

Narrative

General Information

County Name: [Ohio County](#)

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

Sales Window (e.g. 1/1/20 to 12/31/20): [Due to the size of the county and in hopes of getting the best representation of sales to complete the trending process, as well as the sales ratio to be performed on all strata’s containing 25 or more parcels, we used sales from 1/01/2018 - 12/31/2020 for all classes or properties throughout the county except for Commercial and Industrial. For Commercial and Industrial parcels, we used sales from 01/01/2017 – 12/31/2020.](#)

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.
[We did not have enough paired sale 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 \(L1\). Ohio County is a small rural county. Except for Rising Sun there are no other towns. Therefore, the homesites throughout the county are similar rural tracts and should be grouped for trending and sales ratio purposes.](#)

[The Residential Improved parcels in Cass, Pike, and Union Townships have been grouped \(R1\). These three townships are all similar in topography, type of land, and type of homes. They share a common school district and moving from one township to the next you do not see any difference.](#)

[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		
Commercial Vacant		
Industrial Improved		
Industrial Vacant		
Residential Improved	Union Twp. > 10%	Union Twp. Raised trending factor 10% on dwellings according to sales – it could have went higher.
Residential Vacant	Cass Twp. > -10%	One parcel changed from Res Vac to Res Imp
	Pike Twp. > 10%	One Parcel changed from Ag Imp to Res Vac
	Union Twp. > 10%	Land changed on 58-02-34-300-001.003-005 as new house being built.

Cyclical Reassessment

Please explain in the space below which townships were reviewed as part of the current phase of the cyclical reassessment. [The townships of Cass and Pike were reviewed for phase 3 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 for assessment year 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.

[Ohio 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.

Parcel 58-06-07-100-004.003-003 does not have a value because it is a common area card for condos. The land is allocated to each condo leaving no value on this parcel.

We have included a spreadsheet with our files to explain discrepancies between ratio study values and workbook values. Please see spreadsheet.