

Ratio Study Narrative 2026

General Information			
County Name Rush			
Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
Lana Boswell	317-753-0011	lane@nexustax.com	Nexus Group
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: 2025 sales were sufficient to represent current market trends		
☐ 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. 1. RUSHVILLE: This grouping includes all parcels located in the City of Rushville. Rushville is the county seat and enjoys a market that is distinct from either RURAL Rush County or the smaller (mostly unincorporated) towns in the TOWN grouping. It is the only city in Rush County, serves as the County's economic hub, and has market features and amenities that parcels in the RURAL and TOWN groupings do not have. 2. RURAL: This grouping includes all parcels located in rural township settings. These parcels share market value mostly by virtue of the similarity of their physical attributes. Parcels are largely acreage land in agricultural and/or rural residential settings. While there can be a mix of dwelling and improvement types from parcel to parcel in rural areas, the grouping still produces a coherent market and trends appropriately well overall. 3. TOWN: This grouping includes all parcels located in small (mostly unincorporated) towns, including Carthage, Mays, Raleigh, Sexton, Gings, Henderson, Glenwood, Manilla, Homer, Arlington, New Salem, Moscow, Richland, Earl City/Williamstown, and Milroy. These parcels also share market value mostly by virtue of the similarity of their physical attributes. Parcels are located on platted lots in small towns. Most parcel improvements are residential (dwellings, garages, sheds, etc.) and usually similar from parcel to parcel. While these towns are spread across the County geographically, they are still comparable enough to each other physically and economically that they are usually market competitors. **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** Please explain clearly which property classes and groupings in the ratio study were trended.			

All improved residential parcels 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%).			
For a specific list of parcels, please see the workbook file: Rushville Orange Anderson Richland			
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.		Will be presented at next PTABOA meeting	
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?			
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.			