

Ratio Study Narrative 2025

General Information	
County Name	STARKE COUNTY

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
John Viveiros	574-772-9166	Jviveiros@starke.in.gov	Accurate Assessments, Inc.

Sales Window	1/1/2024	1/1/2023	to	12/31/2024
If more than one year of sales were used, was a time adjustment applied?				
<input type="checkbox"/> No	Explain, why not:			
<input checked="" type="checkbox"/> Yes	<p>Explain the method used to calculate the adjustment:</p> <p>A +7.0% per year time adjustment was used for all IMPROVED RESIDENTIAL sales. This rate was derived from an analysis of resold properties. See supplemental file '2025 Starke Time Adjustment' for details. The same +7.0% per year time adjustment was used for all VACANT RESIDENTIAL sales because those sales indicated a similar level of underassessment as the improved ones.</p> <p>A +7.0% per year time adjustment was used on COMMERCIAL & INDUSTRIAL sales. This amount was chosen because it helps to balance the median ratios for 2023 sales versus the unadjusted 2024 sales (see Center Twp Improved Comm sales). Although the four sales in Center Twp indicate that an even higher adjustment might be warranted, it was decided it would not be prudent for the Commercial time adjustment to exceed the Residential time adjustment based on only (4) 2024 sales.</p>			

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****

For Residential Vacant sales ONLY, the following townships were grouped together for the reasons noted:

CENTER and WASHINGTON TOWNSHIP RESIDENTIAL VACANT SALES were grouped together (as **CenWas**). Reason: These two townships are completely contained within the Knox – Center school district and exhibit similar economic characteristics.

DAVIS and OREGON TOWNSHIP RESIDENTIAL VACANT SALES were grouped together (as **DavOre**). Reason: These two townships are primarily agricultural, with the exception of the Town of Hamlet and the Koontz Lake Area. The Town of Hamlet straddles the border of these townships. Together these two townships comprise the entirety of the Oregon-Davis School District. *There were no valid vacant land sales in Davis Township.*

RAILROAD, JACKSON and WAYNE TOWNSHIP RESIDENTIAL VACANT SALES were grouped together (as **RRJacWay**). Reason: These three townships are completely contained within the North Judson-San Pierre school district and exhibit similar economic characteristics.

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%)

The 2025 cyclical reassessment included the majority of Railroad (88.7%) and Wayne (57.0%) Townships; a portion of North Bend (24.8%) and Center (20.2%); and smaller portions of California (12.4%) and Jackson (12.1%) Townships.

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.	10/27/2022	
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 type="checkbox"/> Yes	<input checked="" 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>Included with files we are submitting this year is a five-tab workbook: Starke County Effective Age SOP which explains the <i>weighted depreciation method</i> which we are using to determine effective age. The fifth tab of the workbook 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.</p> <p>Sales in which significant physical changes occurred between the date of sale and the assessment date were typically considered not valid for that reason. However, a few such sales have been utilized in this Ratio Study in cases where the changes can be <u>very simply</u> accounted for. (i.e., the value of newly built outbuilding can be subtracted from the improvement value of a parcel to reflect the status of the parcel at the time of sale.) Sales for which these types of adjustments occurred are marked in the ratio study with yellow shaded cells to indicate where the Land Value, Improvement Value, Total Value and/or the Property Class differ from the current workbook data in order to reflect the status of the parcel at the time of the sale.</p>

Despite having fewer than 5 sales in most groupings, Commercial and Industrial properties were “trended”, or more accurately, had to be adjusted. Because the increase in value caused by the *Verified Economic Modifier Change* to the cost tables was larger than the increase indicated by the Commercial sales in Center Township (the one grouping in which there were more than 5 sales), the improvement trending factor for these Commercial properties actually had to be reduced. Historically, there has been no significant difference in market trends or characteristics between Commercial properties in all townships, or between Commercial and Industrial properties in the county, therefore, the same improvement trending factor was used on all Commercial and Industrial properties.

This narrative is submitted alongside five other files:

1. Starke County Ratio Study (.xlsx)
2. Starke County Workbook (.xlsx)
3. 2025 Starke County Land Order (.pdf)
4. 2025 Starke Time Adjustment (.pdf)
5. Starke County Effective Age SOP (.xlsx)