



ASSESSOR

ELKHART COUNTY

## ITEMS WHICH MAY CAUSE AN ASSESSMENT CHANGE

- Time Passes
  - Trending Ratio Studies – conducted yearly
    - Market Increases/Decreases – Ratio Studies attempt to illustrate this
  - Depreciation Schedules
  - Cost Table updates (last update applied to 2022 assessments)
- Work Done
  - Permits Pulled
    - Demos
    - Additions
    - Remodels
    - Updates
  - Condition
    - Enhanced
    - Diminished
- Triggered Reviews/Changes
  - Sale Reviews
    - MLS
    - LoopNet
    - Zillow
    - FSBO
    - Non-Market
  - Appeals
  - Rental/Income Data Provided
  - Cyclical Reassessment
    - Land Order Changes
  - Property Type Studies
  - Property Splits or Combinations

## ITEMS WHICH MAY CAUSE A TAX CHANGE

- Assessment Changes
- Tax Rate Changes
- Deductions added/removed/changed
- Tax Caps
- Referendums
- Other Charges/Adjustments (Table 4 of TS1)
  - Storm Water
  - Conservancies