMGC) Baker, Jefferson, Ray and Washington Townships (RJBW) Brown, Madison and Harrison Townships (BMH) Green and Jackson Townships (JG)

Residential Improved

Adams and Ashland Townships (AA)
Baker and Ray Townships (BR)

Townships have been grouped by comparison of similar geographic location, school districts (where appropriate) and land size, as well as proximity to amenities within the county.

Commercial/Industrial Vacant

(ALLTWPVAC) was used for commercial and industrial unimproved parcels. This grouping includes the entire County. All commercial and industrial parcels have been grouped by similar utilities, amenities and road access.

Commercial/Industrial Improved

(ALLTWP) was used for commercial and industrial improved parcels. This grouping includes the entire County. All commercial and industrial parcels have been grouped by similar utilities, amenities and road access.

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%)

Phase 3 of the 2023-2026 cyclical reassessment has been completed. Agricultural vacant in Ashland Township. All parcels with the exception of residential vacant in Brown, Brown Phase-in, Mooresville, Clay and Brooklyn. All parcels with the exception of residential vacant and improved in Bethany. All parcels with the exception of exempt and utility in Jefferson Township. Agricultural vacant and improved in Martinsville MTE.

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	8/24/2022	
Action taken by the PTABOA.	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied
Effective date of the land order.	1/1/2023	
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?	No	

Comments
<p>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>
<p>When determined appropriate, the standard operating procedure (SOP) for making effective age changes is based on the following: Additions – compute an effective age based upon utilizing the original year constructed, the original square footage, the additional square footage added and any additional renovations taking place in the year of construction establishing a weighted average of all the components of value. Remodels/renovations - compute an effective age based utilizing the original year constructed, the percentage of the entire house that was renovated utilizing the DLGF percentage of completion chart to assist in establishing a weighted average of all the components of value.</p> <p>New construction for all property types is documented and maintained utilizing the active permit programs from each plan commission within the County. Each plan commission gives monthly reports to the Assessor office via email.</p> <p>With the completion of new homes, the developer discounts are removed accordingly. The Location Cost Multiplier (LCM) for Morgan County remains at 1.00. All parcels are calculated using the updated pricing and depreciation schedules. Agricultural land is priced at \$2,390 per acre. Classified Forest is calculated at \$17.24.</p> <p>There are (60) parcels on the Formatted Tab that show as duplicates. These parcels sold as vacant and sold again as improved. Both sales are valid and included in the study.</p>