

Ratio Study Narrative 2022

General Information	
County Name	LaPorte

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
Stacey Sweitzer	219-326-6808 (2644)	ssweitzer@laporteco.in.gov	
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Sales Window	1/1/2021 to 12/31/2021
<p>If more than one year of sales were used, was a time adjustment applied?</p> <p>Multiple years of sales were not used, therefore no time adjustment needed.</p>	If no, please explain.
	If yes, please explain the method used to calculate the adjustment.

Groupings
<p>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.</p> <p>**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**</p>
<p>Residential Vacant: Cass, Lincoln, Noble, Pleasant, and Washington Townships were combined. Residential Vacant: Coolspring and Galena Townships were combined. Residential Improved: Dewey, Hanna, Noble, and Prairie Townships were combined. Commercial Improved: Center, Kankakee, Lincoln, and Wills Townships were combined. Commercial Improved: Coolspring and Michigan Townships were combined. The townships in all of the groupings are geographically contiguous and experience similar market forces due to location, the types of properties, and the price range of properties sold.</p>
AV Increases/Decreases
<p>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.</p>

Property Type	Townships Impacted	Explanation
Commercial Improved	Center (31.01%)	New Construction & Updated Cost Tables
	Coolspring (10.97%)	New Construction & Updated Cost Tables
Commercial Vacant	N/A	
Industrial Improved	Center (20.27%)	New Construction & Updated Cost Tables
	Clinton (17.00%)	New Construction & Updated Cost Tables
	Dewey (11.55%)	Updated Cost Tables
	Michigan (21.60%)	Reassessment & Updated Cost Tables
	New Durham (22.29%)	New Construction & Updated Cost Tables
	Noble (11.44%)	Updated Cost Tables
Industrial Vacant	N/A	
Residential Improved	Galena (10.61%)	New Construction & Updated Cost Tables
	Kankakee (10.43%)	New Construction & Updated Cost tables
	Michigan (15.35%)	Reassessment, New Construction & Updated Cost Tables
	Pleasant (10.11%)	New Construction & Updated Cost Tables
	Scipio (10.83%)	New Construction & Updated Cost Tables
Residential Vacant	Cass (11.95%)	Land Base Rate Increase

Cyclical Reassessment

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

Michigan Township: Residential, Commercial, Industrial, Agricultural, Exempt, Utility
Springfield Township: Agricultural
Galena Township: Agricultural
Kankakee Township: Agricultural
Wills Township: Agricultural

Was the land order completed for the current cyclical reassessment phase?

No.

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.

There were no Industrial Vacant property sales so no analysis could be done and no changes were made as a result.
There were only three Commercial Vacant property sales so no analysis could be done so no changes were made as a result.
There were only four Industrial Improved property sales so no analysis could be done so no changes were made as a result.