

STATE OF INDIANA

DEPARTMENT OF LOCAL GOVERNMENT FINANCE



INDIANA GOVERNMENT CENTER NORTH
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Ratio Study Narrative 2022

General Information	
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County Name	Shelby
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Person Performing Ratio Study			
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Name	Phone Number	Email	Vendor Name (if applicable)
Lana Boswell	317-753-0011	Lana@nexustax.com	Nexus Group

Sales Window	1/1/2021	to	12/31/2021
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If more than one year of sales were used, was a time adjustment applied? N/A	If no, please explain why not.
	If yes, please explain the method used to calculate the adjustment.

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****

Improved residential sales in the rural townships were reviewed based on school district delineations. The similarities in the economic influences within each school district was the basis for this decision.

Hanover, Union and Van Buren Townships were combined
 Jackson Hendricks and Washington Townships were combined
 Moral and Sugar Creek Townships were combined
 Noble and Liberty Townships were combined

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	N/A	
Commercial Vacant	N/A	
Industrial Improved	N/A	
Industrial Vacant	N/A	
Residential Improved	ALL	Due to the updated cost tables and the rapid growth in the real estate market, all residential improvements increased.
Residential Vacant	N/A	

Cyclical Reassessment

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

Reassessment occurred in:

MORAL TOWNSHIP
VAN BUREN TOWNSHIP
HANOVER TOWNSHIP
BRANDYWINE TOWNSHIP
ADDISON TOWNSHIP
LIBERTY TOWNSHIP
WASHINGTON TOWNSHIP
JACKSON TOWNSHIP
ELMORE TOWNSHIP
VAN BUREN TOWNSHIP
WASHINGTON TOWNSHIP
HARRISON TOWNSHIP

For an exact listing, please see the Shelby County 2021 Workbook.

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 in the first year of this cyclical reassessment cycle.

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.

