

Ratio Study Narrative 2023

General Information	
County Name	LaGrange County

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
Jesse Butler	574-596-1275	jesse@nexustax.com	Nexus Group

Sales Window	1/1/2021 to 12/31/2022
<p>If more than one year of sales were used, was a time adjustment applied?</p> <p>No time adjustment was applied to 2021 sales within the study.</p>	<p>If no, please explain why not.</p>
	<p>There was not enough reliable data at the local level to accurately apply a specific time adjustment to the entirety of 2021 within LaGrange County.</p>
	<p>If yes, please explain the method used to calculate the adjustment.</p>

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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>No Groupings were used.</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	Clay Greenfield	A total of four parcels were added to this property class. The addition of these parcels caused an increase of over 10%. Parcel 44-02-26-400-008.000-009 was added to this property class upon recent new construction. The addition of the parcel to the property class caused the increase of over 10%
Commercial Vacant	Clearspring Johnson	Parcels were reviewed as part of Reassessment. Several parcel land use types were adjusted, resulting in a decrease of over 10% in this property class. Parcel 44-10-30-400-025.000-010 saw a significant value increase as part of cyclical reassessment. That, along with the addition of several parcel, resulted in an increase of greater than 10%.

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	Newbury	Parcel 44-05-11-100-001.032-015 was added to this property class as part of a split. Prior, this parcel was part of a parcel with improvements. The change in property class as part of the split resulted in a large decrease from last year to this year.
Industrial Improved	Lima	New construction within this property class caused most of the increase within this property class. Parcel 44-02-18-100-001.000-012 accounted for most of the change adding nearly 3,000,000 as part of a new construction project.
Industrial Vacant	Bloomfield	Four parcels were removed from this property class, and one was added. The parcel that was added recently had a building removed and only land value remained, causing a decrease of over 10% from the prior years AV.
	Newbury	Two parcels were added to this property class. The addition of Parcel 44-05-21-200-018.000-014 to this property class accounts for 140,100 of the 142,200 added AV to this property class.
	Clearspring	Parcels were reviewed as part of Reassessment. Several parcels land use types were adjusted resulting in an increase of 27,600. Which is greater than 10%
	Johnson	A parcel was removed from this property class because of new construction. While another parcel saw a land type change

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		during reassessment resulting in a change over 10% in this property class.
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Residential Improved	Clay	New Construction and trending neighborhoods where sufficient sales data was available; contributed to an increase over 10% in Clay Township
	Johnson	New Construction, trending neighborhoods where sufficient sales data was available, and reassessment all contributed to an increase over 10% in Johnson Township.
	Milford	New Construction and trending neighborhoods where sufficient sales data was available; contributed to an increase over 10% in Milford Township.
	Newbury	New Construction and trending neighborhoods where sufficient sales data was available; contributed to an increase over 10% in Newbury Township.
	Bloomfield	New Construction and trending neighborhoods where sufficient sales data was available contributed to an increase over 10% in Bloomfield Township
	Clearspring	New Construction, trending neighborhoods where sufficient sales data was available, and reassessment all contributed to an increase over 10% in Clearspring Township.
	Van Buren	New Construction and trending neighborhoods where sufficient sales data was available contributed to an increase over 10% in Van Buren Township.

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<p>Residential Vacant</p>	<p>Bloomfield</p>	<p>All land rates were reviewed. As a result, where there was sufficient data available, land rates were adjusted. This resulted in a change over 10% in the ResVac property class of Bloomfield township.</p>
	<p>Johnson</p>	<p>All land rates were reviewed. As a result, where there was sufficient data available, land rates were adjusted. This resulted in a change over 10% in the ResVac property class of Johnson township.</p>
	<p>Milford</p>	<p>All land rates were reviewed. As a result, where there was sufficient data available, land rates were adjusted. This resulted in a change over 10% in the ResVac property class of Milford township.</p>
	<p>Springfield</p>	<p>All land rates were reviewed. As a result, where there was sufficient data available, land rates were adjusted. This resulted in a change over 10% in the ResVac property class of Springfield township.</p>
	<p>Clearspring</p>	<p>All land rates were reviewed. As a result, where there was sufficient data available, land rates were adjusted. This resulted in a change over 10% in the ResVac property class of Clearspring township.</p>

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Cyclical Reassessment

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

As part of cyclical reassessment, the following areas were reviewed in the most current phase:
Clearspring- All property classes
Johnson- All Property classes
Bloomfield- All C&I and AG property classes

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 not completed during the current phase. However, it is planned to be completed for this current year.

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.

In an effort to use as many sales as possible in the ratio study; sales that are clearly associated with each other as a single transaction are combined to make a Multi parcel sale. The SDFID's are not the same but they are in sequence and need to be treated as a single sale by combining sales prices between multiple disclosures. These types of sales most often happen around the many lakes in the county. With the primary parcel being on the water side and the secondary being directly across the street.

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