

Ratio Study Narrative 2026

General Information			
County Name Steuben County			
Person Performing Ratio Study			
Name Phone Number		Email Vendor Name (if applicable)	
Andrew Smethers	260-409-7892	andrew@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: No sales outside of the sales window were used for the ratio 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 lack of sales with no similarities will not be accepted by the Department**			
<u>Residential</u> •Residential improved – townships were grouped by geographic location. These township groupings take into account what buyers typically seek in terms of amenities including but not limited to school districts, shopping, dining, and access to the interstate. Groupings were also used when a major lake or small town crosses the township lines. ResImpNortheast – Clear Lake and Fremont Townships ResImpSoutheast – Otsego, York, Richland & Scott Townships ResImpSouthwest – Salem and Steuben Townships (Town of Ashley/Hudson) ResImpNorthwest – Jackson and Millgrove Townships (Lake Gage) For the residential improved study Jamestown and Pleasant Townships were not grouped with any other townships due to their unique markets. Pleasant Township is home to the City of Angola while Jamestown Township is home to Lake James, Lake Jimmerson, & Lake George three of the largest ski-lakes in Steuben County. •Residential vacant – Townships were grouped same as stated above, however only Pleasant Township had sufficient sales for a study.			
<u>Commercial</u> •Townships were grouped into three groups; north, south, and Pleasant Township. Pleasant Township contains the city of Angola which carries very commercial and industrial property types than the outlying townships. There were not sufficient sales for a ratio study in any of the three groups.			
<u>Industrial</u> • Townships were grouped into three groups; north, south, and Pleasant Township. Pleasant Township contains the city of Angola which carries very commercial and industrial property types than the outlying townships. There were not sufficient sales for a ratio study in any of the three groups.			

Please explain clearly which property classes and groupings in the ratio study were trended.
Residential improved properties were trended county wide and residential vacant properties were trended in Pleasant Township.
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%).
Millgrove & Salem townships were reassessed in their entirety. Part of Pleasant Township was reassessed as well. Pleasant Township has such a large parcel count that a portion of Pleasant Township is reassessed with each phase of cyclical reassessment.
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. The land order was presented to the PTABOA for <u>this cycle of reassessment in the spring of 2023</u> . Updates to said land order will be presented to the PTABOA annually. The land order update for January 1, 2026 will be submitted to the PTABOA at the first PTABOA hearing of 2026.
Action taken by the PTABOA (if any). ☒ Approved ☐ Denied ☐ Other (describe)
Effective date of the land order. The effective date of the land order for this cycle of reassessment is 1/1/2023, however the effective date of the last update is 1/1/2025 and the update for 1/1/2026 will be presented to the PTABOA at the first hearing of 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.
The sales reconciliation lists "Significant change to assessment" as an explanation for a sale not being included in the ratio study. This code is used when validating sales to show that a physical change has been made to the property since the last assessment date. These changes are discovered either via a site visit, a returned questionnaire, or a phone call with the buyer or seller. Changes include new construction, remodels, additions, demolitions, changes in property use and other changes made by the property owner since the last reassessment date. It can also include land changes such as splits, combinations, and land classification changes.