

Narrative

General Information

County Name: **Adams County**

Person Performing Ratio Study: Dudley Scheumann

Sales Window (e.g. 1/1/19 to 12/31/19) 01/01/18 to 12/31/20

A 1.9% per year (applied by month) time adjustment was applied to the 2018 and 2019 sales. The annual Consumer Price Index (CPI) changes for 2018, 2019 and 2020 were 1.9%, 2.3% and 1.4% respectively. Averaging the three years, results in an increase of 1.87% per year, say 1.9%.

Groupings

Due to the limited number of residential vacant sales in any given township and the fact that the county is fairly consistent, all the townships were combined for the ratio study and assessed accordingly.

The residential improved sales were of sufficient quantity to evaluate Root and Washington Townships individually. The remaining townships were combined together into 3 groups by location. The first group includes Blue Creek, French, Kirkland, Monroe and St. Mary's Townships. The second group includes Hartford, Jefferson and Wabash Townships. The third group includes Preble and Union Townships. These three groups are geographically as well as economically very similar. This gives a more accurate assessment of the Townships with a small number of sales.

There were no commercial vacant sales occurring in the timeframe. Therefore, an analysis of the commercial land was completed and in all cases this land value was equal to or greater than the corresponding residential neighborhoods.

Due to the limited number of valid sales in any given township and the fact that the county is fairly consistent, the townships were grouped together for the commercial improved ratio study. There were no industrial vacant land sales occurring in the timeframe. Therefore, an analysis of the industrial land was completed and in all cases was equal to or greater than a corresponding residential neighborhood.

There were no valid industrial improved sales occurring in the timeframe. MLS listings, income information and appraisals gathered through the appeal process were evaluated to ensure an accurate assessment of the industrial improved parcels. The obsolescence was also reviewed on each property.

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		
Commercial Vacant		
Industrial Improved	Hartford	Decrease due to physical depreciation
Industrial Vacant	Monroe Wabash	Change in use of 3 parcels Change in use of 1 parcel.
Residential Improved		
Residential Vacant	Monroe Union Wabash	Change in use of 1 parcel and removal of developer's discount on 2 parcels. Change in use of 2 parcels. Removal of developer's discount on multiple parcels.

Cyclical Reassessment

For the current phase of the cyclical reassessment, parcels were reviewed in Blue Creek, French, Jefferson, Monroe, St. Marys, Union and Washington townships along with the portion of the town of Decatur located in Washington township.

The land order is scheduled to be completed in 2021.

Comments

Adams County is a rural farming community which is influenced by Fort Wayne and also by a large population of Amish. The County is divided into twelve Townships (three wide by four tall) with three different school districts. U.S. Highway 27 divides the County from east to west in almost the middle of the County. Decatur, which is the largest town, Monroe, Berne and Geneva are situated along this highway and have the majority of industry and commercial properties.