

Ratio Study Narrative 2026

General Information	
County Name	Jay

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
Dudley Scheumann	260-622-7059	dscheumann@vgsi.com	Vision Government Solutions Inc.
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Sales Window	1/1/2023 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: A 3.09% per year (applied by month) time adjustment was applied to the 2023 and 2024 sales. The annual Consumer Price Index (CPI) changes for 2023, 2024 and 2025 were 3.80%, 2.69% and 2.78% respectively. Calculating the average for the three years results in an increase of 3.09% per year.

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 have been minimal new houses constructed in Jay County over the last few years resulting in no valid residential vacant sales. The residential improved sales were of sufficient quantity to evaluate Greene, Richland and Wayne Townships individually. The remaining townships were combined into 3 groups by location. The first group includes Bearcreek, Jackson and Wabash Townships. The second group includes Knox and Penn Townships. The third group contains the remaining 4 Townships of Jefferson, Madison, Noble and Pike. These three groups are geographically very similar and have the same economic factors driving their values. Due to the limited number of valid sales in any given township and the fact that the county is fairly consistent, the townships were grouped together for the commercial vacant and improved ratio studies. There were no commercial vacant sales. Therefore, an analysis of the commercial land was completed and in all cases this land value was equal to or greater than the corresponding residential neighborhoods.

There were no industrial vacant sales. Therefore, an analysis of the industrial land was completed to ensure that in all cases the industrial land value was equal to or greater than a corresponding residential land value.

There were no valid industrial improved sales occurring in the timeframe. Due to the industrial market being similar to the commercial market for the county, the industrial improved properties were grouped together with the commercial improved properties for the purposes of the ratio study and adjusted the same percentage as the commercial improved parcels. The obsolescence was also reviewed on each property.

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

The improved residential and improved commercial across the entire county.

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 the current phase of the cyclical reassessment, parcels were reviewed in Jackson, Knox, Penn, and Wayne Townships.

Land Order

The land order used for January 1, 2026, assessment along with the Narrative (optional) will be published on DLGF's website. Please provide the following information:

Date the land order was submitted to PTABOA.	1/6/2026	
Action taken by the PTABOA.	☒ Approved	☐ Denied
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?	None	

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.

Jay County is a rural farming community with a small number of industrial properties located mainly in the city of Portland. The commercial properties are scattered throughout the small towns in the County, with the majority being located in the city of Portland.