

Ratio Study Narrative 2025

General Information	
County Name	Tipton

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
Dudley Scheumann	260-622-7059	dscheumann@vgsi.com	Vision Government Solutions Inc.
Timothy Kiess	260-301-4594	tkiess@vgsi.com	Vision Government Solutions Inc.

Sales Window	1/1/2022	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	Explain the method used to calculate the adjustment: A 4.83% per year (applied by month) time adjustment was applied to the 2022 and 2023 sales. The annual Consumer Price Index (CPI) changes for 2022, 2023 and 2024 were 7.99%, 3.80% and 2.69% respectively. Calculating the average for the three years, results in an increase of 4.83% per year.		

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>Improved Residential</u></p> <p>The residential improved sales were of sufficient quantity to evaluate each Township individually.</p>

Vacant Residential

There has been minimal new houses constructed in Tipton County over the last few years resulting in no residential vacant sales.

Improved Commercial & Industrial

Due to the limited number of valid sales in any given township and the fact that the county is fairly consistent, the townships were grouped together for the commercial and industrial improved ratio studies. The commercial and industrial properties were also grouped together for the purposes of the ratio study due to the markets being similar. There were 14 commercial improved sales and no valid improved industrial sales.

Vacant Commercial & Industrial

There were no commercial or industrial vacant sales to calculate a trending factor.

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%)

A portion of Cicero and Prairie townships were reviewed as well as part of Tipton City.

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.	12/1/2021	
Action taken by the PTABOA.	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied
Effective date of the land order.	1/1/2022	
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?		

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.
<p>Tipton County is a rural farming community with a small number of industrial properties located mainly in the city of Tipton. The commercial properties are scattered throughout the small towns in the County, with the majority being located in the city of Tipton.</p>