

# STATE OF INDIANA

DEPARTMENT OF LOCAL GOVERNMENT FINANCE



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## Ratio Study Narrative 2024

General Information	
<b>County Name</b>	Warren County

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
Jessie Kerst	765-764-4528	<a href="mailto:assessor@warrencounty.in.gov">assessor@warrencounty.in.gov</a>	County Assessor
Jay Morris	765-457-6787	<a href="mailto:jay@avs-in.com">jay@avs-in.com</a>	Ad Valorem Solutions, LLC
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Sales Window	1/1/2020 to 12/31/2023
<p><b>If more than one year of sales were used, was a time adjustment applied?</b></p> <p>Due to the size of the county and in hopes of getting the best representation of sales to complete the trending as well as the sales ratio to be performed on all strata's containing 25 or more parcels: We used sales from 01/01/2020 – 12/31/2023.</p>	<p><b>If no, please explain why not.</b></p> <p>We did not have enough paired sales to establish a reliable time adjustment.</p>
	<p><b>If yes, please explain the method used to calculate the adjustment.</b></p>

## 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). Warren County is mainly a rural-agricultural county. Therefore, the homesites throughout the county are of similar rural tracts and should be grouped for trending and sales ratio purposes.

Due to the limited number of sales, all commercial and industrial land was trended together (L2). There were only three sales therefore not enough to run Ratio Study. Per DLGF memo, the sales were pulled out.

With this being a small rural community and due to the number of sales in individual neighborhoods, the improved commercial parcels were grouped together in the ratio study (C1). There were not enough industrial sales to trend or perform a ratio study.

Due to the limited number of sales, the residential improved sales were grouped together in two groupings. Only Washington Townships could stand alone. The groupings were based on similar township homesite rates, topography, and school districts. There were two residential improved groupings used for the sales ratio study. Adams, Liberty, Medina, Pine, Prairie, and Warren Townships were grouped (R1). Jordan, Kent, Mound, Pike, and Steuben Townships were grouped (R2).

## Cyclical Reassessment

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

With phase 2 of the reassessment the parcels in Warren and Washington were reviewed.

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<b>Land Order</b>
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<b>Was the land order completed for the current cyclical reassessment phase? If not, please explain when the land order is planned to be completed.</b>
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The land order was updated throughout the county with phase four of the previous reassessment. And will be updated again during phase four of this reassessment.
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<b>Comments</b>
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<b>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.</b>
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Warren 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 denied, 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 my result.
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To assist with the ratio study compliancy, we have tried to include (highlighted in yellow) multiparcel sale with Different SDFID #'s in the spreadsheet. There is one sale that contains multiple SDFID #'s. Please review toward IAAO statistics.
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We have also included a spreadsheet for differences between the Ratio Study and Workbook values as well as the reconciliation file explaining the reasons for sales that were not used in the study.
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