



Debra A. Dunning
Marshall County Assessor
COUNTY BUILDING, 112 W. JEFFERSON STREET RM. 307
PLYMOUTH, INDIANA 46563
(574)935-8525 GIS DATA www.co.marshall.in.us

March 5, 2018

Mr. Barry Wood
Department of Local Government Finance
Indiana Government Center North
100 N. Senate Avenue N 1058
Indianapolis, IN 46204

RE: Marshall County 2018 Pay 2019 Ratio Study Report

Mr. Wood,

Statistical studies were conducted on each neighborhood in Marshall County to determine if any adjustments were needed for this assessment year to both sold and unsold properties. Sales were used from 1-1-2017 thru 12-31-2017 in the annual adjustment process and their physical characteristics were reviewed to compare with their property record card. Marshall County has a consistent building permit system which allows us to physically inspect all new construction. We use IRMLS to update our physical characteristics on sold and unsold properties. We mail questionnaires on each sale to the buyer in an attempt to learn more about any special circumstances pertaining to that sale and in an attempt to update any remodeled properties to avoid over assessing an entire neighborhood. The physical characteristic information is analyzed for accuracy to determine if there are systematic errors in the calculations of the values in each neighborhood. Changes that have been found are believed to be unique to the parcel and not present or verifiable in most other parcels in the neighborhood. Pictometry photography is used to assist us in keeping our land use and buildings updated in our CAMA system. We are committed to using as many valid sales as possible.

Marshall County has reviewed and revised our neighborhoods by use and then by geographical location within the county as necessary. If some neighborhoods did not have enough sales to establish trending factors, then we combined neighborhoods where we could or we did not change the neighborhood. We also reviewed our previous year's appeals to determine if a change in the land base rate was necessary.

Per IC 6-1.1-5-16, we are working on combining contiguous parcels when a structure straddles over two or more parcels. Because of this added workload for the Auditor and Assessor offices, we are addressing this issue a year prior to their cyclical year and the county will be completed over a four (4) year period. For 2018 Payable 2019, the areas that have been combined are those parcels within the 1st cyclical year (2019 Payable 2020).

We have used as many multi-parcel sales as possible and have a tab called "Multi-Parcel Sales" for identification.

Marshall County has successfully completed our physical inspections and data entry of 25% of all property classes for year four (4) of the cyclical reassessment. We will begin working on year one (1) for the cyclical reassessment on May 1, 2018.

Residential Improved - Seven (7) townships stand on their own in the ratio study with sufficient sales within each township to reflect their individual market values. Green, Tippecanoe, and Walnut Townships have a combined study due to lack of sales within each township. These three (3) townships are contiguous rural townships which are all located along the southern border of Marshall County. Their primary use of land is agriculture, each has a limited amount of commercial and industrial structures and there are similarities in market values. By combining these areas increased the overall sampling of sales to reflect a more accurate ratio study.

As we have done in previous years, Marshall County has a group (tab) named "Jellystone" which is the Yogi Bear Campground in West Township. Jellystone has been stratified from West Residential since we feel that these values should not be equalized with other West Township sales. The market values of these camping lots do not influence other West Township neighborhoods and should stand on their own.

Residential Vacant - There were a limited number of Residential Vacant sales. There were no townships that had a sufficient number of vacant land sales to stand on their own. Therefore, a county wide study was conducted.

Commercial Improved - Two studies were compiled for this property class. One study only included sales from the Plymouth & Center taxing districts. The other is a compilation of sales from the remainder of the county combined.

Commercial Vacant - No study due to lack of sales.

Industrial Improved - No study due to lack of sales.

Industrial Vacant - No study due to lack of sales.

Hopefully this brief narrative will assist you in the review of the Marshall County 2018 Ratio Study. If you have any questions, please contact me at 574-935-8576, debbied@co.marshall.in.us or Peter Paul or 574-935-8567, petep@co.marshall.in.us.

Respectfully submitted,

Debra A. Dunning
Marshall County Assessor