

Ratio Study Narrative 2026

General Information			
County Name Morgan			
Person Performing Ratio Study			
Name			
Phone Number			
Email			
Vendor Name (if applicable)			
Reva Brummett	765-342-1065	rbrummett@morgancounty.in.gov	
Robin Davidson	795-342-1065	rdavidson@morgancounty.in.gov	
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: One year was used for all property classes except Commercial/Industrial vacant. Two sales years were used for this property class due to the limited number of total sales. There is no time adjustment for sales outside the mandated time period as there isn't enough supporting evidence to accurately adjust with any confidence. Very limited sales and no paired sales of comparable properties.		
☐ 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 Vacant			
Adams, Ashland, Monroe, Gregg and Clay Townships (AAMGC)			
Baker, Jefferson, Ray and Washington Townships (RJBW)			
Brown, Madison and Harrison Townships (BMH)			
Green and Jackson Townships (JG)			
Residential Improved			
Adams and Ashland Townships (AA)			
Baker and Ray Townships (BR)			
Townships have been grouped by comparison of similar geographic location, school districts (where appropriate) and land size, as well as proximity to amenities within the county.			

Commercial/Industrial Vacant (ALLTWPVAC) was used for commercial and industrial unimproved parcels. This grouping includes the entire County. All commercial and industrial parcels have been grouped by similar utilities, amenities and road access. Commercial/Industrial Improved (ALLTWP) was used for commercial and industrial improved parcels. This grouping includes the entire County. All commercial and industrial parcels have been grouped by similar utilities, amenities and road access.
Please explain clearly which property classes and groupings in the ratio study were trended.
All parcels in Baker, Green, Madison, Ray, Washington Townships. All parcels in Morgantown and Paragon. Agricultural Vacant in Ashland Township. All parcels except Residential Vacant in Brown Township, Mooresville, Clay Township, Brooklyn and Jackson Township. All parcels except Residential Vacant and Improved in Bethany and Harrison Township. All parcels except Residential Vacant in Jackson Township. All parcels except Exempt and Utility parcels in Jefferson Township. All parcels except Agricultural Vacant in Monrovia. All parcels except Industrial Vacant and Improved, Exempt and Utility in Martinsville. Agricultural Vacant and Improved in Martinsville MTE.
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%).
Phase 4 of the 2023-2026 cyclical reassessment has been completed. All parcels in Adams, Gregg and Monroe Townships. All parcels except Agricultural Land in Ashland Township. Residential Vacant only in Brown Township, Mooresville, Clay Township, Brooklyn, Jackson Township. All parcels except Agricultural Vacant in Monrovia. Residential Vacant and Improved in Harrison Township. Exempt and Utility parcels in Jefferson Township. Industrial Vacant/Improved, Exempt and Utility parcels in Martinsville. All parcels except Agricultural Vacant and Improved in Martinsville MTE
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. 8/24/2022
Action taken by the PTABOA (if any). ☒ Approved ☐ Denied ☐ Other (describe)

Effective date of the land order. 1/1/2023
Was the land order updated as part of the 2025 cyclical reassessment? ☒ Yes ☐ No
Any other changes or issues?
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.
When determined appropriate, the standard operating procedure (SOP) for making effective age changes is based on the following: Additions – compute an effective age based upon utilizing the original year constructed, the original square footage, the additional square footage added and any additional renovations taking place in the year of construction establishing a weighted average of all the components of value. Remodels/renovations - compute an effective age based utilizing the original year constructed, the percentage of the entire house that was renovated utilizing the DLGF percentage of completion chart to assist in establishing a weighted average of all the components of value. New construction for all property types is documented and maintained utilizing the active permit programs from each plan commission within the County. Each plan commission gives monthly reports to the Assessor office via email. With the completion of new homes, the developer discounts are removed accordingly. The Location Cost Multiplier (LCM) for Morgan County remains at 1.00. All parcels are calculated using the updated pricing and depreciation schedules. Agricultural land is priced at \$2,120 per acre. Classified Forest is calculated at \$17.74. There are 99 parcels marked as duplicate. Each sold first as Vacant parcel then again, as Improved. Both sales for each parcel are valid sales and are included in their respective ratio study and on the Formatted Tab. There are 15 parcels marked as duplicate that are in “ResVac” grouping. In the oldest sale they were part of a multiple parcel sale and are considered valid. The newest sale, sold as an individual parcel and is also valid. They are currently included in the Residential vacant ratio study and on the Formatted tab.