

Narrative

General Information

County Name: Wabash

Person Performing Ratio Study: William Schultz

Contact Information:

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Wabash County Assessor

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Vendor Name: Accurate Assessments Inc.

Additional Contacts (For purposes of the ratio study):

William Schultz

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Sales Window (e.g. 1/1/18 to 12/31/19):

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; There was not a significant amount of data for number of sales on same properties over multiple years. No time adjustments were determined.

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.

Residential Vacant in Chester Township, Lagro Township, Noble Township, and Pleasant Township were grouped. Due to a small number of sales in a small rural county in which the townships are very similar in geography, topography, and utility. The remaining Townships had 0 sales a ratio was not ran.

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	Lagro Twp.	New construction
Commercial Vacant	Noble Twp. Pleasant Twp.	Property class change, New construction Property class change to ag.
Industrial Improved	Chester Twp. Lagro Twp.	New Construction New Construction
Industrial Vacant	Pleasant Twp.	Property class change to ag
Residential Improved	N/A	
Residential Vacant	Chester Twp. Lagro Twp. Liberty Twp. Noble Twp. Paw Paw Twp. Pleasant Twp.	Removal of influence factors on excess acres that have been in effect for several yrs. Removal of influence factors on excess acres that have been in effect for several yrs. Removal of influence factors on excess acres that have been in effect for several yrs. Removal of influence factors on excess acres that have been in effect for several yrs. Removal of influence factors on excess acres that have been in effect for several yrs. Removal of influence factors on excess acres that have been in effect for several yr

Cyclical Reassessment

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

Paw Paw Township Taxing District 85010 All Classes of Properties

Town of Roann Taxing District 85011 All Classes of Properties

Pleasant Township Taxing District 85012 All Classes of Properties

Noble Township Taxing District 85007 Partial Reassessment All Classes of Properties
Wabash Noble Taxing District 85008 Partial reassessment all Property Classes
City of Wabash Taxing District 85009 Partial reassessment All 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.

NO: Land Order will be completed by the year 2022

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.

The sales comparison method was used to adjust the assessments in Wabash County for 2020. The assessments were derived using Real Property Assessment Guidelines for 2012-Version A. The sales used for the 2020 annual adjustments were from 1/1/2018 to 12/31/2019. The land base rates and neighborhood factors were examined in each neighborhood and property class. Neighborhoods with an insufficient number of sales were compared to significantly similar neighborhoods. The criteria for comparison were geographic location, similarity of land size improvement type and age, and any other factors deemed relevant.

See Wabash Effective Age Procedure.