Ratio Study Narrative 2026

General Information
County Name Whitley County
Person Performing Ratio Study
Name **Phone Number** **Email** **Vendor Name (if applicable)**
Mike Ryan 219-393-0339 mryan@nexustax.com Nexus
Sales Window **1/1/2024 to 12/31/2025**
If more than one year of sales were used, was a time adjustment applied?
☒ No Explain, why not: Explain, why not: There were not enough resold properties to determine an accurate time adjustment. It is our determination that there is not enough local information for Whitley County to create the time adjustment.
☐ 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****
There is no grouping for any townships in any property classes.
Please explain clearly which property classes and groupings in the ratio study were trended.
The only property class that was trended was the Res Imp. There were not enough valid sales to trend the other property classes.
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%).
Cleveland Township – all property classes done in this phase Columbia Township – tax district 003, all property classes done in this phase; tax district 4, only Ag property class done in this phase Union and Washington Townships – Res/Com/Ind property classes done in this phase

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. 2/14/2025			
Action taken by the PTABOA (if any).	☒ Approved	☐ Denied	☐ Other (describe)
Effective date of the land order. 1/1/2025			
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.
A lot of homes that have sold have been updated, a lot of them with no permits. We have continued our depreciation (effective year) adjustment method based on the following; • Exterior remodel (Windows/Roof/Siding) Adjust 5-10 years for each depending on age of dwelling. • Interior Remodel (Kitchen/Bathrooms/Flooring/Cosmetics) – 5-10 years each depending on age of dwelling. Grade adjusted based on materials for Kitchen/Bathrooms • The effective year formula in the guidelines was also used for additions to existing structures.