

Ratio Study Narrative 2026

General Information
County Name Perry County
Person Performing Ratio Study
Name Phone Number Email Vendor Name (if applicable)
Austin Budell Austin.budell@tylertech.com Tyler Technologies
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**
Residential Improved 1. Anderson Township – Stands alone. 2. Clark, Leopold, and Oil Townships – These townships collectively make the northern portion of the county and are closest to the neighboring counties of Crawford and Dubois. These townships are almost exclusively rural, with no major commercial cities within their borders. Their land is similar in terrain and relative value, and their improvements are consistent with townships in a rural setting, with few subdivisions existing, as well as minimal amenities. These townships belong to a common school district, Perry Central. 3. Tobin and Union Townships – These townships comprise the eastern/southern border of Perry County. Primarily rural, what sets these townships apart is their proximity to the Ohio River with various waterfront properties, or properties with a favorable view of bodies of water. They are closer to Tell City, the county seat and major commercial hub of Perry County, relative to the northern townships. They also share a common school district, Perry Central Community Schools. 4. Troy – Stands alone. Residential Vacant

1. Countywide - The County is viewed as a whole for the purpose of vacant residential land because the topography and terrain of Perry County is substantially uniform throughout all its townships, with the only major difference in land value being attributable to whether land abuts water frontage. Overall, Perry County is primarily rural with small towns scattered throughout. The number of sales observed on a given year is limited, primarily due to most vacant land transactions being agricultural.

Commercial/Industrial Improved and Vacant

Countywide - Commercial and industrial properties are analyzed collectively because construction types and sizes of these properties are very similar throughout Perry County. Overall, there are few commercial and industrial sales for analysis every year because Perry County lacks large industry outside of Tell City. We have adjusted building factors within Commercial neighborhoods that bring us closer to a market value. There are very few Commercial and Industrial vacant land sales since most of the land for sale in Perry County is agricultural. For this reason, we group the commercial/industrial improved and vacant sales into one study group.

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

All property classes were trended.

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%).

Troy Township, tax district 007. All parcels reviewed in 2025 are indicated in the workbook.

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.

12/11/2025

Action taken by the PTABOA (if any).	☒ Approved	☐ Denied	☐ Other (describe)
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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?

Land rates are analyzed on an annual basis as sales occur.

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.

Increases above 10% in several townships/taxing units were noted. This is due to the confluence of cost table adjustments, trending factors, as well as a large change in outbuilding base rates. Perry County is very rural in nature, so it is not uncommon to find outbuildings governed by the agricultural schedule on residential parcels (namely pole buildings and the like).

For all properties, both outside and within our review areas, we applied factor adjustments and land rate adjustments where necessary to meet IAAO standards. Areas without adequate sales representation were combined with an adjoining area of similar economic factors, so that we could draw better conclusions from a larger representation of market.