

Narrative

General Information

County Name: Jasper County

Person Performing Ratio Study: Mike Ryan

Sales Window (e.g. 1/1/19 to 12/31/19): 1/1/2018 to 12/31/2019

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.

There is no time adjustment made for the 2018 sales, not enough paired sales or evidence to suggest a time adjustment is needed.

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.

The Commercial Improved sales have two groupings, Keener Area Grouping (Keener and Walker Townships) Rennselaer Area Grouping (Newton and Marion Townships). These townships were grouped together due to a similar market area and similar land rates.

The Residential Vacant sales have 3 groupings; South Res Vac Grouping (Milroy, Carpenter, Newton), Central Res Vac Grouping (Marion, Union, Barkley) and North Res Vac Grouping (Kankakee and Wheatfield). These townships were grouped together based on similar market areas, land rates and market trends.

The Residential Improved sales have one grouping, South West of Marion Grouping (Hanging Grove, Jordan, Milroy). These townships were grouped together based on similar market areas, land rates and market trends.

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	None	N/A
Commercial Vacant	ALL	County Wide Land Order
Industrial Improved	None	N/A
Industrial Vacant	ALL	County Wide Land Order
Residential Improved	None	N/A
Residential Vacant	ALL	County Wide Land Order

Cyclical Reassessment

Please explain in the space below which townships were reviewed as part of the current phase of the cyclical reassessment. **The Northeast corner of the county was the parcels reassessed for the phase 2 of the current cyclical reassessment. This consists of three townships, Kankakee, Wheatfield and Walker.**

Was the land order completed for the current cyclical reassessment phase? If not, please explain when the land order is planned to be completed. **Yes, the land order is currently being done for phase 2. The land rates are adjusted and reflective in the ratio study.**

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.