

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
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Ratio Study Narrative 2024

General Information	
County Name	HENRY

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
LARRY PERRY	765-748-4031	larry@nexustax.com	Nexus Group

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.		
	No time adjustment was made. Not enough data to determine time adjustment.		
	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****

Dudley/Franklin - both are bordered by the county line on the south, I 70 on the North. Both townships attend the same school corporation.

Blue River/Stoney Creek – both are predominately rural townships, with small town corps, both attend the same school corporation.

Cyclical Reassessment

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

The townships that were reviewed this year were as follows: Jefferson, Liberty, and part of New castle City in Henry, and the rural area of Henry township.

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 was submitted in the first year of this cyclical reassessment. It will be updated annually at the 1st PTABOA of the year.

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Comments

<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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