

# STATE OF INDIANA

DEPARTMENT OF LOCAL GOVERNMENT FINANCE



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## Ratio Study Narrative 2024

General Information	
<b>County Name</b>	Bartholomew

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
Ginny Whipple	812-35655743	Ginny.whipple@bartholomew.in.gov	

Sales Window	1/1/2023 to 12/31/2023
<p><b>If more than one year of sales were used, was a time adjustment applied?</b></p> <p>I used 2022 and 2023 sales for Commercial and Industrial Vacant parcels</p>	<p><b>If no, please explain why not.</b></p> <p>There is not enough data to show that vacant ground has changed in value. In talking to several local realtors, there has not been a significant change.</p>
	<p><b>If yes, please explain the method used to calculate the adjustment.</b></p>

## Groupings

Please provide a list of townships and/or major class groupings (if any). Additionally, please provide information detailing how the townships and/or major classes are similar in market.

**\*\*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\*\***

### Residential Improved Groupings

Clay and Clifty Township (ClayClift) Same school system and socio-economic factors driving sales

Ohio and Jackson Township (OhioJack) Same school system and socio-economic factors driving sales

### Residential Vacant

Harrison and Columbus Townships stand alone in the study. All other townships are grouped. These are the rural townships around Columbus City and have the same social/economic factors effecting sales.

### Commercial and Industrial

Commercial and Industrial Improved and Commercial and Industrial Vacant were grouped by County. The social/economic factors (proximity to shopping, work and entertainment) that affect Columbus have the same impact on the remainder of the County. Columbus and German Townships each have an exit on I 65. The School Districts are not factors in commercial and industrial sales.

## Cyclical Reassessment

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

Wayne, Sandcreek and Rockcreek Townships and part of Columbus were part of the Cyclical Reassessment this year.

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<b>Land Order</b>
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<b>Was the land order completed for the current cyclical reassessment phase? If not, please explain when the land order is planned to be completed.</b>
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The land order will be updated in 2026 pay 2027.
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<b>Comments</b>
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<b>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.</b>
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<p>Commercial and Industrial Vacant land was grouped together. The COD for this grouping is very low. This is mainly due to land values being derived from the sales. Also, there are only 4 sales, which 3 are 2022 sale prices with 2024 Assessed values and do not really give a clear picture.</p> <p>We have used three methods to determine effective age.</p> <ol style="list-style-type: none"><li>1. When a structure has had square footage added we use a weighted average of the square footage against the construction years.</li><li>2. We also use a percentage of the components rehabbed to establish the effective age. These percentages are taken from the Guideline.</li><li>3. In certain neighborhoods, we have determined an effective age from sales of rehabbed homes in the neighborhood. We determine the effective age necessary to get the home to market value. We group the sales by the extent of the rehabbing that has been done to the home, then use the median of the group on all homes in that neighborhood that fit the criteria of the sales. we generally establish a low, medium and higher effective age to account for all possibilities.</li></ol>
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There are 25 duplicate parcel numbers in the Formatted tab. These are sales that sold vacant and then sold again as improved. They are separated into study groups RESVAC and RESIMP.

The only duplicate SDFID numbers for those with multiple parcel sales.