

Ratio Study Narrative 2022

General Information	
County Name	Porter

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
Dudley Scheumann	260-622-7059	dscheumann@appraisalresearch.cc	Appraisal Research Corp.

Sales Window	1/1/2021 to 12/31/2021
If more than one year of sales were used, was a time adjustment applied?	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><u>Improved Residential</u></p> <p>The residential improved sales were of sufficient quantity to evaluate each Township individually.</p>
<p><u>Vacant Residential</u></p> <p>Center and Portage Townships were trended individually. The remaining Townships were combined into two groups based on geography. The one group includes Boone, Jackson, Morgan, Pine, Pleasant and Porter Townships. The remaining group includes Liberty, Union, Washington and Westchester Townships. The limited amount of sales in this group can be attributed to the following reasons. Most vacant residential properties are being sold to builders</p>

at a reduced price or are traded between developers. We also are seeing a new trend of selling just the completed house and not selling the land separately. This seems to be happening increasingly more in Porter County. A majority of properties that are not sold to a builder/developer were previously agricultural and therefore cannot be used in the study.

Improved Commercial & Industrial

Portage Township was trended individually. Center and Washington Townships were combined based on geography. Boone, Liberty, Pine, Pleasant, Union and Westchester were grouped together based on geography as well. There were not enough commercial improved sales in the remaining Townships to get an accurate trending factor.

There were not enough Industrial sales in the County to trend according to IAAO Standards.

Vacant Commercial & Industrial

There were not enough commercial or industrial vacant sales to properly calculate a trending factor.

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	Center Porter Union Washington Westchester	N/C N/C on 1 parcel N/C on 2 parcels Change of use on 2 high valued parcels & N/C Change of use on multiple parcels & N/C
Commercial Vacant	Center Liberty Portage Washington Westchester	Creation of new parcels Creation of new parcels Addition of 1 large value parcel & change of use on multiple parcels Change of use on 4 parcels Change of use on multiple parcels & creation of parcels
Industrial Improved	Jackson Morgan	Correction of land type N/C
Industrial Vacant	Jackson Liberty Portage	Correction of land type Correction of land type Addition of 1 large value parcel & change of use on 1 parcel

Residential Improved	Boone Center Jackson Liberty Morgan Pine Pleasant Portage Porter Union Washington Westchester	Trending & N/C Trending & N/C Trending & N/C Trending & N/C Trending & N/C Trending & N/C Trending & N/C Trending & N/C Trending & N/C Trending & N/C Trending & N/C Trending & N/C
Residential Vacant	Center Jackson Liberty Morgan Pleasant Washington	Creation of new parcels Creation of new parcels Creation of new parcels Improved parcel listed as vacant corrected to improved Removal of Developer's Discount on multiple parcels Creation of new parcels

Cyclical Reassessment
Please explain which townships were reviewed as part of the current phase of the cyclical reassessment.
<p><u>Ag Vacant and Improved:</u> Porter, Union and Westchester.</p> <p><u>Res Vacant and Improved:</u> Portage, Union and Westchester.</p> <p><u>Com Vacant and Improved:</u> Portage, Union and Westchester.</p> <p><u>Ind Vacant and Improved:</u> Portage, Union and Westchester.</p>

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.

Comments

There are 765 sales that have a sale price reflecting a “double” sale price in the sales reconciliation spreadsheet. It was determined that Portage Township had a data entry error when entering the sale price. The new sales disclosure form has 2 sections, Res/Ag & Comm/Ind. There is a sale price field in each section. The physical copy of the disclosure has only 1 sale price listed but upon data entry the 1 sale price was entered in both sections. When the data is pulled at the DLGF both sale price sections are pulled so therefore it doubled the actual sale price. The County sales records do not have a double sale price because our sales disclosure entry has a total sale price/adj sale price and the correct price was entered in this section. These sale prices have been corrected in the sales ratio study.

In most areas in Porter County sales are rising. The residential market is still very strong. The inventory of houses for sale is very low. There is also a lot of new construction and most of the new construction is sold before being built. We are seeing things sell in less than a week and for more than the listing price in some areas. Each sale in this study has been scrutinized for validity, sometimes more than once, using information derived from sales disclosures, field visits, MLS, and verification letters.