Ratio Study Narrative 2026

General Information			
County Name Blackford County			
Person Performing Ratio Study			
Name **Phone Number** **Email** **Vendor Name (if applicable)**			
Adam Reynolds 260-273-6556 adam@nexustax.com Nexus Group			
Sales Window **1/1/2024 to 12/31/2025**			
If more than one year of sales were used, was a time adjustment applied?			
☐ No Explain, why not:			
X Yes Explain the method used to calculate the adjustment: The Indiana Association of Realtors reported a 13% increase in the median house sale price 2025 verses 2024. The 2024 sales were adjusted monthly .0108%.			
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 lack of sales with no similarities will not be accepted by the Department****			
There are only four townships in Blackford County. Jackson and Washington Townships are grouped together. They are both rural townships with no incorporated town. They are both in the Blackford County School district. They are the same distance from the county seat – Hartford City. Both townships have more agricultural parcels than residential parcels with no industry.			
Please explain clearly which property classes and groupings in the ratio study were trended.			
Vacant Commercial, Vacant Industrial, Vacant Residential, Improved Commercial, and Improved Industrial were not trended. Improved Residential was trended including grouping Jackson/Washington Townships.			
Cyclical Reassessment			
Please identify the townships included in the current phase of the cyclical reassessment. Additionally, specify any townships where the number of parcels reviewed exceeded the total outlined in the approved reassessment plan.Ensure all reviewed parcelsmeet the25% requirement, with a 2% tolerance (acceptable range23-27%).			

Finished Licking Township:

Agricultural - Sections 05-36
Residential - Neighborhoods 5507, 5508, 5512, 5513, 5514, 5517, 5518, 5520
Commercial - Neighborhoods 5407. 5501, 5508, 5514
Industrial - Neighborhood 5302
Utility - Neighborhoods 5403, 5407, 5518
Exempt - 3502, 5405, 5406, 5407, 5501, 5503, 5506, 5508, 5514, 5517, 5518, 8501

There was a tolerance issue last year because in the previous years the incorrect number of parcels were printed for reassessment making the number of parcels out of tolerance. The fourth cycle included all the parcels that were not included in the previous three years.

Land Order

The land order used for January 1, 2026, assessment along with the Narrative (optional) will be published on Department's website. Please provide the following information:

Date the land order was submitted to PTABOA.
2/20/2026

Action taken by the PTABOA (if any).

X Approved

☐ Denied

☐ Other (describe)

Effective date of the land order.
1/1/2026

Was the land order updated as part of the 2025 cyclical reassessment?

X Yes

☐ No

Any other changes or issues?
No

Comments

In this space, please provide any additional information you would like to provide the Department withto 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.

All neighborhoods had neighborhood factors and market areas reviewed and recalculated when necessary. This was due to updated cost tables and changes in depreciation and sales data. As a rule, there were not effective age changes, unless the property had been remodeled. The method used is figuring the percentage that was remodeled and multiplying each part by the remodeled year and the year constructed as taught in the "Effective Age" class. Effective ages are also checked for consistency during field work in the Reassessment process.

During the year the county researches the sales disclosures that are filed with the assessor's office. The county verifies that the sale that took place represents a valid market value transaction. Items that are checked are: typically motivated buyer and seller acting in their best interests, typical market exposure, valuable consideration given, typical financing, if the intended use of the property is the same as the current use and warranty deed. The verification process involves checking local listings, the MLS, calls to buyers and/or sellers and internet research.

For Vacant Commercial, Vacant Industrial, Vacant Residential, Improved Commercial, and Improved Industrial there were not enough sales in the extended sales time frame to be able to perform a study in any township.