

Narrative

General Information

County Name: LaGrange County

Person Performing Ratio Study: Jesse Butler

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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.

No time adjustments were deemed necessary on 2018 sales, based on county wide data comparing current years sales to 2018 sales. There was not enough sufficient data 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 the market.

Grouping were used in LaGrange county for Commercial Improved, Industrial Improved and Residential Vacant parcels.

Commercial Improved:

North Commercial Group- Newbury, Van Buren, and Lima are part of the North Commercial group. These townships are all neighboring each other located on the north side of the county. The towns, tourist attractions, and rural areas are all very similar. They contain many of the same types of commercial properties.

Central Commercial Group- The central grouping consists of Clay and Bloomfield. Both Clay and Bloomfield sit in the center of the county. These are neighboring townships both containing a portion of the incorporated and unincorporated parcels of the county seat of LaGrange. They are very similar in types of commercial properties throughout both townships.

South Commercial Group- Clearspring and Eden townships make up the South Commercial Group. Clearspring and Eden are neighboring townships in the southern part of the county consisting of the same type of commercial parcels throughout. They share the town of Topeka and both have many similar rural commercial type parcels.

East Commercial Group- Johnson and Milford townships were grouped together in the East commercial group. These are neighboring townships on the east side of the county. Both townships in this group are similar in the fact they are very rural, and both contain a large portion of the counties lakes, resulting in many of the same type of commercial property types.

Residential Vacant:

South ResVac Group- Johnson and Eden were grouped together as part of the South group. These townships share similar characteristics when it comes to vacant land. They are in the south part of the county and contain a mix of lakes, rural and small towns.

North Central ResVac Group- This group contains Lima, Bloomfield, Clay and Newbury townships. These townships are all located in the middle of the county sharing many of the same vacant land types. The largest towns sit in these townships as well as many of the same types of rural property types.

East ResVac Group- Milford and Greenfield make up the east group. These townships have many of the same type of rural properties as well of a good mix of lakes making them similar in vacant land 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. The calculation for the change uses the AV from the prior year with the prior year property class and the AV from the current year with the current year property class.

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 2020 cyclical reassessment phase included all property classes in Milford, Clay and Greenfield townships.

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 has not yet been completed in the current cyclical phase. The land order will be completed before the end of the current cyclical reassessment phase.

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.