

# STATE OF INDIANA

DEPARTMENT OF LOCAL GOVERNMENT FINANCE



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## Ratio Study Narrative 2024

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

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
JOSH PETTIT	219-508-2637	<a href="mailto:JOSH@NEXUSTAX.COM">JOSH@NEXUSTAX.COM</a>	NEXUS GROUP

Sales Window	1/1/2023	to	12/31/2023
<b>If more than one year of sales were used, was a time adjustment applied?</b>	If no, please explain why not.		
	ONE YEAR OF SALES WAS ENOUGH TO DETERMINE THE VAST MAJORITY OF TRENDING FACTORS IN GRANT COUNTY. ADDING 2022 SALES WOULD NOT HAVE RESULTED IN SIGNIFICANT CHANGES		
	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\*\***

The only grouping is found in the ResImp Study – MonVanJeff. This consists of the three townships to the far East of Grant County. They are similar for trending purposes in that they all are bisected by Interstate 69, which can affect values some, but more importantly they are all in Eastbrook School District. They have little in the way of commercial activity and no areas within the larger metro areas of Grant.

## Cyclical Reassessment

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

Per the Cyclical Reassessment Plan, various townships were reassessed for the Agriculture and Residential property groups. For Commercial, Industrial and Exempt nearly all of reassessment was confined to Mill Township/Gas City, Liberty, Green and Fairmount Twps.

## 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.**

Yes, the land order is completed in the first year of each new Cyclical Reassessment and submitted to the PTABOA at the next available meeting. Any adjustments due to trending are submitted annual in the following years.

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Comments
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<p>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.</p>
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