

Ratio Study Narrative 2026

General Information			
County Name Shelby			
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			
Improved Residential parcels in Moral, Van Buren, Hanover, Brandywine, Marion and Union Townships were combined together (North grouping) because of their rural profile. Hendricks, Jackson, Shelby, Sugar Creek, Liberty, Washington and Noble Townships were combined together (South grouping) because of they are along the I-74 corridor and abut both Marion and Hancock Counties. **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%).			
Portions of: Please see the workbook for specific parcel list) HANOVER TOWNSHIP ADDISON TOWNSHIP VAN BUREN TOWNSHIP WASHINGTON TOWNSHIP MORAL TOWNSHIP BRANDYWINE TOWNSHIP MARION TOWNSHIP UNION TOWNSHIP SHELBY TOWNSHIP			

JACKSON TOWNSHIP			
HENDRICKS TOWNSHIP			
LIBERTY TOWNSHIP			
NOBLE TOWNSHIP			
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.			