

# Narrative

## General Information

County Name: Delaware

Person Performing Ratio Study: Christopher Ward

Contact Information: 765-747-0092 chris@pscassociatesllc.com

Vendor Name (If Applicable): PSC Associates, LLC

Additional Contacts (For purposes of the ratio study): James Carmichael, Tammy Weaver

Sales Window (e.g. 1/1/18 to 12/31/18): 1/1/2018 - 12/31/2018

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.

No, only one year was needed due to the amount of valid sales in the county.

## Groupings

In the space below, please provide a list of township and/or major class groupings (if any). Additionally, please provide information detailing how the townships and/or major classes are similar in market.

No townships or major class groupings.

**\*\*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	0	N/A
Commercial Vacant	Mt. Pleasant township	Went up, Land was modified to a higher rate due to new construction of a car dealership

Industrial Improved	Washington township	Went up, New construction
Industrial Vacant	Mt. Pleasant township	Went up, Created new parcel
	Niles Township	Went up, New Construction. Fencing
	Union Township	Went Down, Corrected land type, removal of steel tanks
Residential Improved	0	N/A
Residential Vacant	Center Township	Went down, Property class change, Change in use
	Niles Township	Went up, Land Value change due to new construction in progress, Reassessment
	Washington Township	Went down, Property Class Change, Change in use

### Cyclical Reassessment

Please explain in the space below which townships were reviewed as part of the current phase of the cyclical reassessment.

Washington Township, Union Township, Niles Township, part of Center 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.

Land order was not completed during this phase of cyclical. It will be completed during phase four of cyclical

### 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.

During data collection and sales review; grades, conditions and effective age changes were made based on one of the following: Reassessment field work, sales review by field inspection, county sales disclosures and local Multiple Listing Service. Please see attached cover letter for additional information.