

Narrative

General Information

County Name: Shelby

Person Performing Ratio Study: Lana Boswell

Email Address: лана@nexustax.com

Phone Number: 317.753.0011

Sales Window (e.g. 1/1/19 to 12/31/19): 1/1/19 to 12/31/19

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.

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 the market.

Improved residential sales in the rural townships were reviewed based on school district delineations. The similarities in the economic influences within each school district was the basis for this decision.

Hanover, Union and Van Buren Townships were combined
Jackson Hendricks and Washington Townships were combined
Moral and Sugar Creek Townships were combined

Improved Commercial parcels across the county were combined with all but one sale coming from the most urban portions of Shelby County.

Due to the limited number of sales (if any existed for all industrial, vacant commercial and vacant residential parcels, no ratio study statistics were calculated for these classes, however, any available sales were shown in the ratio study to show that all due diligence was asserted in order to review these classes.

****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. The calculation for the change uses the AV from the prior year with the prior year property class and the AV from the current year with the current year property class.

Property Type	Townships Impacted	Explanation
Commercial Improved		
Commercial Vacant		
Industrial Improved		
Industrial Vacant		
Residential Improved		
Residential Vacant		

Cyclical Reassessment

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

Hendricks, Marion, Shelby and Sugar Creek Townships were reviewed in this 2019 year of cyclical reassessment along with parcels within Addison Township. A list of those specific parcels can be found in the Shelby County Workbook file.

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 Shelby County was completed during the first year of this cyclical reassessment project.

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.