

Ratio Study Narrative 2023

General Information	
County Name	Adams

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
Dudley Scheumann	260-622-7059	dscheumann@vgsi.com	Vision Government Solutions Inc.
Timothy Kiess	260-301-4594	tkiess@vgsi.com	Vision Government Solutions Inc.

Sales Window	1/1/2020 to 12/31/2022
If more than one year of sales were used, was a time adjustment applied? Yes	If no, please explain why not.
	If yes, please explain the method used to calculate the adjustment.
	A 3.50% per year (applied by month) time adjustment was applied to the 2020 and 2021 sales. The annual Consumer Price Index (CPI) changes for 2020, 2021 and 2022 were 1.0%, 5.1% and 8.0% respectively. Calculating a weighted average for the three years, results in an increase of 3.50% per year.

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Groupings
<p>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.</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>Due to the limited number of residential vacant sales in any given township and the fact that the county is fairly consistent, all the townships were combined for the ratio study and assessed accordingly. The residential improved sales were of sufficient quantity to evaluate Root and Washington Townships individually. The remaining townships were combined together into 3 groups by location. The first group includes Blue Creek, French, Kirkland, Monroe and St. Mary's Townships. The second group includes Hartford, Jefferson and Wabash Townships. The third group includes Preble and Union Townships. These three groups are geographically as well as economically very similar. This gives a more accurate assessment of the Townships with a small number of sales.</p> <p>There were no commercial vacant sales occurring in the timeframe. Therefore, an analysis of the commercial land was completed and in all cases this land value was equal to or greater than the corresponding residential neighborhoods.</p> <p>Due to the limited number of valid sales in any given township and the fact that the county is fairly consistent, the townships were grouped together for the commercial improved ratio study.</p> <p>There were no industrial vacant land sales occurring in the timeframe. Therefore, an analysis of the industrial land was completed and in all cases was equal to or greater than a corresponding residential neighborhood.</p> <p>There were no valid industrial improved sales occurring in the timeframe. MLS listings, income information and appraisals gathered through the appeal process were evaluated to ensure an accurate assessment of the industrial improved parcels. The obsolescence was also reviewed on each property.</p>

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	Preble	N/C on 1 parcel
Commercial Vacant	N/A	N/A
Industrial Improved	French Root	Corrected land type during cyclical review N/C on 2 parcels
Industrial Vacant	Monroe Root	Change in use of 2 parcels 1 additional parcel
Residential Improved	N/A	N/A
Residential Vacant	Monroe Root Washington	Change in use of 2 parcels Change in use of 4 parcels Change in use of 10 parcels

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Cyclical Reassessment

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

For the current phase of the cyclical reassessment, parcels were reviewed in Hartford, Wabash and Jefferson as well as parts of French, Blue Creek and Monroe Townships.

Was the land order completed for the current cyclical reassessment phase? If not, please explain when the land order is planned to be completed.

No. The land order is scheduled to be completed in 2025.

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.

Adams County is a rural farming community which is influenced by Fort Wayne and also by a large population of Amish. The County is divided into twelve Townships (three wide by four tall) with three different school districts. U.S. Highway 27 divides the County from east to west in almost the middle of the County. Decatur, which is the largest town, Monroe, Berne and Geneva are situated along this highway and have the majority of industry and commercial properties.