

## Ratio Study Narrative 2025

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

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
Dorene Greiwe	812-663-6392	<a href="mailto:assessor@decaturcounty.in.gov">assessor@decaturcounty.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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<b>Sales Window</b>	<b>12/1/2021</b>	<b>to</b>	<b>11/30/2024</b>
<b>If more than one year of sales were used, was a time adjustment applied?</b>			
<input checked="" type="checkbox"/> No	Explain, why not: <a href="#">Did not have enough sales for a reliable paired sales analysis.</a>  <a href="#">We used 12/01/2021 – 11/30/2024 for Commercial &amp; Industrial</a> <a href="#">We used 12/01/2022 – 11/30/2024 for all other study sections and groupings</a>		
<input type="checkbox"/> Yes	Explain the method used to calculate the adjustment:		

Groupings
<p><b>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 the market.</b></p> <p><b>**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**</b></p>
<p>The Residential Vacant land was grouped (L1). Decatur 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. Washington Township had 7 sales but no more than 3 in any one neighborhood. Fugit Township also has more than 5 sales but that is because of Lake Santee located in that Township. However, in Lake Santee you have three different types of lots. On the water lots sell from \$80,000 to \$200,000 depending on the location on the lake. View of water sell from \$7,000 to \$20,000 a lot depending on who is buying. And off</p>

water lots sell from \$200 to \$5,000 depending on who is buying. To enjoy the lake, you must own property at Lake Santee. Therefore, there are people that buy the lots to build on, thus the higher end of the range for View and Off, and then those that buy just for access to the lake. Therefore, trying to complete a ratio study for Fugit Township as a whole puts high valued lots against extremely low and irregular lots and therefore causes PRD's and COD's to suffer. We are trying to include as many sales as possible in our study, but as the land is grouped under L1 it fits IAAO standards.

We formed group R1 that includes the residential sales in Adams & Clinton Townships. They are both rural counties on the Northwest side of the county and have similar land values as well as school districts.

We grouped commercial and industrial properties throughout the county with Group C1. Again, this is a small community, and the commercial properties are mainly in Washington Township with some scattered in smaller towns. All values were adjusted with the updated cost tables and then trending based on the sales available.

**Cyclical Reassessment**

**Please explain which townships were reviewed as part of the current phase of the cyclical reassessment. Also, list any townships where the number of parcels reviewed were more than the formally approved reassessment plan. Note: All parcels reviewed should meet the 25% requirement with the 2% tolerance threshold (23-27%)**

For 2025 pay 2026 the townships of Marion, Sand Creek and Salt Creek were reviewed. The land order was also updated for these three townships.

**Land Order**

**The land order used for the January 1, 2025, assessment along with the Narrative (optional) will be published on DLGF's website. Please provide the following information:**

Date the land order was submitted to PTABOA.	12/18/2024	
Action taken by the PTABOA.	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied
Effective date of the land order.	1/2/2025	

Was the land order updated as part of the 2024 cyclical reassessment?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Any other changes or issues?	The three townships reassessed also had their land order values updated.	

<b>Comments</b>
<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>
<p>Decatur 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 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.</p> <p>To help speed up the approval process, we have included some additional spreadsheets:</p> <ol style="list-style-type: none"> <li>1. Differences between Ratio Study and Worksheet – explains the differences in value.</li> <li>2. Decatur County Duplicate Parcels Used – To explain parcels appearing more than once in the ratio study.</li> </ol> <p>Because we are using multiple years in our ratio study, there are parcels that are duplicated in our study. Some of them are used as ResVac as well as ResImp. Others exist but are at least 12 months apart.</p>