Ratio Study Narrative 2026

General Information	
County Name	Ohio County

Person Performing Ratio Study			
Name	**Phone Number**	**Email**	**Vendor Name (if applicable)**
Deedee Brown	812-438-3264	assessor@ohiocountyin.gov	County Assessor
Jay Morris	765-457-6787	jay@avs-in.com	Ad Valorem Solutions, LLC
Jaime Morris	765-457-6787	jaime@avs-in.com	Ad Valorem Solutions, LLC

Sales Window	**11/1/2021 to 10/31/2025**
If more than one year of sales were used, was a time adjustment applied?	
☒ No	Explain, why not: Not enough sales to complete paired sales analysis
☐ Yes	Sales Window: 11/01/2021 – 10/31/2025 for Commercial and Industrial Improved Sales Window: 11/01/2022 – 10/31/2025 for Residential Improved

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 were not enough sales in any township to trend vacant land. However, the land order was completed for Ohio County for phase 4 of the 2026 reassessment.

The Residential Improved Parcels in Cass, Pike and Union Townships have been grouped (R1). These three townships are all similar in topography, type of land, and type of homes. They share a common school district and moving from one township to the next you do not see any differences.

There were no commercial / industrial sales in Cass, Pike or Union Townships. Commercial properties in Randolph Township had enough sales to trend and run a ratio study.

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

With the increase in the cost tables and with the updating of the land order, all property classes were adjusted. Where sales were available updated trending factors were applied. This would include residential as well as commercial property classes.

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%).

This year we reviewed all of Union Township and the remaining parcels in Randolph township. The numbers are higher compared to the reassessment plan due to splits over the 4 years resulting in nearly an additional 150 parcels from the original reassessment plan.

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.	10/30/2025	
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?	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.

Although the market is slowing down the sale values are not dropping. In reviewing sales, most neighborhoods increased as much as 10% with some neighborhoods increasing as much as 15%.

Ohio County has a permit system in place that assists the Assessor with updating their parcel records. Along with that the county uses the % complete chart to standardize changing effective years on parcels that add additions as well as extensive remodeling. During the sales validation process, the county also utilizes this same method of establishing an effective age. During the site visit, if an internal visit is not possible, a call to the owner or seller provides additional information about the remodeling that may have occurred to the property. The Assessor also uses various websites to help establish the extent of internal remodeling not available from just outside appearance. On less extensive remodeling, change of condition my result.

issues with Workbook:

Parcel 58-06-16-100-009.000-003 Is a parcel for the land, but all improvements and land is allocated to individual owners located on lease land cards therefore 0 value.

Parcel 58-06-02-001-160.000-004 is a parcel for the land – but all land value allocated to condo units – therefore 0 value.

Parcel 58-06-02-018-031.000-004 is a parcel for the land – but all land value allocated to condo units – therefore 0 value.

Parcel 58-06-02-001-104.000-004 is a parcel for the land – but all land value allocated to condo units – therefore 0 value.

Parcel 58-06-02-001-106.000-004 is a parcel for the land – but all land value allocated to condo units – therefore 0 value.

Parcel 58-06-16-100-006.000-003 is a parcel for the land – but all land value allocated to mobile homes – therefore 0 value.

We also included a spreadsheet of parcels that are duplicated in the ratio study. All these parcels were greater than a year difference in sale date and therefore could be used.