

Ratio Study Narrative 2026

General Information			
County Name Gibson			
Person Performing Ratio Study			
Name Phone Number Email Vendor Name (if applicable)			
Kim Beadle	812-385-5286	kbeadle@gibsoncounty-in.gov	
Scott Carden	937-684-6564	scott.carden@tylertech.com	Tyler Technologies
Sales Window		1/1/2025 to 12/31/2025	
If more than one year of sales were used, was a time adjustment applied?			
☒ No Explain, why not: The county felt there was enough 2025 sales represented to get accurate market values.			
☐ 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: Group 1 - Barton and Center Townships. These areas are similar because they have comparable economic factors, are mostly rural un-platted land, and have mostly similar sized homes. Also, these townships make up the Eastern portion of the County. Group 2 – Columbia Township Group 3 – Johnson Township Group 4 – Montgomery Township Group 5 - Patoka, Washington, and White River Townships. These areas make up the Northern region of the County and are near the town of Princeton. These areas share similar market and economic factors due to a larger population and access to Highway 41. Group 6 – Union Township			

Wabash Township did not have any ResImp sales. Residential Vacant: Group 7 - Center, Columbia, Johnson, Montgomery & Union Townships were all grouped together. These Townships are very rural and share similar economic factors. Group 8 – Patoka Township Barton, Wabash, Washington & White River Townships did not have any ResVac sales. Commercial Improved: Group 9 - All ComImp sales were grouped together along with ComVac. Gibson County has highway 41 running through the heart of the county and the majority of the ComImp sales occurred along or just off highway 41. For this reason, we combined all ComImp sales together for their similar economic factors and building styles. Commercial Vacant: We grouped the three (3) ComVac parcels together with the ComImp section. These sales have similar economic factors and fit the criteria for our ComImp grouping.
Please explain clearly which property classes and groupings in the ratio study were trended.
All
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%).
Residential: Barton Township Columbia Township White River Township Commercial: Town of Princeton
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. 3/5/2025
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? 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. If a neighborhood has sales with effective age increases and those sales represent 20% or more of those neighborhoods total parcel count, then a blanket effective age will be considered. Homes with condition of fair or better have a minimum effective age is 1960. Effective ages will be one of the following depending on the year built and degree of work completed (windows, roof, siding/exterior paint, doors, concrete work, interior remodel) 1970, 1980, 1990, 2000, 2010.