

Ratio Study Narrative 2026

General Information			
County Name Wayne			
Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
Bradley Berkemeier 765-561-3584		brad@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:		
☐ 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**			
GROUPINGS FOR THE 2026 RATIO STUDY ARE: 1. CENTER: This grouping includes all of CENTER Township. This grouping shares similar market characteristics by virtue of proximity to Centerville as a “small-town hub”, as well as the presence of both U.S. Highway 40 and I-70 as major highway corridors that provide quick connectivity to Richmond and most other parts of Wayne County. 2. WAYNE: This grouping includes all of WAYNE Township. This grouping shares similar market characteristics by virtue of the City of Richmond. Richmond is the county seat and main hub for the majority of market and economic activity within Wayne County. There are several interstate exits/interchanges within WAYNE TWP, and several major highway corridors converge in Richmond. 3. RURAL TWPS: This grouping includes all other Townships in Wayne County, outside of CENTER and WAYNE Townships. This grouping shares similar market characteristics by virtue of its largely rural nature, as well as the presence of major highway corridors that provide close/direct access to I-70 and Richmond.			
Please explain clearly which property classes and groupings in the ratio study were trended.			
All residential improved groupings 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%).			

DALTON TWP HARRISON TWP JEFFERSON TWP PERRY TWP WAYNE TWP (PORTION/NW QUADRANT)	
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. <i>See below.</i> Click or tap to enter a date.	
Action taken by the PTABOA (if any). <i>See below.</i> ☐ Approved ☐ Denied ☐ Other (describe)	
Effective date of the land order. <i>See below.</i> Click or tap to enter a date.	
Was the land order updated as part of the 2025 cyclical reassessment? ☒ Yes ☐ No	
Any other changes or issues?	<i>Calendar Year 2022 (CY2022) (1/1/2023 assessment date) was the 1st year of the current reassessment cycle. Assessor completed a new land order for the cycle (2022-2025) and presented to the PTABOA. This land order contained the land rates for 1/1/2023 assessments. For each assessment date following that during this reassessment cycle (1/1/2024 through 1/1/2026), Assessor has issued (or will be issuing) Land Order Updates and has presented (or will be presenting) to the PTABOA.</i>
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.	
COST SCHEDULE AND LOCATION COST MULTIPLIER (LCM) UPDATES ISSUED BY THE DLGF WERE IMPLEMENTED. DEPRECIATION BASE YEAR WAS UPDATED TO 2026. FURTHER, A PRELIMINARY RATIO STUDY WAS THEN CONDUCTED FOR IMPROVED RESIDENTIAL PROPERTIES AT THE TOWNSHIP LEVEL. THIS STUDY DICTATED WHICH PROPERTY CLASSES REQUIRED FURTHER ANALYSIS, STRATIFICATION, REASSESSMENT, OR CALCULATION OF A NEW NEIGHBORHOOD FACTOR.	