

Ratio Study Narrative 2026

General Information			
County Name Grant			
Person Performing Ratio Study			
Name Phone Number Email Vendor Name (if applicable)			
Josh Pettit	219-508-2637	josh@nexustax.com	Nexus
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:			
☐ 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**			
There are two groupings found in the Res Imp Study – Monroe, Van Buren and Jefferson are Group 1. This consists of the three townships to the far East of Grant County. They are similar for trending purposes in that they are all bisected by Interstate 69, which can affect some values, but more importantly they are all in Eastbrook School District. They have little in the way of commercial activity and no areas within the larger metro areas of Grant. Group 2 Consists of Green, Richland Sims and Liberty. These townships are all in the West side of Grant County. They are very rural, with large areas of sparse housing and large farms. The population looking to buy in these areas are typical farmers, homesteader type looking for agriculture space.			
Please explain clearly which property classes and groupings in the ratio study were trended.			
Grant County trended all neighborhoods where adequate sales were available. For Residential Improvement factors, when a neighborhood had a lack of sales, similar neighborhoods were considered to produce similar trends. In the event there were no similar neighborhoods, a township trend was established based on the existing factor trends. Finally, if an entire township lacked sales, neighborhoods were trended based on county-wide data, thus ensuring similar treatment across the county. All other property types were allowed to change only based on updated cost tables and/or reassessment changes.			

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%).	
Per the Cyclical Reassessment Plan, various townships were reassessed for the Agriculture and Residential property groups. For Commercial, Industrial and Exempt nearly all the reassessment was confined to Center Twp. Which finished the city of Marion (started last year).	
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. TBD	
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? The 2026 Land Order will be submitted to the first PTABOA hearing in 2026. Also, PTABOA has the record reflect the Land Order has been submitted to them after they review. There is no motion.	
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.	