

## Narrative

### General Information

County Name: Tippecanoe

Person Performing Ratio Study: Chris Coakes

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Sales Window (e.g. 1/1/20 to 12/31/20): 1/1/2020 – 12/31/2020

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.

#### **Residential Improved:**

Sales in townships Randolph and Jackson were combined into “JR” due to their rural location in the Southwest corner of Tippecanoe County and their overall market similarity. This group was included in the 2020 study.

#### **Residential Vacant:**

Sales in townships Perry and Washington were combined into “PerWash” due to their positioning on the Eastern side of Tippecanoe County sample size, and overall market similarity. These TWP's comprise Lafayette's Eastern Suburbs and C&I sprawl on their Western boundaries and become more rural moving East, sharing borders with Clinton/Carroll Counties. New construction and growth is expected to continue in these TWP's as Lafayette grows East; Western and Northern growth are limited by geographic boundaries. This group was included in the 2020 study.

Sales in townships Shelby and Wayne were combined into “ShelWay” due to their positioning on the Western & Northwestern side of Tippecanoe County, sample size, and overall market similarity. In the past, Shelby has been paired with Wabash township. Due to adequate activity in the larger Wabash township, Shelby was grouped with Wayne to allow for more direct and accurate analysis of each individual township.

Sales in townships Fairfield, Wea, Sheffield, and Lauramie were grouped into “FairWeaShefLaur” due to sample size in each individual township, and overall market similarity. Sales activity in each individual township did not allow for an individual township ratio analysis; rather than remove the sales that appeared to be reflective of normal market activity, this grouping was formed. However, we feel that this grouping is an accurate representation of the continued development of Lafayette; the Southern part of Lafayette proper rests in the heart of Fairfield, spreads South throughout Wea, and also sprawls further South and

East into Sheffield and Lauramie townships. Planned developments in these townships have similar access to school districts, shopping, and other amenities that would make them generally comparable.

**Commercial Improved:**

Fairfield and Wabash townships saw enough commercial sales activity for individual township ratio analysis. Due to sale sample size in townships outside Fairfield and Wabash, all commercial improved sales outside those townships were grouped for analysis, rather than removal for lack of activity.

**\*\*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.

<b>Property Type</b>	<b>Townships Impacted</b>	<b>Explanation</b>
Commercial Improved	N/A	N/A
Commercial Vacant	N/A	N/A
Industrial Improved	N/A	N/A
Industrial Vacant	N/A	N/A
Residential Improved	N/A	N/A
Residential Vacant	N/A	N/A

### **Cyclical Reassessment**

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

Jackson, Lauramie, Randolph, Fairfield, Wayne, Tippecanoe

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, it was completed. Please let us know if any further information is needed about this.

### **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.