

Ratio Study Narrative 2023

General Information	
County Name	Jackson

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
Aaron Shelhamer	812 454 7324	Aaron.shlehamer@tylertech.com	Tyler Tech

Sales Window	1/1/2021 to 12/31/2022
If more than one year of sales were used, was a time adjustment applied? N0	If no, please explain why not.
	Time adjustments were not applied as the 2021 sales still represented the current market and a lack of paired sales to determine time adjustments.
	If yes, please explain the method used to calculate the adjustment.

Ratio Study Narrative 2023

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****

Residential Improved:

Brownstown and Hamilton Townships were grouped together.

Carr and Driftwood Townships were grouped together.

Owen and Saltcreek Townships were grouped together.

These townships are all rural/residential areas that adjoin each other and have similar location appeal. These areas have similar desirability and economic factors. Only slight differences in sales prices are occurring within these areas.

Commercial and Industrial Improved & Commercial and Industrial Vacant:

We grouped Commercial and Industrial properties together (this includes the Commercial Vacant and Industrial Vacant). The construction types and sizes for the Commercial and Industrial properties are very similar, so these two categories were grouped together when we were developing trending factors. They are grouped that way on the ratio study as well.

Residential Vacant:

The residential vacant sales that are occurring are mostly in residential/agricultural areas and have similar sales activity. These areas have similar desirability and economic factors. Only slight differences in sales prices are occurring within these areas.

Ratio Study Narrative 2023

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. PCC=Property Class Changes, NC=New Construction		
Property Type	Townships Impacted	Explanation
Commercial Improved	Brownstown	PCC:36-54-11-300-003.004-002 PCC:36-54-11-404-052.001-002 PCC:36-54-15-103-004.000-002 NC:36-54-15-103-014.000-002 NC:36-54-14-300-016.000-001 NC:36-54-11-411-002.000-002 NC:36-54-14-103-013.000-002 NC:36-54-14-202-001.000-002 NC:36-54-12-302-010.001-002 NC:36-54-14-602-002.000-002
	Owen	PCC:36-53-12-400-020.002-010 NC:36-62-14-301-015.001-010
	Washington	PCC:36-55-23-700-013.000-017
Commercial Vacant	Brownstown	Land Use Change: 36-54-15-103-002.000-002 36-54-15-103-003.000-002
	Jackson	PCC:36-66-15-400-025.000-009 PCC:36-66-16-400-003.000-009 PCC:36-66-17-316-002.000-009 PCC:36-66-17-322-005.000-009

Ratio Study Narrative 2023

	<p>Redding</p> <p>Vernon</p>	<p>PCC:36-66-07-403-015.001-013 PCC:36-66-07-403-015.002-013 PCC:36-66-07-403-026.001-013 PCC:36-66-07-403-026.002-013 PCC:36-66-09-400-019.008-013 PCC:36-66-10-300-002.004-013</p> <p>PCC:36-46-15-400-005.002-016 PCC:36-46-15-400-005.003-016</p>
Industrial Improved	Vernon	<p>PCC:36-46-14-300-017.002-016 NC:36-46-10-304-026.000-016</p>
Industrial Vacant		

Ratio Study Narrative 2023

Residential Improved	Brownstown	PCC: 36-54-01-300-005.004-001 36-54-10-404-023.000-002 36-54-11-301-009.001-002 36-54-11-304-071.000-002 36-54-11-404-052.000-002 36-54-14-313-007.000-002 36-54-35-300-004.001-001 36-55-19-300-008.000-001 36-55-30-200-003.000-001 36-55-31-100-003.007-001 36-65-28-100-003.000-001 New Construction: 36-54-14-201-049.000-002 36-54-14-603-006.000-002 36-54-10-404-014.000-002 36-54-14-203-034.000-002 36-54-14-103-032.000-002 36-54-11-304-057.000-002 36-55-20-300-003.000-001 36-54-10-401-006.000-002 36-54-13-800-014.082-001 36-54-11-301-027.000-002 36-54-11-440-032.000-002 36-54-11-303-008.000-002 36-54-11-701-018.000-002 36-64-28-100-001.005-001 36-54-10-404-023.000-002 36-54-14-313-007.000-002 36-54-11-304-071.000-002 36-54-01-300-005.004-001 36-54-11-301-009.001-002 36-55-31-100-003.007-001 Trending Factor Changes
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Ratio Study Narrative 2023

	Hamilton	Property Class Changes 36-64-11-200-017.000-007 36-64-25-100-004.000-007 36-65-31-100-001.002-007 36-75-25-300-024.001-007 New Construction 36-75-26-200-009.000-007 36-65-05-100-008.001-007 36-75-25-300-024.001-007 36-65-04-400-013.002-007 36-65-10-204-011.000-007 36-64-09-400-017.001-007 36-64-02-300-018.001-007 Trending Factor Changes
	Jackson	Property Class Changes: 188 Parcels New Construction: Approx: 157 Parcels Trending Factor Changes

Ratio Study Narrative 2023

	Owen	<p>Property Class Changes:</p> <ul style="list-style-type: none">36-52-11-300-019.000-01036-52-11-400-037.007-01036-52-13-600-004.000-01036-53-04-300-012.002-01036-53-04-400-018.004-01036-53-12-400-020.002-01036-63-15-400-011.001-01036-63-18-200-007.001-01036-63-19-400-008.000-01036-63-23-200-002.004-010 <p>New Construction:</p> <ul style="list-style-type: none">36-53-02-300-006.003-01036-53-08-200-006.003-01036-63-36-100-005.005-01036-53-12-400-020.004-01036-53-01-200-003.000-01036-63-36-100-005.006-01036-53-03-200-001.000-010 <p>Trending Factor Changes</p>
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Ratio Study Narrative 2023

	Redding	<p>Property Class Changes:</p> <p>36-66-01-300-010.001-012 36-66-08-303-051.002-013 36-66-08-403-034.001-013 36-66-11-403-014.000-012 36-66-11-403-015.001-012 36-76-25-400-043.000-012 36-76-25-400-043.003-012</p> <p>New Construction:</p> <p>36-66-06-402-008.001-012 36-66-08-203-007.000-013 36-66-08-401-013.000-013 36-76-36-100-001.000-012 36-76-23-200-017.000-012 36-76-34-400-035.000-012 36-66-08-305-013.000-013 36-66-05-300-013.001-012 36-66-08-203-030.000-013 36-66-08-302-003.000-013 36-76-14-300-019.004-012 36-66-05-302-019.000-012 36-66-08-100-003.000-012 36-66-05-300-007.000-012 36-66-08-403-051.000-013 36-66-10-400-037.000-012 36-66-08-402-003.000-013 36-66-07-403-013.000-013 36-66-08-305-026.000-013 36-66-08-402-012.000-013 36-66-08-402-011.000-013 36-66-07-100-001.000-012 36-76-23-302-004.000-012 36-66-02-203-014.000-012 36-66-11-403-014.000-012 36-66-08-401-007.007-013 36-66-08-305-049.000-013 36-66-08-401-003.000-013 36-66-08-305-040.000-013 36-76-23-300-034.000-012 36-66-08-304-044.000-013 36-66-07-403-029.000-013 36-76-23-300-039.001-012</p> <p>Trending Factor Changes</p>
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Ratio Study Narrative 2023

	Vernon	<p>Property Class Changes:</p> <ul style="list-style-type: none">36-46-10-200-009.004-01536-46-11-300-025.000-01636-46-11-300-026.000-01636-46-11-300-027.000-01636-46-11-300-028.000-01636-46-11-300-029.000-01636-46-11-300-030.000-01636-46-11-400-031.000-01636-46-14-200-005.001-01636-46-14-200-005.002-01636-46-14-200-005.003-01636-46-14-200-005.004-01636-46-14-200-005.005-01636-46-14-200-005.006-01636-46-14-200-005.007-01636-46-14-200-005.008-01636-46-15-100-001.003-01636-46-15-100-001.004-01636-46-15-101-039.002-01636-46-15-300-010.001-01636-46-28-400-023.000-01536-56-26-400-075.000-015 <p>New Construction:</p> <ul style="list-style-type: none">36-46-10-403-022.000-01636-46-10-304-022.000-01636-46-10-304-032.000-01636-46-10-403-091.000-01636-46-15-101-017.000-01636-46-10-304-031.000-01636-46-15-101-040.000-01636-46-15-201-035.000-01636-46-21-100-005.000-01536-46-10-402-062.000-01636-56-11-400-025.000-01536-56-26-300-054.000-015 <p>Trending Factor Changes</p>
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Ratio Study Narrative 2023

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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 is created for each cyclical reassessment 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.

Overall, we noticed an increase in value and market activity within Jackson County. Overall, the market still had strong sales through the first three quarters of the year. We did note that the number of sales decreased in the last quarter with sale prices remaining elevated. This coincides with an increased amount of new construction this year.

We use an effective age calculator to determine effective ages if changes are needed.

Major property class groups (ResImp) had increases in value this year. This was due to the following factors', cost table updates, trending factor changes, larger than normal new construction counts, etc.

Almost all neighborhoods that had a representative number of sales fell within acceptable range and if they did not, we applied a factor to get them to meet IAAO standards. Any areas that didn't have a fair representation of sales were combined with an adjoining area of similar economic factors. Please contact me if you have any questions.