

Ratio Study Narrative 2026

General Information			
County Name		Tipton	
Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
Dudley Scheumann	260-622-7059	dscheumann@vgsi.com	Vision Government Solutions Inc.
Timothy Kiess	260-301-4594	tkiess@vgsi.com	Vision Government Solutions Inc.
Sales Window	1/1/2023 to 12/31/2025		
If more than one year of sales were used, was a time adjustment applied?			
<input type="checkbox"/> No	Explain, why not:		
<input checked="" type="checkbox"/> Yes	Explain the method used to calculate the adjustment: A 3.09% per year (applied by month) time adjustment was applied to the 2023 and 2024 sales. The annual Consumer Price Index (CPI) changes for 2023, 2024 and 2025 were 3.80%, 2.69% and 2.78% respectively. Calculating the average for the three years, results in an increase of 3.09% per year.		
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>Improved Residential</u>			
The residential improved sales were of sufficient quantity to evaluate each Township individually.			
<u>Vacant Residential</u>			
There has been minimal new houses constructed in Tipton County over the last few years resulting in no residential vacant sales.			
<u>Improved Commercial & Industrial</u>			
Due to the limited number of valid sales in any given township and the fact that the county is fairly consistent, the townships were grouped together for the commercial and industrial improved ratio studies. There were no valid industrial improved sales occurring in the timeframe but due to the industrial market being similar to the commercial market for the county, the industrial improved parcels were adjusted the same percentage as the commercial improved parcels.			
<u>Vacant Commercial & Industrial</u>			

There were no commercial or industrial vacant sales to calculate a trending factor.	
Please explain clearly which property classes and groupings in the ratio study were trended.	
The improved residential, improved commercial and improved industrial across the entire County.	
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%).	
A portion of Cicero and Madison townships, along with all of Wildcat township were reviewed.	
Land Order	
The land order used for 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.	11/20/2025
Action taken by the PTABOA.	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied
Effective date of the land order.	1/1/2026
Was the land order updated as part of the 2025 cyclical reassessment?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Any other changes or issues?	None
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.	
Tipton County is a rural farming community with a small number of industrial properties located mainly in the city of Tipton. The commercial properties are scattered throughout the small towns in the County, with the majority being located in the city of Tipton.	