

# Narrative

## General Information

County Name: St. Joseph County

Person Performing Ratio Study: Arcelia Dorado

Contact Information: Rosemary Mandrici

Vendor Name (If Applicable): NONE

Additional Contacts (For purposes of the ratio study): Patti St. Clair, Arcelia Dorado

Sales Window (e.g. 1/1/18 to 12/31/18): January 1, 2018 to December 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. 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.

Ind Vac (PCC 300)- Combined due to same market use

Ind Imp (PCC 301-399)- Combined due to same market use

Comm Vac- (PCC 400) Combined due to same market use

Comm Imp- (PCC 401-499) Combined due to same market use

Res Vac- (PCC 500-509) Combined due to same market use

\*\*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.

<b>Property Type</b>	<b>Townships Impacted</b>	<b>Explanation</b>
Commercial Improved	Olive Township Portage Township Union Township	New construction & New Plat Cyclical Reassessment & New Construction New construction
Commercial Vacant	Liberty Township Lincoln Township	Change in use & Land pricing correction Neighborhood change
Industrial Improved	Clay Township	Neighborhood change
Industrial Vacant	Liberty Township Lincoln Township	Neighborhood change Change in use & Land pricing correction
Residential Improved	Centre Township German Township Greene Township Liberty Township Lincoln Township Portage Township Union Township	New Construction Cyclical Reassessment, Cyclical Reassessment, Appeals & trending factors New Construction & trending factors New Construction & trending factors New Plat, New Construction & Cyclical Reassessment Trending Factor, New Construction,
Residential Vacant	German Township Harris Township	Change in use New Plat

**Cyclical Reassessment**

Please explain in the space below which townships were reviewed as part of the current phase of the cyclical reassessment. Portage Township, Penn Township, German Township and Clay Township

Was the land order completed for the current cyclical reassessment phase? If not, please explain when the land order is planned to be completed. No. We are working on it. Completion planned for next 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.