

# STATE OF INDIANA

DEPARTMENT OF LOCAL GOVERNMENT FINANCE



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## Ratio Study Narrative 2024

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

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
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Sales Window	11/1/2021 to 10/31/2023
<p><b>If more than one year of sales were used, was a time adjustment applied?</b></p> <p>Due to the size of the county and in hopes of getting the best representation of sales to complete the trending as well as the sales ratio to be performed on all strata's containing 25 or more parcels: We used sales from 11/01/2021 – 10/31/2023.</p>	<p><b>If no, please explain why not.</b></p> <p>We did not have enough paired sales to establish a reliable time adjustment.</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\*\***

The Residential Vacant land was grouped (L1). Cass 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. Although some townships did not meet the standards on their own, there are not enough sales in individual neighborhoods to make any further trending adjustments.

Grouping (R1) contain Townships Boone, Clinton, Harrison, and Jefferson. These townships are mainly rural townships that are on the west side of the county and share the same school district.

Grouping (R2) contain Townships Jackson and Deer Creek. These townships are mainly rural townships that are in the south part of the county and share the same school district.

Grouping (R3) contain Townships Adams and Miami. These townships are rural townships on the East side of the county and share the same school districts and geographics.

Due to the limited number of sales, all commercial and industrial land was trended together (L2). There were only six commercial and industrial valid sales. No townships had enough sales on their own. These sales were only included because they were valid. No additional trending was performed with these sales. The change of land values was done so with the updating of the land order for the townships reassessed in phase 2.

With this being a small rural community and due to the number of sales in individual neighborhoods, and some neighborhoods as well as markets cross townships and district lines, the commercial and industrial parcels were grouped together in the ratio study (C1).

## Cyclical Reassessment

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

For phase 2 of the reassessment the following townships were reviewed. Deer Creek, Jackson, Tipton, and Washington.

## Land Order

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

We are updating the land order during each phase of the reassessment. Therefore, the land order for the townships listed above was updated with this 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.**

Cass County has a permit system in place that assists the Assessor with updating their parcel records. Along with that the county uses the % complete chart to standardize changing effective years on parcels that add additions as well as do extensive remodeling. During the sales validation process, the county also utilizes this same method of establishing an effective age. During the site visit, if an internal visit is denied, a call to the owner or seller provides additional information about the remodeling that may have occurred to the property. The Assessor also uses various websites to help establish the extent of internal remodeling not available from just outside appearance. On less extensive remodeling, change of condition may result.

We had several multiparcel sales that had different sale ID's. We included them in the Formatted tab but highlighted them in yellow.

We have also included a spreadsheet explaining differences between the Ratio Study and the Workbook.