

Narrative

General Information

County Name: Cass County

Person Performing Ratio Study: Jay Morris – Ad Valorem Solutions, LLC
Jaime Morris – Ad Valorem Solutions, LLC

Sales Window (e.g. 1/1/20 to 12/31/20): Due to the size of the county and in hopes of getting the best representation of sales to complete the trending process, as well as the sales ratio to be performed on all strata's containing 25 or more parcels, we used sales from 1/01/2018 - 12/31/2020 for all vacant land, for all commercial/industrial and for all residential improved parcels except for Clay, Eel, Jackson, and Tipton Townships. For those townships we used sales from 01/01/2019 – 12/31/2020 for residential improved parcels.

If more than one year of sales were used, was a time adjustment applied? If no, please explain why not. If yes, please explain the method used to calculate the adjustment.
We did not have enough paired sale to establish a reliable time adjustment.

Groupings

In the space below, 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 market.

The Residential Vacant land was grouped (L1). Cass County is mainly a rural-agricultural county. Therefore, the homesites throughout the county are of similar rural tracts and should be grouped for trending and sales ratio purposes. Although some townships come in low, there are not enough sales in individual neighborhoods to make any further trending adjustments.

Grouping (R1) contain Townships Boone, Clinton, Harrison, and Jefferson. These townships are mainly rural townships that are on the west side of the county and share the same school district.

Due to the limited number of sales, all commercial and industrial land was trended together (L2). There were only three commercial and industrial valid sales. These sales were only included because they were valid. No trending was performed with these sales.

With this being a small rural community and due to the number of sales in individual neighborhoods, the commercial and industrial parcels were grouped together in the ratio study (C1).

****Please note that groupings made for the sole purpose of combining due to a lack of sales with no similarities will not be accepted by the Department****

AV Increases/Decreases

If applicable, please list any townships within the major property classes that either increased or decreased by more than 10% in total AV from the previous year. Additionally, please provide a reason why this occurred.

Property Type	Townships Impacted	Explanation
Commercial Improved	Bethlehem Twp. > 10%	Pavilion added to 09-02-24-100-012.000-002 and being used as an event venue.
	Tipton Twp. > 10%	New construction of retail Dollar General.
Commercial Vacant	Clinton Twp. > 10%	Parcel changed from Exempt to Commercial and 2 parcels from Ag to Comm.
	Miami Twp. > -10%	2 parcels from Com. To Ind.
	Tipton Twp. > -10%	Parcel changed from Vacant to Improved.
	Washington Twp. > -10%	Parcel changed from Com. to Ind.
Industrial Improved	Bethlehem Twp. > -10%	Market model and land changed in 09-02-06-300-001.000-002 and depreciation.
	Boone Twp. > -10%	09-16-23-220-014.000-004 had obsol. applied for being closed/vacated
Industrial Vacant	Miami Twp. >10%	2 parcels from ag to Ind. and 2 Com. to Ind.
	Washington Twp. > 10%	Parcel changed from Com. to Ind.
Residential Improved	Adams Twp. > 10%	All dwelling trending factors raised 15% with review of sales.
	Clinton Twp. >10%	All dwelling trending factors raised 15% in Homesite Nbhd. with review of sales.
Residential Vacant	Clinton Twp. >10%	09-12-01-300-012.000-007 and 09-12-01-300-012.002-007 were created as new parcels. Also change in Land Order.
	Jackson Twp. >10%	4 different parcels had land change to residential or from developer discount.
	Washington Twp. > -10%	Two parcels went from vacant to improved

Cyclical Reassessment

Please explain in the space below which townships were reviewed as part of the current phase of the cyclical reassessment. For phase three of the reassessment, we reviewed the parcels in Miami, Clay, Clinton, and part of Eel Township.

Was the land order completed for the current cyclical reassessment phase? If not, please explain when the land order is planned to be completed. The land order is being completed during each phase of the reassessment. For phase three of the reassessment the land order was updated for Miami, Clay, and Clinton Townships.

Comments

In this space, please provide any additional information you would like to provide the Department in order 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.

Cass County has a permit system in place that assists the Assessor with updating their parcel records. Along with that the county uses the % complete chart to standardize changing effective years on parcels that add additions as well as do extensive remodeling. During the sales validation process, the county also utilizes this same method of establishing effective age. During the site visit, if an internal visit is denied, a call to the owner or seller provides additional information with the remodeling that may have occurred to the property. The Assessor also uses various websites to help establish the extent of internal remodeling not available from just outside appearance. On less extensive remodeling, change of condition may result.

With the drop in inventory, house prices are going to ridiculous levels. We are trying to stay conservative with the increases, but in some areas we have no choice but to raise values as much as 20%. By staying conservative, our hope is that if there is a drop in the market we won't see swings of 25% to 30% in the opposite direction.