

STATE OF INDIANA

DEPARTMENT OF LOCAL GOVERNMENT FINANCE



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Ratio Study Narrative 2024

General Information	
County Name	Ohio County

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
Deedee Brown	812-438-3264	assessor@ohiocounty.in.gov	County Assessor
Jay Morris	765-457-6787	jay@avs-in.com	Ad Valorem Solutions, LLC
Jaime Morris	765-457-6787	jaime@avs-in.com	Ad Valorem Solutions, LLC

Sales Window	11/1/2019	to	10/31/2023
If more than one year of sales were used, was a time adjustment applied?	If no, please explain why not.		
We used 11/01/2019 to 10/31/2023 for C/I properties, Group C1. We used 11/01/2020 to 10/31/2023 for all other property groups.	We did not have enough paired sales to establish a reliable 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****

The Residential Vacant Land was grouped (L1). Ohio County is a small rural county. Except for Rising Sun there are no other towns or cities. Therefore, the homesites throughout the county are similar rural tracts with similar school districts and topography and should be grouped and trended alike.

The Residential Improved Parcels in Cass, Pike and Union Townships have been grouped (R1). These three townships are all similar in topography, type of land, and type of homes. They share a common school district and moving from one township to the next you do not see any differences.

The Commercial properties were grouped (C1). Technically Pike Township does not contain enough commercial parcels to require a ratio study. However, because we wish to use all valid sales, we have included this sale in the grouping. Again, they share common school districts and building types.

Cyclical Reassessment

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

The rest of Rising Sun and parts of Randolph Township was reviewed during the 2023 – phase 2 – of the reassessment.

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 will be updated as part of the 4th 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.

Although the market is slowing the sale values are not dropping. In reviewing sales, most neighborhoods increased as much as 15% with some neighborhoods increasing as much as 20%.

Ohio 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 not possible, 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.

I highlighted in yellow parcels that were part of a multi-parcel sale but had unique SDFID numbers.

Included a spreadsheet for discrepancies between ratio study and workbook.

Parcel 58-06-16-100-009.000-003 is a parcel for the land, but all improvements and land is allocated to individual owners located on lease land cards therefore 0 value.

Parcel 58-06-02-001-160.000-004 is a parcel for the land – but all land value allocated to condo units – therefore 0 value.

Parcel 58-06-02-018-031.000-004 is a parcel for the land – but all land value allocated to condo units – therefore 0 value.

Parcel 58-06-02-001-104.000-004 is a parcel for the land – but all land value allocated to condo units – therefore 0 value.