

Narrative

General Information

County Name: [Newton County](#)

Person Performing Ratio Study: [Jay Morris](#)

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Vendor Name (If Applicable): [Ad Valorem Solutions, LLC](#)

Additional Contacts (For purposes of the ratio study):

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

[Due to size of County, we used sales for 01/01/2016 – 12/31/2018 for all property classes and groupings.](#)

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. We did not have enough paired sales to establish a reliable time 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.

[The Residential Vacant land was grouped \(L1\). Newton County is mainly a rural county. Therefore the homesites throughout the county are similar rural tracts and should be grouped for trending and sales ratio purposes. There were a greater number of sales in Lake and Lincoln Townships, but in Lake there was only one neighborhood that had more than 4 sales. Although the median is low in that township the grouping passes the IAAO standards.](#)

[Newton County is primarily an agricultural county. Many of the townships share the same school district, homesite rates and neighborhoods. Due to the number of sales and the similarity of neighborhoods, Beaver, Colfax, Jackson, and McClellan Townships were grouped together for Residential Improved \(R1\). For the same reason Iroquois and Washington were also grouped for Residential Improved \(R2\). All of the remaining townships had enough sales and neighborhoods that they could be trended on their own.](#)

[Due to the limited amount of sales, all commercial and industrial land was trended together \(L2\). Even using three years worth of sales, there were only 2 valid commercial sales.](#)

The commercial and Industrial properties are mainly in the cities of Kentland and Morocco. For this reason the commercial and industrial parcels were trended together in the ratio study (C1).

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	Colfax Twp. >10% Lincoln Twp.>10%	56-08-36-800-002.008-003 – Changed from Ag to New Hotel. Reassessment as well as sever New Construction.
Commercial Vacant	Lincoln Twp. >10%	Several Ag and Res vacant changed to Commercial
Industrial Improved	Beaver >-10% Lincoln >10%	56-10-27-112-002.000-002 use change due to appeal. 56-05-14-222-007.000-013 new construction
Industrial Vacant	Lincoln Twp. >10%	56-05-16-200-003.000-013 changed from Ag to Ind.
Residential Improved	Colfax Twp. >10% Lincoln Twp. >10%	Several parcels were changed from Ag to Residential Reassessment, New Construction, and Some Ag to Res
Residential Vacant	Colfax Twp. >10%	5 parcels were re-classified from Ag to Residential

Cyclical Reassessment

Please explain in the space below which townships were reviewed as part of the current phase of the cyclical reassessment. [Lincoln and Colfax Townships were reviewed as the first quarter of the 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 was completed in 2018 and will be reviewed again at the end of the Cyclical Reassessment for 2022 assessment year.](#)

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.

With the number of sales in Newton County, during the trending process we would look at 3 to 4 years worth of sales to assist with some neighborhoods that did not have a lot of sales. However, our final product was displayed with the sale dates established above.