

Ratio Study Narrative 2025

General Information	
County Name	Vigo

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
Kevin Gardner	(812) 642-3358	Kevin.Gardner@vigocounty.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 type="checkbox"/> No	Explain, why not:		
<input type="checkbox"/> Yes	Explain the method used to calculate the adjustment:		

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>Commercial Improved – All townships were combined. The majority of our Commercial and Industrial property is within a 20 square mile radius. The sales indicate that they are treated the same despite their proximity to the city center. The economic environment is the same for all these commercial and industrial properties. For these reasons, we combined Industrial Improved with Commercial Improved, as in previous years, and placed them all in the Commercial Improved tab.</p>

Residential Improved – Of the 12 townships, we combined Nevins, Linton, Prairieon, Pierson, and Prairie Creek just as in previous years. These townships are all rural and ag areas, and are all located approximately the same distance from the city center. They are also geographically and economically similar. We separated Sugar Creek into Rural and City because of the economic and geographical diversity.

Residential Vacant – All townships were combined.

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%)

Otter Creek, Fayette, Harrison, part of Linton, and part of Nevins.

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. OCT. 2022

Click or tap to enter a date.

Action taken by the PTABOA.

☒ Approved

☐ Denied

Effective date of the land order. 22p23

Click or tap to enter a date.

Was the land order updated as part of the 2024 cyclical reassessment?

☐ Yes

☒ No

Any other changes or issues?

No

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.