

Narrative

General Information

County Name: Tippecanoe

Person Performing Ratio Study: Chris Coakes

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Sales Window (e.g. 1/1/19 to 12/31/19): 1/1/2019 – 12/31/2019

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.

Residential Improved:

Sales in townships Randolph and Jackson were combined due to their rural location in the Southwest corner of Tippecanoe county and their overall market similarity.

Residential Vacant:

Sales in townships Perry and Washington were combined into 'PerWash' due to their positioning on the Eastern side of Tippecanoe County. 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 continue in these TWP's as Lafayette grows East; Western & Northern growth are limited by geographic boundaries. This group was included in 2019 study. Lauramie is the South East TWP not included in this grouping. Wea currently absorbs Lafayette's Southern expansions and development. Lauramie does not have Lafayette's residential and commercial suburbs on the western bank and we feel that it is more similar comprised to the other southern, rural TWP's.

Sales in townships Shelby and Wabash were combined into 'ShelWab' due to their positioning on the Northwestern side of Tippecanoe County and overall similarity between the unincorporated West Lafayette suburbs in the western side of Wabash TWP and the eastern side of Shelby TWP. The city of W. Lafayette is expanding West & North West into unincorporated W. Lafayette, the western area of Wabash TWP and Shelby.

****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	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.

Fairfield, Tippecanoe, Jackson

Was the land order completed for the current cyclical reassessment phase? If not, please explain when the land order is planned to be completed.

There have been several PTABOA meetings on the land order and substantial progress has been made however, it will not be finalized until late March/early April of 2020. The current workbook reflects any changes made by the PTABOA with respect to vacant land as of the date of this submission.

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.