

# Narrative

## General Information

County Name: Pulaski County

Person Performing Ratio Study: Michael Ryan

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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): 1/1/2018 to 12/31/2019

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 2018 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.

Three groupings were made due to the lack of sales in the townships in these groups. The groupings are as follows; Central/West grouping (Jefferson and White Post Townships), South/West grouping (Beaver and Salem Townships) and North Central grouping (Franklin and Rich Grove Townships). The groupings were not only created due to the lack of sales, but also due to the similarities that exist. The townships in each group have similar land values, property types such as the amount of agricultural and rural residential properties. These groupings allow for the townships to be trended accurately and not stay stagnate it 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.

<b>Property Type</b>	<b>Townships Impacted</b>	<b>Explanation</b>
Commercial Improved	N/A	
Commercial Vacant	N/A	
Industrial Improved	Beaver, Harrison	New Construction, PCC change
Industrial Vacant	N/A	
Residential Improved	Beaver	2020 has more parcels in this group due to changes in reviewing PCC
Residential Vacant	N/A	

### **Cyclical Reassessment**

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

Beaver, Cass, Salem and Franklin Townships along with the tax district 008 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.

The land order for this cycle was completed for 19 pay 20. 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.