

Ratio Study Narrative 2024

General Information	
County Name	Dearborn

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
Aaron Shelhamer	812 454 7324	Aaron.shelhamer@tylertech.com	Tyler

Sales Window	1/1/2022 to 12/31/2023
If more than one year of sales were used, was a time adjustment applied?	If no, please explain why not.
	Time adjustments were not applied as the 2022 sales still represented the current market and a lack of paired sales to determine time adjustments.
	If yes, please explain the method used to calculate the adjustment.

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:

Caesar Creek and Clay townships were grouped together. These townships are all rural/residential areas that adjoin each other and have similar location appeal. These areas have similar desirability and economic factors. Only slight differences in sales prices are occurring within these areas.

Hogan and Washington townships were grouped together. These townships are all rural/residential areas that adjoin each other and have similar location appeal. These areas have similar desirability and economic factors. Only slight differences in sales prices are occurring within these areas.

Hogan and Washington townships were grouped together.

Sparta and York townships were grouped together. These townships are all rural/residential areas that adjoin each other and have similar location appeal. These areas have similar desirability and economic factors. Only slight differences in sales prices are occurring within these areas.

Commercial and Industrial Improved and Vacant:

We grouped Commercial and Industrial properties together. The construction types and sizes for the Commercial and Industrial properties are very similar, so these two categories were grouped together when we were developing trending factors.

There are very few Commercial and Industrial vacant land sales due to the fact that most of the land for sale in Dearborn County is in row crop. With an insufficient number of valid land sales, there was a lack of market information to have a separate commercial and/or industrial vacant study of its own. For this reason, we did group the Commercial/Industrial Improved and vacant sales into one study group.

Residential Vacant:

The residential vacant sales that are occurring are mostly in residential/agricultural areas and have similar sales activity. These areas have similar desirability and economic factors. Only slight differences in sales prices are occurring within these areas.

Cyclical Reassessment

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

Sections of Center, Jackson, Kelso, Lawrenceburg, Manchester, Miller, Sparta, York Townships

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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?

The land order is created for each cyclical reassessment phase.

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.
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Overall, we noticed an increase in value within Dearborn County. Overall, the market still had strong sales through the first half of the year. We did note that the number of sales decreased in the last half of the year with sale prices remaining elevated. This coincides with an increased amount of new construction this year.

We use an effective age calculator to determine effective ages if changes are needed.

Almost all neighborhoods that had a representative number of sales fell within acceptable range and if they did not, we applied a factor to get them to meet IAAO standards. Any areas that didn’t have a fair representation of sales were combined with an adjoining area of similar economic factors. Please contact me if you have any questions.
