

## Ratio Study Narrative 2026

General Information			
<b>County Name</b> Daviess			
Person Performing Ratio Study			
<b>Name</b>	<b>Phone Number</b>	<b>Email</b>	<b>Vendor Name (if applicable)</b>
Lana Boswell	317-753-0011	<a href="mailto:lane@nexustax.com">lane@nexustax.com</a>	Nexus Group
<b>Sales Window</b>		1/1/2025	to 12/31/2025
<b>If more than one year of sales were used, was a time adjustment applied?</b>			
<input checked="" type="checkbox"/> No	Explain, why not: 2025 sales were sufficient to represent current market trends		
<input type="checkbox"/> Yes	Explain the method used to calculate the adjustment:		
<b>Groupings</b>			
<p><b>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.</b></p> <p>All of the Rural Townships were grouped together while Madison and Washington Townships stood on their own in the improved residential portion of the ratio study. The rural townships are all primarily agricultural.</p> <p><b>**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**</b></p>			
<p><b>Please explain clearly which property classes and groupings in the ratio study were trended.</b></p> <p>All improved residential parcels were trended.</p>			
<b>Cyclical Reassessment</b>			
<p><b>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%).</b></p> <p>For a specific parcel list, please see the workbook file: Washington Township Bogard Township</p>			
<b>Land Order</b>			
<p><b>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:</b></p>			
Date the land order was submitted to PTABOA.	Will be presented at next PTABOA meeting		

Action taken by the PTABOA (if any).	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> Other (describe)
Effective date of the land order.	1/1/2026		
Was the land order updated as part of the 2025 cyclical reassessment?	<input checked="" type="checkbox"/> Yes		<input type="checkbox"/> No
Any other changes or issues?			
<b>Comments</b>			
<b>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.</b>			