

# Narrative

## General Information

County Name: St. Joseph County

Person Performing Ratio Study: Rosemary Mandrici, Arcelia Dorado, Patti St. Clair

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Sales Window (e.g. 1/1/19 to 12/31/19): January 1, 2019 to December 31, 2019

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. N/A

## 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 the market.

Ind Vac (PCC 300) -County wide, combined, no sales to analyze.

Ind Imp (PCC 301-399)- Combined due to same market use.

Comm Vac (PCC 400) - County wide, combined, no sales to analyze.

Comm Imp (PCC 401-499)- Combined due to same market use.

Res Vac (PCC 500-509)- Combined due to same market use.

**\*\*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\*\***

## 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. The calculation for the change uses the AV from the prior year with the prior year property class and the AV from the current year with the current year property class.

Property Type	Townships Impacted	Explanation
Commercial Improved	Madison Township	-12.14% due to appeal.

Commercial Vacant	Greene Township	-14.57% due to change in use
	Madison Township	-48.35% due to change in use
	Warren Township	77.93% due to a correction on land pricing
Industrial Improved	Greene Township	23.12% due to change in use & new construction
Industrial Vacant	Centre Township	-24.67% due to change in use
	Clay Township	-19.21% due to change in use
	Greene Township	-16.19% due to change in use
	Madison Township	-22.68% due to change in use
Residential Improved	Liberty Township	12.05% due to change in use
	Madison Township	40.08% due to cyclical review, new construction & trending factors applied
	Union Township	17.27% due to new construction, change in use & trending factors applied
Residential Vacant	Greene Township	26.18% due to stratified neigh with res improved
	Harris Township	14.76% due to cyclical review & stratified neigh with res improved
	Liberty Township	28.34% due to stratified neigh with res improved & change in use
	Madison Township	27.67% due to stratified neigh with res improved & change in use
	Olive Township	12.59% due to splits & stratified neigh with res improved
	Portage Township	31.04% due to stratified neigh with res improved, cyclical review & change in use

### **Cyclical Reassessment**

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

Harris Township, Portage Township, Penn Township, Madison 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.

Land order was complete but not approved due to the death of a PTABOA Certified Level II/III member. Planning to resubmit our findings with an additional year of sales to the Board for 21/22.

### **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.