

Narrative

General Information

County Name: **Steuben**

Person Performing Ratio Study: **Josh Pettit**

Sales Window: **1/1/2020 to 12/31/2020**

If more than one year of sales were used, was a time adjustment applied? If no, please explain why not. If yes, please explain the method used to calculate the adjustment.

Only sales from 1/1/2020 to 12/31/2020 were used.

Groupings

In the space below, 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.

Residential

- Residential improved – Scott, York and Richland townships have been combined. These townships are more rural without any influence from lakes (unlike all other townships). Additionally, they are geographically adjacent and sell to similar buyer for similar prices.
- Residential vacant – Pleasant, Jamestown and Otsego are individual studies. The remaining townships have been combined. Residential land sales in these townships are a similar mix of lessor lake lots, rural agricultural area and small-town front lots. None of the combined areas are influenced by the larger Angola area which does drive some higher sales.

Commercial

- Commercial improved – No combination of townships in these studies.
- Commercial vacant – No combination of townships in these studies.
- Industrial
- Industrial improved – No combination of townships in these studies.
- Industrial vacant – No combination of townships in these studies.
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****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****

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.

Please see the chart added at the end of this document. Further specific information can be provided if needed.

Cyclical Reassessment

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

- Cyclical Reassessment was performed per the Cyclical plan filed with the DLGF at the beginning of the cycle. Parcels effected are marked in the Workbook provided with the Ratio Study.

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 was completed and approved by the PTABOA in 2018 during the first year of this Cyclical Reassessment.

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.

- Sales that were not used as apart of a ratio study because there were insufficient sales to run a study on that class are listed in the ‘Formatted Tab’ with a Study Section of “Insufficient Sales for Study”. These sales are also located in the specific property class studies.
- Steuben County is still in the process of updating land on a parcel-by-parcel basis. This process is to assist in future land changes which can be automatically inputted between ArcMap and INcama. This process may produce land changes with no change, increases or decreases based on land being remeasured and land types verified. Typically, this does not interfere with any other reassessment or trending activities.

<u>Township Name</u>	<u>Property Group</u>	<u>2020 Parcel Count</u>	<u>2020 Total AV</u>	<u>2021 Parcel Count</u>	<u>2021 Total WIP AV</u>	<u>Diff AV % WIP</u>	<u>Reason for Change</u>
YORK TOWNSHIP	Comm Improved	10	980,200	12	1,157,900	18.13%	2 parcels added to this group

CLEAR LAKE TOWNSHIP	Comm Improved	14	4,220,200	13	5,041,700	19.47%	New construction
CLEAR LAKE TOWNSHIP	Comm Unimproved	4	243,200	3	13,900	-94.28%	1 parcel now improved equals 99% of the change
STEUBEN TOWNSHIP	Comm Unimproved	39	349,800	41	278,500	-20.38%	1 parcel now assessed as Type 4 (Ag) is nearly all the change
MILLGROVE TOWNSHIP	Comm Unimproved	35	439,800	33	363,000	-17.46%	2 parcels no longer Comm Unimproved
JACKSON TOWNSHIP	Comm Unimproved	11	192,000	11	161,800	-15.73%	1 parcel now improved
SALEM TOWNSHIP	Ind Improved	4	7,710,500	4	6,923,700	-10.20%	Depreciation
OTSEGO TOWNSHIP	Ind Improved	12	11,094,200	12	12,207,700	10.04%	New construction
YORK TOWNSHIP	Ind Improved	2	121,600	2	141,000	15.95%	Reval changed land type
STEUBEN TOWNSHIP	Ind Improved	13	7,301,500	10	9,057,700	24.05%	New construction
JACKSON TOWNSHIP	Ind Improved	6	7,109,900	7	13,658,900	92.11%	New construction
CLEAR LAKE TOWNSHIP	Ind Unimproved	1	1,400	0		-100.00%	Parcel no longer Ind Unimproved
JACKSON TOWNSHIP	Ind Unimproved	1	21,400	0		-100.00%	Parcel no longer Ind Unimproved
PLEASANT TOWNSHIP	Ind Unimproved	26	706,500	26	793,500	12.31%	Reassessment changed a few land types
JAMESTOWN TOWNSHIP	Ind Unimproved	1	280,400	1	362,900	29.42%	Fixed Land override with sales review
SALEM TOWNSHIP	Ind Unimproved	2	55,100	3	126,100	128.86%	New Ind parcel
STEUBEN TOWNSHIP	Ind Unimproved	4	167,500	8	408,300	143.76%	New Ind parcels
JACKSON TOWNSHIP	Res Improved	955	150,329,300	968	165,542,800	10.12%	Residential trending increased both land and improvements
OTSEGO TOWNSHIP	Res Improved	1649	315,979,700	1627	352,201,200	11.46%	Residential trending increased both

							land and improvements
MILLGROVE TOWNSHIP	Res Improved	1693	151,638,100	1699	178,753,800	17.88%	Residential trending increased both land and improvements
YORK TOWNSHIP	Res Improved	206	27,328,500	212	32,819,600	20.09%	Residential trending increased both land and improvements
RICHLAND TOWNSHIP	Res Unimproved	69	410,500	59	369,200	-10.06%	A number of parcels are now 100 or 599
YORK TOWNSHIP	Res Unimproved	122	708,600	115	656,800	-7.31%	A number of parcels are now 100 or 599
JACKSON TOWNSHIP	Res Unimproved	571	10,027,900	570	11,051,300	10.21%	Residential trending increased both land and improvements
OTSEGO TOWNSHIP	Res Unimproved	844	25,880,500	864	29,285,800	13.16%	Residential trending increased both land and improvements
FREMONT TOWNSHIP	Res Unimproved	385	3,299,000	373	3,765,400	14.14%	Residential trending increased both land and improvements
PLEASANT TOWNSHIP	Res Unimproved	3669	65,518,400	3582	75,087,900	14.61%	Residential trending increased both land and improvements
MILLGROVE TOWNSHIP	Res Unimproved	1602	18,702,400	1602	22,603,800	20.86%	Residential trending increased both land and improvements