

STATE OF INDIANA

DEPARTMENT OF LOCAL GOVERNMENT FINANCE



INDIANA GOVERNMENT CENTER NORTH
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Ratio Study Narrative 2022

General Information	
County Name	Clinton County

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
Dana Myers	(765)659-6316	assessor@clintonco.com	
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Sales Window	1/1/2021	to	12/31/2021
If more than one year of sales were used, was a time adjustment applied?	If no, please explain why not.		
	n/a		
	If yes, please explain the method used to calculate the adjustment.		
	n/a		

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 following homogenous groupings have been established:

Group twp1: This is Center Township which includes Frankfort proper.

Group twp2: This is Owen, Warren, Forest, Johnson, Union, and Sugar Creek Townships. These are all the same as they are the most rural outlying townships in Clinton County. They are mostly gravel roads, few amenities, and heavily agricultural.

Group twp3: This is Jackson, Kirklin, and Perry Townships. They are rural on the outer areas but have multiple major thoroughfares cutting throughout (i.e. US 421, St Rd 38, and St Rd 39) unlike the mostly rural townships in Twp2. Positive residual effects from Kirklin and Frankfort also effect this area.

Group twp4: Madison Township

Group twp5: Ross Township

Group twp6: Michigan and Washington Townships. These townships are the west and east border of Center Township (Frankfort) with State Road 28 running right through the middle of them. The impact of population, accessibility, convenience to the main thoroughfare, plus the economic effects of Frankfort make these townships comparable in regard to their market segmentation.

Group com1: This is commercial improved parcels county-wide

- Industrial Vacant parcels: insufficient valid sales within this property class to analyze.
- Industrial improved parcels: insufficient valid sales within this property class to analyze.
The following parcels are valid and would have been utilized in a study had there been sufficient sales
 - 12-03-26-103-011.000-019
 - 12-10-07-200-007.000-022
- Commercial Vacant parcels: insufficient valid sales within this property class to analyze.
The following parcel is valid and would have been utilized in a study had there been sufficient sales
 - 12-03-26-103-011.000-019
- Commercial improved parcels: appropriate analysis is included
- Residential Vacant parcels: insufficient valid sales to analyze.
The following parcels are valid and would have been utilized in a study had there been sufficient sales
 - 12-11-11-351-002.000-010
 - 12-12-29-200-005.001-006
 - 12-13-08-402-003.000-014
 - 12-15-12-401-016.000-007
- Residential Improved parcels: appropriate analysis is included.

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	Johnson	All increase is due to costs tables
	Sugar Creek	All increase is due to cost tables (there is only one parcel in this class)
	Warren	Increase is due to cost table updates on a HUGE confinement facility
Commercial Vacant	Forest	2021 there were 13 parcels in this class, in 2022 there are only 6
	Jackson	2021 there was 1 parcel in this class, in 2022 there are 2
	Owen	2021 there were 2 parcels in this class, in 2022 there are 3
	Washington	Added 2 parcels in 2022 and changed two priced as farm-ground to commercial
Industrial Improved	Perry	Added an improvement on leased land
Industrial Vacant	Kirklin	Added another parcel to this class in 2022
	Washington	Increase due to large tract of industrial land that is agricultural
Residential Improved	Forest	The sales in this study area required an increase in the market factor
	Jackson	The sales in this study area required an increase in the market factor
	Madison	The sales in this study area required an increase in the market factor
	Perry	The sales in this study area required an increase in the market factor
	Ross	The sales in this study area required an increase in the market factor
	Union	The sales in this study area required an increase in the market factor
Residential Vacant	Jackson	2021 there were 99 parcels in this class, in 2022 there are 103
	Michigan	2021 there were 118 parcels in this class, in 2022 there are 121

Cyclical Reassessment

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

Frankfort (Center 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.

Yes, the Land Order was completed with Phase IV

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.

For information purposes we will provide you with the following:

Sales Disclosure Verification Process

1. Once the sales disclosure comes in, the sales disclosure deputy immediately prints a card so that none of the transfer or sales information appears on the PRC
2. Said PRC's are distributed to a data collector and a site inspection is completed with the following guidelines
 - a. Check the PRC for errors.
 - b. Factual (objective) errors are written in **red ink**
 - c. Any notes or comments that would be considered subjective in nature (or an opinion of the data collector) is written **in pencil**
 - d. When necessary questions are asked of anyone home at the time of the inspection
3. The data collector then returns said PRC's to the sales disclosure deputy who then adheres to the following guidelines
 - a. Review the site inspection card,
 - b. Make only the corrections to the PRC that are indicated in **red ink**
 - c. Whatever contact with buyer, seller, real estate agent, and/or Title Company is made to finalize the decision if the sale is valid or invalid for trending purposes.

Effective Age Protocol

- Clinton County does have a protocol for establishing effective age which is verified, updated, and established annually using sales/marketing data, all the following criteria are used in establishing the proprietary annual guidelines:
 - Ascertaining the level of update(s) that are known factors that extend the economic life of a structure
 - Siding
 - Windows
 - Roof (type)
 - Additions
 - Remodeling (extent thereof)
 - Replacement/upgrades such as plumbing, electrical, insulation, drywall, flooring, built-ins
 - Taking into consideration
 - Grade
 - Condition
 - Year / effective year
 - Location
 - Once quantified correlation with the percent complete charts as provided in our Guidelines is established to assist in establishing a weighted age.

Said process is employed **only** during the new construction process, appeals, and reassessment field work.