

Narrative

General Information

County Name: [Newton County](#)

Person Performing Ratio Study: [Jay Morris – Ad Valorem Solutions, LLC](#)
[Kristen Hoskins – Newton County Assessor](#)
[Jaime Morris – Ad Valorem Solutions, LLC](#)

Sales Window (e.g. 1/1/20 to 12/31/20): [Due to size of County, we used sales from 01/01/2018 through 12/31/2020 for all townships 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 townships 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 Lincoln 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 number of sales, all commercial and industrial land was trended together \(L2\). Even using three years of sales there were only 2 valid commercial sales. Not enough sales in any one neighborhood to change values. Included only as reference due to lack of sales.](#)

[The commercial and Industrial properties are mainly in the cities of Kentland and Morocco. Only two neighborhoods had more than five sales, for this reason the commercial and industrial parcels were trended together in the ratio study \(C1\).](#)

****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.

Property Type	Townships Impacted	Explanation
Commercial Improved	Grant Twp. 21%	Added new Dollar General Store.
	Washington Twp. 19%	Parcel changed from res to com and reassessment changes on two other parcels.
Commercial Vacant	Lincoln Twp. 21%	2 new parcels adding 152K to assessed values.
Industrial Improved	Iroquois Twp. 36%	Two parcels had buildings added.
	Washington Twp. 82%	Added Grain Elevator as well as other corrections during reassessment.
Industrial Vacant	Washington Twp. -44%	Changed land allocation on several parcels. One parcel improved.
Residential Improved	Beaver Twp. 18%	Except for a couple of Nbhd's most of Beaver trended up nearly 15%. Some vacant to improved.
	Iroquois Twp. 14%	Reassessment as well as Brook trended up 10%.
	Washington Twp. 25%	With reassessment Effective age and grade changes made.
Residential Vacant	Beaver Twp. 24%	Multiple parcels changed from Ag to Res or taken out of Developers discount.
	Colfax (-16%)	One parcel had house added, one ag moved to res.
	Iroquois Twp. 39%	Several parcels changed from Ag to Res with Reassessment.
	Jefferson Twp. 38%	8 new parcels created and some ag to res.
	Washington Twp. 173%	Several parcels changed from ag pricing to Res.

Cyclical Reassessment

Please explain in the space below which townships were reviewed as part of the current phase of the cyclical reassessment. We reviewed Beaver, Washington, and Iroquois Townships as part of the third phase 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 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.

[Newton County has a permit system in place that assists the Assessor with updating their parcel records. Along with that the county uses the % complete chart to standardize changing effective years on parcels that add additions as well as do extensive remodeling. During the sales validation process, the county also utilizes this same method of establishing effective age. During the site visit, if an internal visit is not possible, a call to the owner or seller provides additional information with the remodeling that may have occurred to the property. The Assessor also uses various websites to help establish the extent of internal remodeling not available from just outside appearance. On less extensive remodeling, change of condition may result.](#)

[Washington Twp. went up over 27%. A lot of changes were made to effective age and grades along with physical changes found during reassessment. As you can see from the individual updates listed in table above – reassessment had a greater impact on Washington Township.](#)