

STATE OF INDIANA

DEPARTMENT OF LOCAL GOVERNMENT FINANCE



INDIANA GOVERNMENT CENTER NORTH
 100 NORTH SENATE AVENUE N1058(B)
 INDIANAPOLIS, IN 46204
 PHONE (317) 232-3777
 FAX (317) 974-1629

Ratio Study Narrative 2024

General Information	
County Name	HARRISON

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
Ken Surface	317-753-5555	ken@nexusLTD.co	Nexus LTD

Sales Window	1/1/2022 to 12/31/2023
<p>If more than one year of sales were used, was a time adjustment applied?</p> <p>Sales window of 1/1/2022 thru 12/31/2023 was used.</p> <p>For studies within the Improved Commercial and selected Improved Residential townships the sales window was expanded to include sales from 1/1/2022 thru 12/31/2023. This occurred in the following townships:</p> <p>Imp Com = Harrison</p> <p>Imp Res = Blue River, Boone, Heth, Spencer, Washington, Webster.</p> <p>The study used all of the same 2022 sales from the 2023 ratio study within these townships/classes unless some significant change took place eliminating the use of the sale</p>	<p>If no, please explain why not.</p> <p>Improved Commercial – sales were not adjusted due to non-comparable properties being sold within the classification</p> <p>Improved Residential – sales were not adjusted due to the minimal number used. With zero paired sales and overall lack of comparable sales, a time adjustment with any accuracy could not be calculated</p> <p>If yes, please explain the method used to calculate the adjustment.</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****

Vacant Residential Groupings:
 Due to the lack of sales, multiple townships were combined into two groups. These groups were based upon the school corporation they are assigned to, which in Harrison there are three (3). Franklin Twp was the only stand-alone analysis as it is a stand-alone school corp.
 RVCountyA = Harrison, Posey, Heth
 RVCountyB = Blue River, Jackson, Morgan, Spencer

The townships of Boone, Taylor, Washington & Webster had lack of sales to complete a study. This same scenario occurred for the three of these townships in the 2023 ratio study.

Improved Residential Groupings:
 Due to the lack of sales, there was one grouping.
 RIHethWash: Consists of Heth and Washington Township. These two townships share the same school corporation and have been combined on the last few ratio studies as they always lack sales.

Statistical studies were not completed in the classes of Industrial Vacant, Industrial Improved and Commercial Vacant as there were not enough sales despite looking outside of the timeframe. This was the same occurrence for the 2022 and 2023 ratio study.

Only the township of Harrison had enough sales to conduct a study for the Commercial Improved class.

Cyclical Reassessment

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

The complete townships of Blue River, Franklin, and Washington were completed. Taxing District 008, which resides in Harrison Township was also completed. See the Harrison workbook file for a complete identification of all parcels reassessed.

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.

Annual adjustments to the land order were completed and will be implemented for the 2024 assessment date and will be presented to the PTABOA.

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.

When determined appropriate, the standard operating procedure (SOP) for making effective age changes is based upon the following:

- Additions – compute an effective age based upon utilizing the original year constructed, the original square footage, the additional square footage added and any additional renovations taking place in the year of construction establishing a weighted average of all the components of value.
- Remodels/Renovations – compute an effective age based utilizing the original year constructed, the percentage of the entire house that was renovated, utilizing the DLGF percentage of completion chart to assist in establishing a weighted average of all the components of value).

IAAO Ratio Study standards indicate that “outlier ratios” can result from any of the following:

1. An erroneous sale price
2. A nonmarket sale
3. Unusual market variability
4. A mismatch between the property sold and the property appraised
5. An error in the appraisal of an individual parcel
6. An error in the appraisal of a subgroup of parcels
7. Any of a variety of transcription or data handling errors in preparing any ratio study

Outliers should be:

1. Identified
2. Scrutinized to validate the information and correct errors
3. Trimmed if necessary, to improve sample representativeness

As a result, there were individual parcels that met these guidelines and were trimmed. Reference the file titled Harrison Reconciliation File for those sales that were trimmed