

Narrative

General Information

County Name: Marshall

Person Performing Ratio Study: Marshall County (in-house)
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Sales Window: 1/1/2020 to 12-31-2020

If more than one year of sales were used, was a time adjustment applied? If no, please explain why not. If yes, please explain the method used to calculate the adjustment.

No sales outside of 1-1-2020 to 12-31-2020 were used in the ratio study.

Groupings

In the space below, 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 the market.

((Must mention grouped because of similarities))

Industrial Vacant: No study due to lack of sales.

Industrial Improved: Because there were a limited number of industrial improved sales, we are showing these sales in one combined report.

Commercial Vacant: No study due to lack of sales.

Commercial Improved: Because there were a limited number of commercial improved sales, we are showing these sales in one combined report.

Residential Vacant: Because there were a limited number of residential vacant sales, we are showing these sales in one combined report.

Residential Improved: Eight (8) townships stand on their own in the ratio study with sufficient sales within each township to reflect their individual market values. Green and Tippecanoe Townships were combined due to a lack of sales within each township. These townships are both rural, located along the southern border of the county and have similarities in market values. Their primary use of land is agriculture and each has a limited amount of commercial and industrial structures. By combining these areas increased the sampling of sales to reflect a more accurate ratio study.

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. The calculation for the change uses the AV from the prior year with the prior year property class and the AV from the current year with the current year property class.

Property Type	Townships Impacted	Explanation
Commercial Improved	<u>Bourbon</u> 18%	This increase is due to a combination of cyclical review, the movement of a res parcel to a commercial business, new storage units & recalculating our income approach to value for commercial housing.
	<u>Polk</u> -41%	This decrease is due to parcel 50-41-17-000-013.000-11: this parcel is a golf course and is priced as override in accordance with IC 6-1.1-4-42 (e) .
	<u>Tippecanoe</u> 397%	This increase is due to a new event center being built as well as parcels previously classified as industrial being combined & re-evaluated to be a commercial property class code.
	<u>Union</u> 15%	This increase is due to the development of several multi-unit apartment buildings, re-calculating our multi-unit rental valuations, & a parcel that was previously assessed as an income producing golf course now being used for personal/private use only by the new owner.

<p>Commercial Vacant</p>	<p><u>Bourbon</u> -53%</p> <p><u>Center</u> 45%</p> <p><u>Walnut</u> -10%</p>	<p>This decrease is due to 2 parcels of the 4 vacant parcels property class changing. One became commercial improved due to a parking lot and one was moved to PCC 300 to be consistent with contiguous industrial parcel</p> <p>This increase is due to 3 parcels previously classified as AG land being moved to commercial vacant in anticipation of multi-family apartment buildings being constructed.</p> <p>This decrease is due to trending & combinations for tax purposes.</p>
<p>Industrial Improved</p>	<p><u>Tippecanoe</u> -11%</p> <p><u>Union</u> -11%</p> <p><u>Walnut</u> 128%</p>	<p>This decrease is due to parcel 50-24-29-000-010.000-012 being deleted and combined, then redefined as a commercial parcel once the combination was complete</p> <p>This decrease is due to the C/I Building associated with parcel 50-21-20-200-088.000-014 lowering in value due to depreciation</p> <p>This increase is due to a large industrial building addition on parcel 50-22-90-304-006.002-016</p>
<p>Industrial Vacant</p>	<p><u>Bourbon</u> -14%</p> <p><u>Tippecanoe</u> -88%</p> <p><u>Union</u> 28%</p>	<p>This decrease is due to a class code change on 3 parcels, one from industrial to commercial, one from industrial improved to industrial vacant, and one from commercial to industrial</p> <p>This decrease is due to parcel 50-24-29-000-011.000-012 being deleted and combined, then redefined as a commercial parcel once the combination was complete</p> <p>This increase is due to parcel 50-21-11-000-013.003-013 being split and redefined as an industrial parcel</p>

Residential Improved	<u>Union</u> 10%	This increase is due to trending.
Residential Vacant	<u>Bourbon</u> -38% <u>Center</u> -12% <u>Green</u> -10% <u>Union</u> -45% <u>Polk</u> 10% <u>Walnut</u> -17%	This decrease is due to combinations that took place for tax purposes, reducing our vacant parcel total amount & total AV. This decrease is due to trending. This decrease is due to 1 parcel entering a classified land program, reclassifying itself into AG land This decrease is due to combinations that took place for tax purposes, reducing our vacant parcel total amount & total AV. This increase is due to trending. This decrease is due to trending.

Cyclical Reassessment

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

- Agricultural: Bourbon, Bourbon Corp, German, Bremen.
- Industrial: Bourbon, Bourbon Corp, German, Bremen.
- Commercial: Bourbon, Bourbon Corp, German, Bremen, Plymouth.
- Residential: Bourbon, Bourbon Corp, German, Bremen, Center.
- Exempt: Bourbon, Bourbon Corp, German, Bremen, Plymouth.
- Utility: Bourbon, Bourbon Corp, German, Bremen, Plymouth.

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 Marshall County will be performing the Land Order for 2022 Payable 2023. Each year we analyze our land values where sales are present to see if an adjustment is necessary.

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.

As in past years, we have a tab titled Jellystone which is a Yogi Bear Campground in West Township. Jellystone has been stratified from West Residential since we feel that these values should not be equalized with other West Township sales. The market values of these camping lots do not influence other West Township neighborhoods and should stand on their own.

Statistical studies were conducted on each neighborhood to determine if any adjustments were needed for this assessment year to both sold and unsold properties. Sales were used from 1-1-2020 thru 12-31-2020 in the adjustment process and their physical characteristics were reviewed to compare with their property record card. We mail questionnaires on each sale to the buyer in an attempt to learn more about any special circumstances pertaining to that sale. Adjusting for changes in the market cannot be done accurately if the record of the property does not accurately reflect the property as it was at the time of the sale. We are committed to using as many valid sales as possible.

When it is discovered that parcels within a neighborhood are not assessed accurately or consistently, we reassess that neighborhood by recalculating the land base rates based on recent valid sales and collect information to update the improvement data.

Per IC 6-1.1-5-16, we are working on combining contiguous parcels when a structure straddles over two or more parcels. Because of the added work to the Assessor and Auditor, we are addressing these parcels a year prior to their cyclical year and the county will be completed over a four (4) year period. For 2021, the areas that have been combined are those parcels within the 4th cyclical year (2022 Payable 2023).

As in past years, Marshall County uses a gross rent multiplier model to value residential rental properties.

Since submitting our 2020 sales data to the State, some sales were further reviewed and validity codes have been changed. Other sales originally determined invalid have also been adjusted. These can be found in the attached reconciliation spreadsheet with explanations for the changes.

Marshall County has a consistent building permit system which allows us to physically inspect all new construction. We use IRMLS to update our physical characteristics on sold and unsold properties. We also mail questionnaires annually to the upcoming cyclical parcels to attempt to find any errors or updates to structures. The physical characteristic information is analyzed for accuracy to determine if there are systematic errors in the calculation of the values within each neighborhood. Pictometry aerials are used to assist us in keeping our land use and buildings updated in our CAMA system. I have added below the chart that we use to calculate percent completion and effective year updates.

Parcel Number: _____
 Name: _____

Item	Percentage of Total*	Percentage Remodeled
Foundation/Forms	11%	0%
Foundation (Concrete)	11%	
Rough Framing	24%	0%
Framing Including Roof	17%	
Sheathing (Ply-Wood)	1%	
Shingles	5%	
Other	1%	
Windows & exterior door	5%	0%
Windows	4%	
Exterior Door	1%	
Plumbing/Electrical/HVAC	18%	0%
Plumbing	5%	
Electrical	6%	
HVAC	7%	
Exterior	6%	0%
Siding	6%	
Interior drywall and ceiling finish	8%	0%
Insulation	4%	
Drywall	4%	
Built-in cabinets, interior doors, trim, etc	13%	0%
Interior Trim/Doors	6%	
Cabinets/Countertops	6%	
Other	1%	
Plumbing Fixtures	3%	0%
Plumbing Fixtures	3%	
Floor covers and built-in appliances	6%	0%
Flooring	5%	
Appliances	1%	
Light fixtures, painting and decorating	6%	0%
Light Fixtures	2%	
Painting	3%	
Other	1%	
		0%

	Year	Percentage	Calculation
Current Effective Year		100%	0
Remodeled Year		0%	0
		100%	0