

Narrative

General Information

County Name: Marshall

Person Performing Ratio Study: Marshall County (in-house)
Peter Paul
Debbie Dunning

Email Address: petep@co.marshall.in.us
debbied@co.marshall.in.us

Phone Number: Peter (574) 935-8567
Debbie (574) 935-8576

Sales Window: 1/1/2019 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 sales outside of 1-1-2019 and 12-31-2019 were used in the ratio study.

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.

Industrial Vacant: No study due to lack of sales.

Industrial Improved: There were not enough valid sales to compile individual township studies. Because there were a limited number of industrial improved sales, we prepared one county wide study to report the sales information, although no report is required. All of Marshall County could be considered a rural setting and access to major highways is relatively similar to all parts of the county.

Commercial Vacant: No study due to lack of sales.

Commercial Improved: Center Township was run individually since there was a sufficient number of valid sales. In the other townships there were not enough valid sales to compile individual township studies. Because there were a limited number of commercial improved sales, we prepared one county wide study to report the sales information, although no report is required. All of Marshall County could be considered a rural setting and access to major highways is relatively similar to all parts of the county.

Residential Vacant: German Township was run individually since there was a sufficient number of valid sales. . In the other townships there were not enough valid sales to compile individual township studies. Because there were a limited number of residential vacant sales, we prepared one county wide study to report the sales information, although no report is required. All of Marshall County could be considered a rural setting and access to major highways is relatively similar to all parts of the county.

Residential Improved: Eight (8) townships stand on their own in the ratio study with sufficient sales within each township to reflect their individual market values. Green and Tippecanoe Townships were reported in one combined study. These townships are both rural which are 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 they have similarities in market values. By combining these areas increased the overall sampling of sales to reflect a more accurate ratio study.

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 Vacant	<p><u>Center</u> -20% Decrease</p> <p><u>German</u> 16.7%</p> <p><u>Polk</u> -100%</p> <p><u>Union</u> -14.1%</p>	<p>This decrease is due to 7 Commercial Vacant parcels are now Commercial Improved; One parcel is now Res Improved; One parcel Replat.</p> <p>This increase is due to property class change from Residential Vacant to Commercial Vacant.</p> <p>This decrease is due to property class change from Commercial Vacant to 820 class code.</p> <p>This decrease is due to class changes from Commercial Vacant to class 670 exempt property.</p>

<p>Industrial Improved</p>	<p><u>Polk</u> 12.5%</p> <p><u>Tippecanoe</u> 93% Increase</p> <p><u>Walnut</u> -13.8%</p> <p><u>West</u> 100.6%</p>	<p>This increase is due to a change in use on parcel #50-41-10-000-022.000-011.</p> <p>This increase is due to class change from Agricultural to Industrial Improved because of new manufacturing building added in 2020, corrected an error from conversion, and corrected a parcel neighborhood.</p> <p>This decrease is due to a class code change on one parcel from 385 to 820.</p> <p>This increase is due to two new Industrial buildings, an Industrial addition, and the change of use from warehouse to manufacturing pricing.</p>
<p>Industrial Vacant</p>	<p><u>Center</u> -17.7% Decrease</p> <p><u>West</u> -34.7%</p>	<p>This decrease is due to 8 parcels were class code 300 Industrial Vacant and now are Industrial Improved.</p> <p>This decrease is due to one parcel was replatted, split and classified land for 2020. One parcel had new construction and now is Industrial Improved.</p>
<p>Residential Improved</p>	<p><u>Green</u> 12.2% Increase</p>	<p>This increase is due to a combination of class code changes of Residential to Agricultural, Agricultural to Residential, Res Vacant to Res Improved, and Res Improved to Res Vacant.</p>
<p>Residential Vacant</p>	<p><u>Bourbon</u> 35.7% Increase</p> <p><u>German</u> 12.2%</p>	<p>This increase is due to our Residential Excess Rate being recalculated for 2020, Homesite Land Base Rate being recalculated, removing 2 Developers Influences and Residential split from Agricultural parcel.</p> <p>This increase is due to our 2020 Res Vacant Splits, Agricultural land use changed to Residential Vacant, and calculated new</p>

	<u>Tippecanoe</u> 11.6%	Residential Vacant land base rate for Nei. 300502. This increase is due to parcel use changes of Res Vacant to Agricultural, Agricultural to Res Vacant, Res Vacant to Res Improved, and Residential structures removed from parcel.

Cyclical Reassessment

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

- Agricultural: Green, Argos-Green, North & Polk.
- Industrial: Green, Argos-Green, Polk, Tippecanoe & Plymouth.
- Commercial: Green, Argos-Green, Polk, Tippecanoe & Plymouth.
- Residential: Green, Argos-Green, Polk & Plymouth.
- Exempt: Green, Argos-Green, Polk & Plymouth.
- Utility: Green, Argos-Green, Polk & Plymouth.

Was the land order completed for the current cyclical reassessment phase? If not, please explain when the land order is planned to be completed.

No, the Marshall County will be performing the Land Order for 2021 Payable 2022.

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.

As in past years, we have a tab titled Jellystone which is a 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.

Statistical studies were conducted on each neighborhood to determine if any adjustments were needed for this assessment year to both sold and unsold properties. Sales were used from 1-1-

2019 thru 12-31-2019 in the adjustment process and their physical characteristics were reviewed to compare with their property record card. We mail questionnaires on each sale to the buyer in an attempt to learn more about any special circumstances pertaining to that sale. Adjusting for changes in the market cannot be done accurately if the record of the property does not accurately reflect the property as it was at the time of the sale. We are committed to using as many valid sales as possible.

When it is discovered that parcels within a neighborhood are not assessed accurately or consistently, we reassess that neighborhood by recalculating the land base rates based on recent valid sales and collect information to update the improvement data.

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 the added work to the Assessor and Auditor, we are addressing these parcels a year prior to their cyclical year and the county will be completed over a four (4) year period. For 2020, the areas that have been combined are those parcels within the 3rd cyclical year (2021 Payable 2022).

As in past years, Marshall County uses a gross rent multiplier model to value residential rental properties.

Since submitting our 2019 sales data to the State, some sales were further reviewed and validity codes have been changed. Other sales originally determined invalid have also been adjusted. These can be found in the attached reconciliation spreadsheet with explanations for the changes.

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 also mail questionnaires annually to the upcoming cyclical parcels to attempt to find any errors or updates to structures. The physical characteristic information is analyzed for accuracy to determine if there are systematic errors in the calculation of the values within each neighborhood. Pictometry photography is used to assist us in keeping our land use and buildings updated in our CAMA system. I have added below the chart that we use to calculate percent completion and effective year updates.

Parcel Number: _____
 Name: _____

Item	Percentage of Total*	Percentage Remodeled
Foundation/Forms	11%	0%
Foundation (Concrete)	11%	
Rough Framing	24%	0%
Framing Including Roof	17%	
Sheathing (Ply-Wood)	1%	
Shingles	5%	
Other	1%	
Windows & exterior door	5%	0%
Windows	4%	
Exterior Door	1%	
Plumbing/Electrical/HVAC	18%	0%
Plumbing	5%	
Electrical	6%	
HVAC	7%	
Exterior	6%	0%
Siding	6%	
Interior drywall and ceiling finish	8%	0%
Insulation	4%	
Drywall	4%	
Built-in cabinets, interior doors, trim, etc	13%	0%
Interior Trim/Doors	6%	
Cabinets/Countertops	6%	
Other	1%	
Plumbing Fixtures	3%	0%
Plumbing Fixtures	3%	
Floor covers and built-in appliances	6%	0%
Flooring	5%	
Appliances	1%	
Light fixtures, painting and decorating	6%	0%
Light Fixtures	2%	
Painting	3%	
Other	1%	
		0%

	Year	Percentage	Calculation
Current Effective Year		100%	0
Remodeled Year		0%	0
		100%	0