

Ratio Study Narrative 2026

General Information	
County Name	RIPLEY

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
Shane Thornsberry	812-599-0015	sthornsberry@vgi.com	VISION

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: Due to the lack of adequate paired sales or re-sales data, a reliable indication of overall market movement in Ripley County, solely as a function of time, cannot be reasonably supported. Therefore, no time adjustment has been developed or applied for any property class in this study
☐ 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 a lack of sales with no similarities will not be accepted by the Department**
For Res Improved Adams, Johnson, and Laughery townships stand alone as unique data sets. Brown, Shelby, Otter Creek, Delaware and Washington townships are similar in their distribution of property class groups, primarily Agricultural and residential. They have similar socioeconomic demographics that drive the market in these townships. For the following class groups there are no significant differences in market sales throughout the county therefore a county-wide grouping is required for each class group. ResVac, ComImp, ComVac, IndImp, IndVac.

Cyclical Reassessment

Please explain which townships were reviewed as part of the current phase of the cyclical reassessment. Also, list any townships where the number of parcels reviewed were more than the formally approved reassessment plan. Note: All parcels reviewed should meet the 25% requirement with the 2% tolerance threshold (23-27%)

Adams, Laughery, Washington

Land Order

The land order used for the 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.	5/10/2024	
Action taken by the PTABOA.	☒ Approved	☐ Denied
Effective date of the land order.	1/2/2025	
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 in order 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.