

Narrative

General Information

County Name: **RUSH**

Person Performing Ratio Study: **Bradley Berkemeier**

Contact Information: **765-561-3584; brad@nexustax.com**

Vendor Name (If Applicable): **Nexus Group**

Additional Contacts (For purposes of the ratio study): **None**

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

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. **N/A**

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.

Rushville Township and Ripley Township were each grouped separately. Both are the most urban townships in Rush County. Rushville Township includes the county seat (Rushville), while Ripley Township includes the incorporated town of Carthage and enjoys particular proximity to Greenfield in neighboring Hancock County that makes it unique in market from other Rush County townships. The remaining rural townships were grouped together, resulting in a North and a South grouping. The North grouping includes Center, Washington, Union, Jackson, and Posey Townships, while the South grouping is comprised of Walker, Orange, Anderson, Richland, and Noble Townships. The North grouping was arranged based upon proximity to more populated areas of Hancock and Henry counties as well as the I-70 corridor. The South grouping was based on the rural nature of these townships and improvement similarities in the area.

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	NONE	
Commercial Vacant	NONE	
Industrial Improved	NONE	

Industrial Vacant	RUSHVILLE	Taxpayer-requested review of multi-parcel property resulted in various updates to multiple parcels. While this was an isolated case of property-specific data that needed updated, one vacant industrial parcel (out of the 9 total vacant industrial parcels township-wide) saw a significant AV reduction on correction, which resulted in a net AV decrease of 15% for industrial vacant parcels township-wide.
Residential Improved	NONE	
Residential Vacant	NONE	

Cyclical Reassessment

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

- Washington Township**
- Center Township**
- Ripley Township (including Town of Carthage)**
- Rushville Township (portions of City of Rushville only)**

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, land order was completed for the current cyclical reassessment phase.

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.

Rush County implemented the depreciation change to base year 2019, and no location cost multiplier change was indicated from the Department of Local Government Finance. Further, a preliminary ratio study was then conducted for improved residential properties at the township level. This study dictated which property classes required further analysis, stratification, reassessment, or calculation of a new neighborhood factor. In past studies, Rush County has used two years’ worth of sales data. For this year’s final submitted study, Rush County chose to include only one year’s worth of sales data (2018 only). Preliminary studies were conducted both ways (one using 2017 and 2018 sales, and one using only 2018 sales), and the statistical results were nearly identical. Therefore, Rush County deemed that including only the most current calendar year sales would provide a more relevant basis for the 2019 trending and ratio study.