

Narrative

General Information

County Name: [Newton County](#)

Person Performing Ratio Study: [Jay Morris – Ad Valorem Solutions, LLC](#)
[Jaime Morris – Ad Valorem Solutions, LLC](#)

Sales Window (e.g. 1/1/19 to 12/31/19): [Due to size of County, we used sales for 01/01/2017 – 12/31/2019 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 PRD is high 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 Townships were also grouped for Residential Improved \(R2\). All 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 of sales, there were only 4 valid commercial sales. Not enough sales in any one neighborhood to change values. Included only as reference to lack of sales.](#)

[The commercial and Industrial properties are mainly in the cities of Kentland and Morocco. Only three neighborhoods had more than five sales, 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		
Commercial Vacant	McClellan Twp. (-30%)	Only 1 parcel and it was changed from Primary to Secondary.
Industrial Improved	Lake Twp. (20%)	Many changes made during reassessment – no trending.
Industrial Vacant	Beaver Twp. (- 12%)	Large Industrial Parcel 56-10-27-112-002.000-002 gained additional depreciation and went down \$323,000.
	Lake Twp. (302%)	Ag Parcel changed to Industrial Land
Residential Improved		
Residential Vacant	Iroquois Twp. (24%)	56-12-18-441-072.001-007 was created as a new Res Vac parcel, 56-12-17-333-007.000-007 went from Res Imp to Res Vac, and 56-14-29-700-017.000-006 went from Ag Vac to Res Vac.
	Jackson Twp. (11.59%)	Two new parcels from ag to residential.
	Lake Twp.	9 parcels taken from ag, and split to residential vac.

Cyclical Reassessment

Please explain in the space below which townships were reviewed as part of the current phase of the cyclical reassessment. [Lake, McClellan and Jackson Townships were reviewed as the second 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.