

Narrative

General Information

County Name: St. Joseph County

Person Performing Ratio Study: Rosemary Mandrici, Arcelia Dorado, Patti St. Clair

Sales Window (e.g. 1/1/20 to 12/31/20): January 01, 2020 to December 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. N/A

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 market.

Ind Vac (PCC 300) -County wide, combined, not enough sales to analyze data.

Ind Imp (PCC 301-399)- Combined due to same market use and are similar in land base rates within each category throughout the county.

Comm Vac (PCC 400) - County wide, combined, no sales to analyze data.

Comm Imp (PCC 401-499)- Combined due to same market use and are similar in land base rates within each category throughout the county.

Res Vac (PCC 500-509)- Combined due to same market use, not enough sales to analyze data.

****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****

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	Greene Township	Decreased by -21.55% due to change in use
	Madison Township	Increased by 12.87% due to cyclical reassessment

Commercial Vacant	Centre Township	Increased by 25.48% due to cyclical reassessment
	Clay Township	Decreased by -13.30% due to cyclical reassessment & change in use
	German Township	Decreased by -22.68% due to cyclical reassessment & change in use
	Harris Township	Increased by 96.18% due to cyclical reassessment
	Liberty Township	Decreased by -13.69% due to cyclical reassessment & change in use
	Lincoln Township	Increased by 108.57% due to cyclical reassessment
	Olive Township	Increased by 87.01% due to cyclical reassessment
	Union Township	Increased by 25.72% due to cyclical reassessment
	Warren Township	Increased by 15.12% due to cyclical reassessment
Industrial Improved	Clay Township	Increased by 63.0% due to an addition (new construction)
	Greene Township	Increased by 16.22% due to cyclical reassessment
Industrial Vacant	Clay Township	Increased by 23.78% due to change in use
	Liberty Township	Decreased by -12.0% due to change in use
	Olive Township	Decreased by -26.03% due to change in use
	Penn Township	Decreased by -10.08% due to change in use
	Warren Township	Increased by 61.9% due to cyclical reassessment
Residential Improved	Liberty Township	Increased by 14.09% due to new construction
	Portage Township	Increased by 11.40% due to new construction, trending factors & cyclical reassessment

	Union Township	Increased by 14.80% due to new construction, trending factors & cyclical reassessment
	Warren Township	Increased by 10.60% due to new construction & cyclical reassessment
Residential Vacant	Clay Township	Increased by 22.39% due to new plats & cyclical reassessment
	German Township	Increased by 13.23% due to new plats & cyclical reassessment
	Greene Township	Increased by 77.12% due to new plats & cyclical reassessment
	Olive Township	Increased by 23.78% due to cyclical reassessment
	Penn Township	Decreased by -17.91% due to cyclical reassessment

Cyclical Reassessment

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

Centre Township, Clay Township, German Township, Greene Township, Harris Township, Liberty Township, Lincoln Township, Madison Township, Olive Township, Penn Township, Portage Township, Union Township and Warren Township

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

Due to Covid-19, PTABOA was not in session until mid-summer and we were waiting for the Council to appoint a member to fill a vacancy. Therefore, we used the time to do extensive research in neighborhoods including site visits. In addition, we added another year of sales data. Our plans are to present our finding to the PTABOA this 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.