

Narrative

General Information

County Name: Pulaski County

Person Performing Ratio Study: Michael Ryan

Contact Information: mryan@nexustax.com or 219-393-0339

Vendor Name (If Applicable): Nexus Group

Additional Contacts (For purposes of the ratio study): Lorena H. (Holly) Van Der Aa

Sales Window (e.g. 1/1/18 to 12/31/18): 1/1/2017 to 12/31/2018

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.

There was no time adjustment for the 2017 sales used in the study. There was not enough paired sales or enough data to determine a 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.

A South Central group was made due to the lack of sales in Beaver and Jefferson Townships. These two townships were combined with Indian Creek Township to create the grouping. The grouping was not only created due to the lack of sales, but also due to the similarities that exist. The three townships surround the main municipality in the county, the town of Winamac. The townships have similar land values, property types such as the amount of agricultural and rural residential properties. This grouping allows for the two townships to be trended accurately and not stay stagnate with an ever changing market.

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	N/A	
Commercial Vacant	All	County Land Order was completed in this year of the cyclical reassessment
Industrial Improved	N/A	
Industrial Vacant	All	County Land Order was completed in this year of the cyclical reassessment
Residential Improved	N/A	
Residential Vacant	All	County Land Order was completed in this year of the cyclical reassessment

Cyclical Reassessment

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

Indian Creek, Van Buren and White Post Townships along with the tax district 009 of Jefferson Township were reviewed as part of the current phase of the cyclical 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.

Yes the land order for this cycle was completed this year. The land order was signed by the PTABOA president and Assessor (Secretary of PTABOA) and sent to the DLGF.

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.