

Ratio Study Narrative 2024

General Information	
County Name	Ripley

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
Shane Thornsberry	812-599-0015	sthornsberry@vgsi.com	Vision

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. Due to the lack of adequate paired sales or re-sales data, a reliable indication of overall market movement in Ripley County, solely as a function of time, cannot be reasonably supported. Therefore, no time adjustment has been developed or applied for any property class in this study
	If yes, please explain the method used to calculate the adjustment.

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Groupings

Please provide a list of township 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****

For ResImp Adams, Johnson, and Laughery townships stand alone as unique data sets. Brown, Shelby, Otter Creek, Delaware and Washington townships are grouped together (group A) as well as Center Jackson and Franklin (group B) each grouping is similar in their distribution of property class groups being primarily Agricultural and residential. They have similar socioeconomic demographics that drive the market in these townships. For the following class groups there is no significant differences in market sales throughout the county therefore countywide grouping is required for each class group. ResVac, ComImp, ComVac, IndImp, IndVac.

AV Increases/Decreases

If applicable, please list any townships within the major property classes that either increased or decreased by more than 10% in total AV from the previous year. Additionally, please provide a reason why this occurred.

Property Type	Townships Impacted	Explanation
Commercial Improved		
Commercial Vacant		
Industrial Improved	Adams	New Construction
Industrial Vacant		
Residential Improved		
Residential Vacant		

Cyclical Reassessment

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

Adams, Brown, Center, Delaware, Franklin, Jackson Johnson, Laughery, Otter Creek, Shelby, Washington

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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 once the Ratio Study is approved for this phase.

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.

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