

Ratio Study Narrative 2026

General Information			
County Name Dearborn			
Person Performing Ratio Study			
Name Phone Number Email Vendor Name (if applicable)			
Aaron Shelhamer		Aaron.shelhamer@tylertech.com	Tyler
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: Time adjustments were not applied as the 2024 sales still represented the current market and a lack of paired sales to determine time adjustments.			
☐ 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**			
Residential Improved: Hogan and Washing townships were grouped together. These townships are all rural/residential areas that adjoin each other and have similar location appeal. These areas have similar desirability and economic factors. Only slight differences in sales prices are occurring within these areas. Jackson, Kelso and York townships were grouped together. These townships are all rural/residential areas that adjoin each other and have similar location appeal. These areas have similar desirability and economic factors. Only slight differences in sales prices are occurring within these areas. Hogan and Washington townships were grouped together.			
Commercial and Industrial Improved: We grouped Commercial and Industrial properties together. The construction types and sizes for the Commercial and Industrial properties are very similar, so these two categories were grouped together when we were developing trending factors.			
Commercial and Industrial Vacant:			

The commercial and industrial vacant sales that are occurring are mostly in areas that have similar sales activity. These areas have similar desirability and economic factors. Only slight differences in sales prices are occurring within these areas. There were no valid industrial vacant sales. Residential Vacant: The residential vacant sales that are occurring are mostly in residential/agricultural areas and have similar sales activity. These areas have similar desirability and economic factors. Only slight differences in sales prices are occurring within these areas.
Please explain clearly which property classes and groupings in the ratio study were trended.
When conducting the ratio study all property classes and all groupings were trended.
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%).
Sections of Ceasar Creek, Clay Harrison, Hogan, Lawrenceburg, Logan, Manchester and Washington Twps.
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. 3/10/2026
Action taken by the PTABOA (if any). ☒ Approved ☐ Denied ☐ Other (describe)
Effective date of the land order. 3/10/2026
Was the land order updated as part of the 2025 cyclical reassessment? ☒ Yes ☐ No
Any other changes or issues? N/A
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.

Overall, we noticed an increase in value within Dearborn County. Overall, the market still had strong sales throughout the year. We did note that the number of sales decreased for the year with sale prices remaining elevated. This coincides with an increased amount of new construction this year.

We use an effective age calculator to determine effective ages if changes are needed.

Major property class group ResImp, IndImp, ComImp had increases in value this year. This was due to the following factors: trending factor changes, parcel class changes/splits, cost table updates, larger than normal new construction counts, etc.

Almost all neighborhoods that had a representative number of sales fell within acceptable range and if they did not, we applied a factor to get them to meet IAAO standards. Any areas that didn't have a fair representation of sales were combined with an adjoining area of similar economic factors. Please contact me if you have any questions.