

# STATE OF INDIANA

DEPARTMENT OF LOCAL GOVERNMENT FINANCE



INDIANA GOVERNMENT CENTER NORTH  
 100 NORTH SENATE AVENUE N1058(B)  
 INDIANAPOLIS, IN 46204  
 PHONE (317) 232-3777  
 FAX (317) 974-1629

## Ratio Study Narrative 2024

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

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
<p><b>If more than one year of sales were used, was a time adjustment applied?</b></p> <p>N/A</p>	<b>If no, please explain why not.</b>		
	N/A		
	<b>If yes, please explain the method used to calculate the adjustment.</b>		
	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. **NORTHEAST TWPS:** This grouping includes largely rural townships in the northeast section of Wayne County (GREEN, WEBSTER, NEW GARDEN, FRANKLIN). This grouping shares similar market characteristics by virtue of its largely rural nature, as well as the presence of major highway corridors that come out of Richmond (U.S Highways 35 & 27, State Road 227).
2. **NORTHWEST TWPS:** This grouping includes the townships in the northwest section of Wayne County (CLAY, PERRY, DALTON, JEFFERSON). This grouping shares similar market characteristics by virtue of proximity to Hagerstown as a “small-town hub”, as well as the presence of major highway corridors that provide close/direct access to I-70 and Richmond (U.S. Highway 35, State Roads 1 & 38).
3. **SOUTHWEST TWPS:** This grouping includes the townships in the southwest section of Wayne County (JACKSON, HARRISON, WASHINGTON). This grouping shares similar market characteristics by virtue of proximity to Cambridge City as a “small-town hub”, as well as the presence of major highway corridors that provide close/direct access to I-70 and Richmond (U.S. Highway 40, State Road 1). I-70 also transects JACKSON & HARRISON TWPS near their northern township borders.
4. **CENTER+ABINGTON TWPS:** This grouping includes all of CENTER & ABINGTON Townships. This grouping shares similar market characteristics by virtue of proximity to Centerville as a “small-town hub”, as well as the presence of both U.S. Highway 40 and I-70 as major highway corridors that provide quick connectivity to Richmond and most other parts of Wayne County.
5. **WAYNE+BOSTON TWPS:** This grouping includes all of WAYNE & BOSTON Townships. This grouping shares similar market characteristics by virtue of the City of Richmond. Richmond is the county seat and main hub for the majority of market and economic activity within Wayne County. There are several interstate exits/interchanges within WAYNE TWP, and several major highway corridors converge in Richmond. Some of BOSTON TWP has been incorporated into the City of Richmond, and the Township’s connectivity to the rest of Richmond via major highway corridors (U.S. Highway 27, State Road 227) causes it to share a market with WAYNE TWP.

## Cyclical Reassessment

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

GREEN TWP

WASHINGTON TWP

JACKSON TWP

WAYNE TWP (PORTION/SW QUADRANT)

**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. A COPY OF THE MOST RECENT LAND ORDER AND ACCOMPANYING NARRATIVE HAVE BEEN UPLOADED TO THE TEAMS CHANNEL FOR THE DLGF'S RECORDS.**

**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.**

**WAYNE COUNTY IMPLEMENTED THE DEPRECIATION CHANGE TO BASE YEAR 2024. FURTHER, A PRELIMINARY RATIO STUDY WAS THEN CONDUCTED FOR IMPROVED RESIDENTIAL PROPERTIES AT THE TOWNSHIP LEVEL. THIS STUDY DICTATED WHICH PROPERTY CLASSES REQUIRED FURTHER ANALYSIS, STRATIFICATION, REASSESSMENT, OR CALCULATION OF A NEW NEIGHBORHOOD FACTOR.**