

Ratio Study Narrative 2026

General Information			
County Name		Warrick	
Person Performing Ratio Study			
Name		Email	
Phone Number		Vendor Name (if applicable)	
Sarah Redman	812-897-6125	sredman@warrickcounty.gov	
Scott Carden	937-684-6564	scott.carden@tylertech.com	Tyler Technologies
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: The county felt there was an adequate number of 2025 sales represented to establish market value.			
☐ 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**			
Residential Improved: Group 1 – Anderson & Skelton Township – These townships are adjoining Boon Township, have similar economic factors and location in the Eastern portion of the county. Group 2 – Boon Township Group 3 – Campbell Township Group 4 – Greer Township Group 5 – Hart Township Group 6 – Ohio Township Group 7 – Pigeon & Owen Township – These two townships have been grouped together for their similar economic factors and location in the Northeast portion of the county. Lane Township did not have any ResImp sales and was trended similarly to Pigeon Township. These townships are both are located in the northeast portion of the county and share similar economic factors throughout their respective townships.			

Residential Vacant:

Group 8 – Anderson, Greer, Hart, Pigeon & Skelton Townships have been grouped together due to being some of the more rural townships in the county and share similar economic factors.

Group 9 – Boon Township

Group 10 – Campbell Township

Group 11 – Ohio Township

Lane and Owen Townships did not have any ResVac sales

Commercial/Industrial Improved:

Group 12 – Boon Township

Group 13 – Ohio Township

Anderson, Campbell, Greer, Hart, Lane, Owen, Pigeon & Skelton Townships did not have any ComImp or IndImp sales. These townships were trended similarly to Boon Township as they are some of the more rural townships within the county and share similar economic factors.

Commercial/Industrial Vacant:

Group 14 – Boon, Greer & Ohio Townships were grouped together for their similar economic factors and all have good access to an interstate.

Anderson, Campbell, Hart, Lane, Owen, Pigeon & Skelton Townships did not have any ComVac or IndVac sales.

Please explain clearly which property classes and groupings in the ratio study were trended.

All

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%).

District 014 – Newburgh Town

District 015 – Owen Township

District 017 – Skelton Township

District 018 – Tennyson Town

District 019 – Ohio Township – Neighborhoods 3019001, 4019001, 4019002, 401900, 5019008, 5019009, 5019010, 5019012 & 5019013

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. 1/1/2023
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? 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.
Warrick's SOP has been that if the sales in any given market area are indicating effective year increases, Warrick will look at increasing effective ages to a specific year of non-sales and similar properties in that neighborhood. To be even considered, 20% or more sales need to be represented that have effective age increases to them. Parcels with a condition of "Fair" or higher are only adjusted with a minimum effective age; nothing with "Poor" or lower condition is affected.