

STATE OF INDIANA

DEPARTMENT OF LOCAL GOVERNMENT FINANCE



INDIANA GOVERNMENT CENTER NORTH
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Ratio Study Narrative 2024

General Information	
County Name	RUSH

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
BRADLEY BERKEMEIER	765-561-3584	BRAD@NEXUSTAX.COM	NEXUS GROUP

Sales Window	1/1/2023	to	12/31/2023
If more than one year of sales were used, was a time adjustment applied? N/A	If no, please explain why not.		
	N/A		
	If yes, please explain the method used to calculate the adjustment.		
	N/A		

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****

Groupings for the 2024 ratio study are:

- 1. RUSHVILLE:** This grouping includes all parcels located in the City of Rushville. Rushville is the county seat and enjoys a market that is distinct from either RURAL Rush County or the smaller (mostly unincorporated) towns in the TOWN grouping. It is the only city in Rush County, serves as the County's economic hub, and has market features and amenities that parcels in the RURAL and TOWN groupings do not have.
- 2. RURAL:** This grouping includes all parcels located in rural township settings. These parcels share market value mostly by virtue of the similarity of their physical attributes. Parcels are largely acreage land in agricultural and/or rural residential settings. While there can be a mix of dwelling and improvement types from parcel to parcel in rural areas, the grouping still produces a coherent market and trends appropriately well overall.
- 3. TOWN:** This grouping includes all parcels located in small (mostly unincorporated) towns, including Carthage, Mays, Raleigh, Sexton, Gings, Henderson, Glenwood, Manilla, Homer, Arlington, New Salem, Moscow, Richland, Earl City/Williamstown, and Milroy. These parcels also share market value mostly by virtue of the similarity of their physical attributes. Parcels are located on platted lots in small towns. Most parcel improvements are residential (dwellings, garages, sheds, etc.) and usually similar from parcel to parcel. While these towns are spread across the County geographically, they are still comparable enough to each other physically and economically that they are usually market competitors.

Cyclical Reassessment

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

JACKSON TWP

UNION TWP

POSEY TWP

PORTIONS OF RUSHVILLE CITY IN RUSHVILLE TWP

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.

YES.

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.

Rush County implemented the depreciation change to base year 2024. Further, a preliminary ratio study was then conducted for improved residential properties. This study dictated which property classes required further analysis, stratification, reassessment, or calculation of a new neighborhood factor.