

STATE OF INDIANA

DEPARTMENT OF LOCAL GOVERNMENT FINANCE



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Ratio Study Narrative 2022

General Information	
County Name	Cass County

Person Performing Ratio Study			
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Sales Window	1/1/2019 to 12/31/2021
<p>If more than one year of sales were used, was a time adjustment applied?</p> <p>Due to size of the county and in hopes of getting the best representation of sales to complete the trending as well as the sales ratio to be performed on all strata's containing 25 or more parcels: We used sales from 01/01/2019 – 12/31/2021 for Commercial and Industrial property and groupings.</p> <p>We used sales from 01/01/2020 – 12/31/2021 for all other residential property and groupings.</p>	<p>If no, please explain why not.</p> <p>We did not have enough paired sales to establish a reliable time adjustment.</p> <p>If yes, please explain the method used to calculate the adjustment.</p>

Groupings

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.

****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****

The Residential Vacant land was grouped (L1). Cass County is mainly a rural-agricultural county. Therefore, the homesites throughout the county are of similar rural tracts and should be grouped for trending and sales ratio purposes. Although some townships did not meet the standards on their own, there are not enough sales in individual neighborhoods to make any further trending adjustments.

Grouping (R1) contain Townships Boone, Clinton, Harrison, and Jefferson. These townships are mainly rural townships that are on the west side of the county and share the same school district.

Grouping (R2) contain Townships Jackson and Deer Creek. These townships are mainly rural townships that are on the south of the count and share the same school district.

Due to the limited number of sales, all commercial and industrial land was trended together (L2). There were only four commercial and industrial valid sales. These sales were only included because they were valid. No trending was performed with these sales. And we are aware that the median falls outside to the standards. However, we did not want to exclude just to exclude.

With this being a small rural community and due to the number of sales in individual neighborhoods, the commercial and industrial parcels were grouped together in the ratio study (C1).

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	Adams > 10%	Exempt status was removed from 09-01-22-100-028.000-001; improvement values increased for commercial Improved properties due to new cost tables.
	Clay Twp > 10%	Created new market model for Apartment Complexes. Trending factor raised accordingly. Trending factors also increased in Chase Commercial Park

	Clinton Twp > 10%	Corrected NBHD and Market model on parcel
	Eel Twp > 10%	Created new Apartment Model and raised all apartment complexes. Also new construction and increase in land values for several nbhd's.
	Jackson Twp > 10%	We have four apartment complexes in this township that increased sharply with a new market model for apartments. Sales indicated apartment complexes too low.
	Jefferson Twp > 10%	09-05-21-300-017.000-014 increased mobile home sites; physical changes race track; commercial improvement values increased due to new cost tables
	Tipton Twp > 10%	New apartment model, factor raised based on recent sales
Commercial Vacant	Clinton > -10%	Multiple commercial properties changed to Industrial.
	Noble > 10%	Two parcels changed from improved to vacant
	Washington > 10%	09-17-57-800-045.006-027 and 09-17-57-800-045.007-027 were newly created parcels; 09-17-57-400-039.000-027 was an ag parcel but now is commercial
Industrial Improved	Adams > 10%	Improvements increased due to new cost tables. No sales to offset increase.
	Clinton > 10%	Multiple vacant parcels changed to improved.
	Deer Creek > 10%	Increase in Grain Elevator pricing
	Eel Twp > 10%	Increase in Land Values and cost tables as well as reassessment changes.
	Harrison > 10%	3 parcels – increase in cost of tanks and elevator
	Noble > 10%	new addition and pavement added to 09-17-56-105-025.000-019
Industrial Vacant	Clinton > -10%	09-11-04-200-010.000-007 and 09-11-04-200-009.000-007 were changed from IndVac to AgVac properties. Also moved buildings to other parcels.
	Eel Twp > 10%	Land order changed. Many parcels/nbhd's increased.
	Noble > 10%	Parcel increased due to land order change

Residential Improved	Bethlehem > 10%	%09-02-25-400-001.001-002 is being used a real estate now; land was split for 09-02-27-100-008.001-002 and 09-02-13-200-013.003-002 creating new parcels; 09-02-04-200-015.000-002 was a AgImp but now is ResImp; improvement vales increased for ResImp properties due to new cost tables.
	Boone > 10%	Improvement values increased for many ResImp properties due to new cost tables and trending factors.
	Clinton > 10%	Several parcels with changes due to new construction. Trending factor and cost tables raised according to market.
	Deer Creek > 10%	09-14-34-400-002.001-008 was a newly created ResImp parcel; new construction added to 09-14-15-300-006.001-008; improvement values increased due to cost tables and trending.
	Eel Twp > 10%	Reassessment changes along with updating of the land order.
	Jefferson > 10%	09-21-45-330-033.000-014 changed from a vacant to improved property; 09-05-22-400-030.000-014 changed from a mobile home to standard dwelling; added an improvement to 09-05-33-400-025.000-014; improvement values increased due to new cost tables and trending
	Noble Twp > 10%	09-06-12-200-046.001-017 and 09-06-06-400-006.003-017 were newly created ResImp parcels; 09-06-16-200-008.000-017 was changed from an Exempt parcel to a ResImp parcel; physical changes to some improvements in township; improvement values increased due to new cost tables
	Washington > 10%	09-10-27-100-009.002-023 was a newly created parcel; physical changes to some of the residential improvements; improvement values changed due to new cost tables and trending factors with market
Residential Vacant	Clinton > 10%	Two new residential parcels created.
	Deer Creek > 10%	Three new residential parcels created.
	Jackson > 10%	09-15-17-131-019.000-012 and 09-15-07-400-006.001-012 were newly created ResVac parcels; 09-15-34-200-031.000-012 was changed from Ag to Res; few parcels changed from Improved to Vacant
	Miami Twp > 10%	Three parcels changed from Ag to Residential homesites
	Noble Twp > 10%	09-06-12-400-003.001-017 and 09-06-56-200-009.002-017 were changed from an Ag property to a ResVac property; 09-06-17-100-019.002-017 was a newly created ResVac parcel; some land values increased

Cyclical Reassessment

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

Parts of Eel Township, including half of Logansport was reviewed during phase 4.

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

We are updating the land order during each phase of the reassessment. Therefore, Eel township including Logansport was updated 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.

Cass County has a permit system in place that assists the Assessor with updating their parcel records. Along with that the county uses the % complete chart to standardize changing effective years on parcels that add additions as well as do extensive remodeling. During the sales validation process, the county also utilizes this same method of establishing effective age. During the site visit, if an internal visit is denied, a call to the owner or seller provides additional information with the remodeling that may have occurred to the property. The Assessor also uses various websites to help establish the extent of internal remodeling not available from just outside appearance. On less extensive remodeling, change of condition may result.

We had two multiparcel sales that had different sale ID's. We included them in the Formatted tab, but wanted you to be aware to add them together towards the results:

C09-2020-0011170 & C09-2020-0011171 are the same sale with two different disclosure ID's.

C09-2021-0012855 & C09-2021-0012856 are the same sale with two different disclosure ID's.