

# STATE OF INDIANA

DEPARTMENT OF LOCAL GOVERNMENT FINANCE



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## Ratio Study Narrative 2023

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
Jaime Morris	765-457-6787	<a href="mailto:jaime@avs-in.com">jaime@avs-in.com</a>	Ad Valorem Solutions, LLC

Sales Window	12/1/2019 to 11/30/2022
<b>If more than one year of sales were used, was a time adjustment applied?</b>  Due to size of County, we used sales from 12/01/2019 – 11/30/2022 for all classes and groupings.	<b>If no, please explain why not.</b>  We did not have enough paired sales to establish a reliable time adjustment.
	<b>If yes, please explain the method used to calculate the adjustment.</b>

## 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\*\***

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 was no commercial and industrial valid sales, so no trending was performed on the commercial land.

With this being a small rural community and due to the number of sales in individual neighborhoods, the improved commercial and industrial parcels were grouped together in the ratio study (C1).

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).

## 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.

Property Type	Townships Impacted	Explanation
Commercial Improved		
Commercial Vacant		
Industrial Improved	Prairie > 10%	New construction added to industrial.
Industrial Vacant		

<b>Residential Improved</b>	Washington > 10%	Some new construction and trending factors raised based on increase in market.
<b>Residential Vacant</b>	Adams > -10%	86-02-07-430-201.000-002, 86-02-07-430-204.000-002, and 86-02-07-340-137.000-002 all have had improvements removed from them.
	Medina > 10%	86-01-08-200-012.017-007, 86-01-08-200-012.018-007, and 86-01-21-400-014.006-007 were all newly created parcels due to land splits. Lake property
	Mound > 10%	Multiple new parcels were created due to land splits.

<b>Cyclical Reassessment</b>
<b>Please explain which townships were reviewed as part of the current phase of the cyclical reassessment.</b>
The townships of Adams, Medina, Pine and Prairie were review as part of phase one of the reassessment.

<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>
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.

<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</b>

**practices (e.g. effective age changes), a timeline of changes made by the assessor's office, or any other information deemed pertinent.**

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 effective age. During the site visit, if an internal visit is denied, a call to the owner or seller provides additional information with 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 may result.