

Narrative

General Information

County Name: [Warren County](#)

Person Performing Ratio Study: [Jay Morris](#)

Contact Information: jay@avs-in.com – 765-457-6787

Vendor Name (If Applicable): [Ad Valorem Solutions, LLC](#)

Additional Contacts (For purposes of the ratio study):

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

[Due to size of County, we used sales from 01/01/2016 – 12/31/2018 for all property classes and groupings.](#)

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.

[No. We did not have enough paired sales to establish a reliable 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.

[The Residential Vacant land was grouped \(L1\). Warren County is mainly a rural-agricultural county. Therefore the homesites throughout the county are of similar rural tracts and should be grouped for trending and sales ratio purposes. The land values were updated in for 2018 with the new land order. Two neighborhoods were trended this year.](#)

[Due to the limited amount of sales, all commercial and industrial land was trended together \(L2\). There were only two commercial and industrial valid sales. The ratio for these two sales is not within the IAAO standards, but with only 2 sales and in two different townships the sales are just included because they are valid.](#)

[With this being a small rural community and due to the number of sales in individual neighborhoods, the commercial and industrial parcels were grouped together in the ratio study \(C1\). There was a new commercial neighborhood established due to increase in sales along State Rd 28 over the last few years. We do understand that the PRD is just low at .9778. However, with wanting to use as many sales as we could, and no more than 5 sales in a township – it could not be helped.](#)

Due to the limited amount of sales, the residential improved sales were grouped together in two groupings. Only Washington Townships could stand alone. The groupings were based on similar township homesite rates, topography and school districts. There were two residential improved groupings used for the sales ratio study. Adams, Liberty, Median, Pine, Prairie, and Warren Townships were grouped (R1). Jordan, Kent, Mound, Pike and Stueben Townships were grouped (R2).

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	Pine Twp. >10%	Obs. Was removed from campground – now used.
Commercial Vacant	Liberty Twp. >-10% Mound Twp. >10% Prairie Twp. >-10% Washington Twp. >10%	Parcel went from vacant to improved Land split from ag to commercial A parcel went from commercial to ag Two residential changed to commercial and new split
Industrial Improved	Adams Twp. >10%	New building added
Industrial Vacant		
Residential Improved	Mound Twp. >10% Steuben Twp. >10%	New outbuildings as well as three new houses. Trending was also raised. Three new houses - and Trending was raised
Residential Vacant	Pine Twp. >-10% Prairie Twp. >-10% Washington Twp. >-10%	6 parcels were changed from residential to agricultural Multiple parcels from residential to agricultural 2 parcels changed from residential to commercial

Cyclical Reassessment

Please explain in the space below which townships were reviewed as part of the current phase of the cyclical reassessment. Adams, Pine, Prairie and Medina townships were reviewed as the first quarter of the 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 was put in place for 2018. We will complete the next land order during the fourth phase of the reassessment.

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.

With the number of sales in Warren County, during the trending process we would look at 3 to 4 years worth of sales to assist with some neighborhoods that did not have a lot of sales. However, our final study was completed with the sale dates established above.