

STATE OF INDIANA

DEPARTMENT OF LOCAL GOVERNMENT FINANCE



INDIANA GOVERNMENT CENTER NORTH
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Ratio Study Narrative 2024

General Information

County Name	Putnam County
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Person Performing Ratio Study

Name	Phone Number	Email	Vendor Name (if applicable)
Lana Boswell	317-753-0011	lane@nexustax.com	Nexus Group Inc.

Sales Window

1/1/2023 to 12/31/2023

If more than one year of sales were used, was a time adjustment applied?

If no, please explain why not.

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****

Improved Residential parcels in Russell, Franklin, Jackson, Clinton, Monroe, Floyd and Madison Townships were combined together (North grouping) because of their rural profile. Washington, Warren, Jefferson, Cloverdale and Marion Townships were combined together (South grouping) because of they are along the I-74 corridor.

All vacant residential sales except one are from the same neighborhood in Floyd Township. One sale from Greencastle Township was grouped with this section because it is a similar type of lot in a similar neighborhood.

Cyclical Reassessment

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

Please see the workbook file for a precise list of parcels that were reviewed in the various phases. Generally, Cloverdale, Warre and Washington township parcels were viewed in 2023.

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 completed in 2025.

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.