

Ratio Study Narrative 2026

General Information				
County Name Knox				
Person Performing Ratio Study				
Name		Phone Number	Email	Vendor Name (if applicable)
Robert Woodward		812-885-2513	rwoodward@knoxcounty.in.gov	
Scott Carden		937-684-6564	scott.carden@tylertech.com	Tyler Technologies, Inc
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 an adequate number of 2025 sales represented to establish market value.				
☐ 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 – Busseron and Widner Townships were grouped together for their location in the Northwest portion of the county and share similar economic factors. Group 2 – Decker and Johnson Townships were grouped together for their location in the Southwest portion of the county and share similar economic factors. Group 3 – Harrison Township Group 4 – Palmyra Township Group 5 – Steen Township Group 6 – Vigo Township Group 7 – Vincennes Township Group 8 – Washington Township				

Residential Vacant:

Group 9 – Busseron, Harrison, Steen, Vigo and Washington Townships were all grouped together. Outside of the City of Vincennes, Knox County is a very rural county overall. For this reason, we grouped these townships together as they all share similar economic factors throughout.

Group 10 – Vincennes Township

Decker, Johnson, Palmyra and Widner Townships did not have any ResVac sales.

Commercial/Industrial Improved:

Group 11 – Vincennes and Vigo Townships were grouped together. These two townships share similar economic factors.

Busseron, Decker, Harrison, Johnson, Palmyra, Steen, Washington and Widner Townships did not have any ComImp sales.

Commercial/Industrial Vacant:

The county had only two valid 2025 ComVac sales. Those two sales were in Vincennes Township and were grouped with ComImp.

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%).

District 002 – Oaktown

District 003 – Decker Township

District 005 – Monroe City

District 008 – Palmyra Township

District 009 – Steen Township

District 022 – Vincennes City I

District 023 - Vincennes Township

District 027 – Vincennes City II

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. 12/12/2023
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.
Effective ages are reviewed as part of the cyclical review process. In addition to that, if there is an addition to a structure, the effective construction age should be updated according to the effective age formula from the manual. If there are known updates such as newer siding, newer windows, doors, remodeling, newer roofs the effective year of construction should be updated.