

Ratio Study Narrative 2023

General Information	
County Name	White

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
Lisa Downey	(574) 583-7755	lisa.downey@whitecounty.in.gov	

Sales Window	1/1/2021 to 12/31/2022
If more than one year of sales were used, was a time adjustment applied?	If no, please explain why not.
	No time adjustment was applied since no definitive stratification was found between the two years.
	If yes, please explain the method used to calculate the adjustment.

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Groupings
<p>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.</p> <p>**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**</p>
<p>No groupings were used.</p>

AV Increases/Decreases		
<p>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.</p>		
Property Type	Townships Impacted	Explanation
Commercial Improved		
Commercial Vacant	West Point	Only one vacant commercial parcel in the township. A land pricing error was corrected.
Industrial Improved		
Industrial Vacant		
Residential Improved	Townships with Increases over 10% Honey Creek, Liberty, Lincoln, Monon, Prairie, Union, and Round Grove	Changes were due to increases in the sale prices in the market
Residential Vacant		

Cyclical Reassessment
<p>Please explain which townships were reviewed as part of the current phase of the cyclical reassessment.</p>
<p>Round Grove and West Point Townships were reviewed for all property classes. Union Township was reviewed with the exception of the City of Monticello for all property classes.</p>

<p>Was the land order completed for the current cyclical reassessment phase? If not, please explain when the land order is planned to be completed.</p>
<p>The land order is reviewed annually.</p>

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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.

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