

Ratio Study Narrative 2026

General Information			
County Name Cass County			
Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
Cathy Isaacs	574-753-7710	Cathy.isaacs@co.cass.in.us	Assessor
Jay Morris	765-457-6787	jay@avs-in.com	Ad Valorem Solutions, LLC
Jaime Morris	765-457-6787	jaime@avs-in.com	Ad Valorem Solutions, LLC

Sales Window	11/1/2023 to 10/31/2025
If more than one year of sales were used, was a time adjustment applied?	
☒ No	Explain, why not: We did not have enough paired sales to establish a reliable time adjustment.
☐ Yes	Explain the method used to calculate the adjustment:

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** The Residential Vacant land was grouped (L1). Cass County is mainly a rural-agricultural county. Therefore, the homesites throughout the county are of similar rural tracts and should be grouped for trending and sales ratio purposes. Grouping (R1) contains improved residential study for the townships of Boone, Clinton, Harrison, and Jefferson. These townships are mainly rural townships that are on the west side of the county and share the same school district. Grouping (R2) contains improved residential study for the townships Jackson and Deer Creek. These townships are mainly rural townships that are in the south part of the county and share the same school district. All other townships had enough sales to perform the improved residential study on just the neighborhoods in that township Due to the limited number of sales, all commercial and industrial land was trended together (L2). There were only five commercial and industrial valid sales. No townships have enough sales on their own nor any one neighborhood have enough sales. These sales were excluded from the study due to the DLGF directive. The change of land values was done with the updating of the land order for the townships reassessed in phase 4.

With this being a small rural community and due to the number of sales in individual neighborhoods, and some neighborhoods as well as markets cross townships and district lines, the commercial and industrial parcels were grouped together in the ratio study (C1).

Please explain clearly which property classes and groupings in the ratio study were trended.

With the increase in the cost tables and with the updating of the land order, all property classes were adjusted. Where sales were available, updated trending factors were applied. This would include residential as well as commercial property classes. In Eel Township land values were adjusted with the updated Land Order.

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 parcels meet the 25% requirement, with a 2% tolerance (acceptable range 23-27%).

For phase 4 of the reassessment the following townships were reviewed: The biggest portion of Eel Township including the city of Logansport.

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.
12/9/2025

Action taken by the PTABOA (if any).

☒ 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?

☒ Yes

☐ No

Any other changes or issues?

Changes – yes; Issues - no

Comments

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

Cass County has a permit system in place that assists the Assessor with updating their parcel records. Along with that the county uses the % complete chart to standardize changing effective

years on parcels that add additions as well as extensive remodeling. During the sales validation process, the county also utilizes this same method of establishing an effective age. During the site visit, if an internal visit is denied, a call to the owner or seller provides additional information about the remodeling that may have occurred to the property. The Assessor also uses various websites to help establish the extent of internal remodeling not available from just outside appearance. On less extensive remodeling, change of condition may result.

To help speed the approval process along, we have included some additional spreadsheets:

1. Differences between Ratio Study and Workbook – explains the differences in value.
2. Cass County Duplicate Parcels Used – To explain parcels appearing more than once in the ratio study.
3. Because we are using multiple years in our ratio study, there are parcels that are duplicated in our study. Some of them are used as ResVac as well as ResImp. Others exist but are at least 12 months apart.