Narrative

General Information

County Name: LaGrange County

Person Performing Ratio Study: Jesse Butler

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Vendor Name (If Applicable): Nexus Group

Additional Contacts (For purposes of the ratio study): Pat Monroe

Sales Window (e.g. 1/1/18 to 12/31/18): 1/1/2017 to 1/1/2018

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 time adjustment were deemed necessary on 2017 sales, based on county wide data comparing current years sales to 2017 sales. Data was not sufficient to provide an adjustment.

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.
Several areas within LaGrange county were grouped into separate categories.

Commercial Improved-
Central Commercial Group:
Johnson, Clearspring, Lima and Bloomfield were all grouped in the Central Commercial Group. These areas all contain similar types of commercial properties located in the central part of LaGrange. These townships have similar tourist attractions and features.
West Commercial Group:
Eden and Newbury Townships make up the West commercial grouping. These townships are located in the central part of the county and contain similar commercial properties. The towns in these townships are all very similar.
East Commercial Group:
Milford is part of the East Commercial group. All these sales are within Milford township.

Residential Vacant
South Central Residential Vacant Group:
Johnson and Clearspring were grouped together as part of the south central group. These properties would have similar properties containing a good mix of lakes, rural, and small towns.
North Western Residential Vacant Group:

The North western group of Lima, Clay, and Newbury are all located in the north western part of the county and contain many similar characteristics of residential vacant land.
South Eastern Residential Vacant group:
Milford and Bloomfield make up the South Eastern grouping. This area contains similar property types. The towns in each township are similar property types, and both areas contain a lot of rural property types.

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		
Commercial Vacant		
Industrial Improved		
Industrial Vacant		
Residential Improved		
Residential Vacant		

Cyclical Reassessment

Please explain in the space below which townships were reviewed as part of the current phase of the cyclical reassessment.
The townships reviewed as part of the 2019 cyclical reassessment cycle included Johnson and Clearspring townships for all property class types. Commercial and industrial property classes were also completed in Bloomfield township, as part of the 2019 cyclical reassessment.

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 for LaGrange County was not completed in this reassessment phase. The land order is expected to be completed during the 2020 reassessment cycle.

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.