

# STATE OF INDIANA

DEPARTMENT OF LOCAL GOVERNMENT FINANCE



INDIANA GOVERNMENT CENTER NORTH  
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## Ratio Study Narrative 2022

<b>General Information</b>	
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<b>County Name</b>	Morgan
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<b>Person Performing Ratio Study</b>			
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Name	Phone Number	Email	Vendor Name (if applicable)
Reva Brummett	765-342-1065	<a href="mailto:rbrummett@morgancounty.in.gov">rbrummett@morgancounty.in.gov</a>	n/a
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Julie Minton	765-342-1065	<a href="mailto:jminton@morgancounty.in.gov">jminton@morgancounty.in.gov</a>	n/a

<b>Sales Window</b>	<b>1/1/2021</b> <b>to</b> <b>12/31/2021</b>
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<b>If more than one year of sales were used, was a time adjustment applied?</b>	<p><b>If no, please explain why not.</b></p> <p>One year was used for all property classes except Commerical/Industrial vacant. Two sales years were used for this property class due to the limited number of total sales.</p> <hr/> <p><b>If yes, please explain the method used to calculate the adjustment.</b></p> <p>Adjustments were not made to any prior year sale.</p>
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## 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\*\***

### Residential Vacant

Adams, Ashland, Monroe, Gregg and Clay

Baker, Jefferson, Ray and Washington

Brown, Madison and Harrison

Green and Jackson

### Residential Improved

Adams and Ashland

Baker and Ray

The townships have been grouped by comparison of similar geographic location, school districts (where appropriate) and land size, as well as, proximity to amenities within the county.

### Commerical/Industrial Vacant

ALLTWP was used for commercial and industrial vacant and improved properties. This grouping includes the entire County. Two year's sales data was used due to the lack of sales of this property type. Adjustments were not made to 2020 sales.

### Commerical/Industrial Improved

ALLTWP was used for commercial and industrial vacant and improved properties. This grouping includes the entire County.

## 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	Adams	Changes in physical characteristics resulting from cyclical reassessment
Commercial Improved	Ashland	Changes in physical characteristics resulting from cyclical reassessment

<b>Commercial Improved</b>	Baker	1 parcel is a dwelling that is used for a clubhouse with an increase of neighborhood factor from 1.37 to 1.41. 2nd parcel is a change in the base rate for fencing increase from \$18.75 per L/F to \$22.71
<b>Commercial Improved</b>	Brown	Added Mini-warehouse complex \$1,363,000 and additions to 3 existing buildings including large addition/renovation to St Francis Hospital. Increased primary land from 50000 to 100000
<b>Commercial Improved</b>	Green	Increased as result of updated cost schedules
<b>Commercial Improved</b>	Gregg	Increased primary land from \$22,700 to \$42,400 and secondary from \$7,700 to \$10,000. Changes to physical characteristics resulting from cyclical reassessment. Added gas station canopy to parcel and reclassified land to primary
<b>Commercial Improved</b>	Harrison	Increased neighborhood factor from 1.28 to 1.41
<b>Commercial Improved</b>	Jackson	Increased primary land from \$25,700 to \$60,000 and secondary from \$8,500 to \$48,200 usable undeveloped from \$4,500 to \$11,000
<b>Commercial Improved</b>	Madison	Increased mobile home park land from \$4,500 to \$50,000. Added an addition to existing building. Increased market factor on convenience stores from 1.00 to 1.62
<b>Commercial Improved</b>	Monroe	Added 2 new commercial buildings along with all changes to physical characteristics during cyclical reassessment. Increased base rate of MH Park usable undeveloped from \$4,500 to \$100,000.
<b>Commercial Improved</b>	Ray	Increased commercial acreage along 67 from \$27,000/\$13,000/\$8,000 to \$39,400/\$20,000/\$15,000 for Primary/Secondary/Usable Undeveloped.
<b>Commercial Improved</b>	Washington	Added 4 commercial buildings (10,000,000) Moved parcels along 39 By-pass from Commercial Tier 3 to Commercial Tier 2 changing the base rate for Primary from \$143,700 to \$300,000
<b>Commercial Vacant</b>	Adams	Increased base rate for Secondary land from \$10,000 to \$15,000 and Usable Undeveloped land from \$4,000 to \$8,000
<b>Commercial Vacant</b>	Clay	Increased commercial FF rate from \$300 to \$700

<b>Commercial Vacant</b>	Green	Commercial property class with agricultural use. Increase is result of ag pricing increase.
<b>Commercial Vacant</b>	Jackson	Increased primary land from \$25,700 to \$60,000 and secondary from \$8,500 to \$48,200 usable undeveloped from \$4,500 to \$11,000
<b>Commercial Vacant</b>	Jefferson	Increased secondary land from \$8,000 to \$15,000 and usable undeveloped from \$4,500 to \$8,000
<b>Commercial Vacant</b>	Madison	Reclassification of 1 parcel from commercial land to developer rate for the creation of 2nd section of The Enclave subdivision. -664,800.
<b>Industrial Improved</b>	Adams	Changes in physical characteristics resulting from cyclical reassessment
<b>Industrial Improved</b>	Brown	Increased primary land from \$55,000 to \$80,000 secondary land from \$34,000 to \$35,000. Reclassed land from secondary to primary on 6 parcels with new buildings added.
<b>Industrial Improved</b>	Clay	Increased primary land from \$31,700 to \$36,000 and secondary from \$8,000 to \$10,000. Increased factor for Industrial buildings from 1.00 to 1.25
<b>Industrial Improved</b>	Green	Increased neighborhood factor from 1.00 to 1.25
<b>Industrial Improved</b>	Gregg	Increased primary land from \$22,700 to \$42,400 and secondary from \$7,700 to \$10,000
<b>Industrial Improved</b>	Jackson	Moved 1 industrial parcel from residential neighborhood to commercial neighborhood. Base rate from \$25,700 to \$60,000 and secondary from \$8,500 to \$48,200
<b>Industrial Improved</b>	Jefferson	Changes to physical characteristics during cyclical reassessment. Excess land with agricultural use increased due to base rate increase.
<b>Industrial Improved</b>	Madison	12 parcels of Quarry property that increased due to agricultural base rate increase. Market factor increased from 1.00 to 1.25
<b>Industrial Improved</b>	Monroe	Increased agricultural base rate on large Industrial parcels with excess land being farmed. Changes to physical characteristics during cyclical reassessment.
<b>Industrial Improved</b>	Ray	Addition of Industrial building

<b>Industrial Improved</b>	Washington	Gained 2 parcels. Increased Primary/Secondary/Usable undeveloped from \$50,000/\$11,000/\$8,500 to \$87,000/\$50,000/\$15,000
<b>Industrial Vacant</b>	Ray	Increased commercial acreage along 67 from \$27,000/\$13,000/\$8,000 to \$39,400/\$20,000/\$15,000 for Primary/Secondary/Usable Undeveloped
<b>Industrial Vacant</b>	Washington	Increased Primary/Secondary/Usable undeveloped from \$50,000/\$11,000/\$8,500 to \$87,000/\$50,000/\$15,000
<b>Residential Improved</b>	Adams	Added 6 new dwellings; Increased neighborhood factor from 1.35 to 1.48; Increased homesite from \$32,000 to \$48,200, excess acreage from \$9,000 to \$10,000
<b>Residential Improved</b>	Ashland	Added 6 new dwellings; Increased neighborhood factor from 1.32 to 1.48, homesite value from \$27,000 to \$30,000, excess acreage from \$7,500 to \$10,000
<b>Residential Improved</b>	Baker	Added 5 new dwellings; Increased neighborhood factor from 1.37 to 1.41
<b>Residential Improved</b>	Brown	Added 12 new dwellings; Increased neighborhood factors / homesite value:  Brown 1.27 to 1.32 / \$48,200 to \$67,500  Mooresville 1.23 to 1.41 / \$48,200 to \$83,900
<b>Residential Improved</b>	Clay	Added 11 new dwellings; Increased neighborhood factor from 1.35 to 1.44
<b>Residential Improved</b>	Green	Added 10 new dwellings; Increased neighborhood factor from 1.32 to 1.44, homesite value from \$34,000 to \$65,000 and excess acreage from \$10,000 to \$11,000
<b>Residential Improved</b>	Gregg	Added 17 new dwellings; Increased neighborhood factor from 1.32 to 1.44, homesite value from \$30,500 to \$42,400 and excess acreage from \$8,500 to \$10,000
<b>Residential Improved</b>	Harrison	Added 4 new dwellings; Increased neighborhood factor from 1.28 to 1.41
<b>Residential Improved</b>	Jackson	Added 13 new dwellings; Increased neighborhood factor from 1.32 to 1.44, homesite value from \$25,700 to \$60,000
<b>Residential Improved</b>	Jefferson	Added 11 new dwellings; Increased neighborhood factor from 1.35 to 1.41, homesite value from \$30,000 to \$42,400

<b>Residential Improved</b>	Madison	Added 128 new dwellings; Increased homesite value from \$41,400 to \$67,500 and excess acreage from \$11,500 to \$15,000
<b>Residential Improved</b>	Monroe	Added 85 new dwellings; Increased neighborhood factors / homesite value:  Monroe 1.32 to 1.48  Monrovia 1.24 to 1.30 / \$38,100 to \$58,600
<b>Residential Improved</b>	Ray	Added 5 new dwellings; Increased neighborhood factor from 1.25 to 1.32, homesite value from \$16,000 to \$26,100 and excess acreage from \$6,500 to \$8,000
<b>Residential Improved</b>	Washington	Added 40 new dwellings; Increased neighborhood factors / homesite value:  Washington 1.32 to 1.39 / \$24,500 to \$48,200  Martinsville 1.32 to 1.41 / \$31,700 to \$38,800
<b>Residential Vacant</b>	Adams	Increased homesite from \$32,000 to \$48,200, excess acreage from \$9,000 to 10,000. Reclass of 8 parcels from developer rate
<b>Residential Vacant</b>	Ashland	Increased homesite value from \$30,000 to \$37,000, excess acreage from \$7,500 to \$10,000. Reclass of 8 parcels from developer rate
<b>Residential Vacant</b>	Brown	Reclass of use on 31 parcels. Increased homesite values:  Brown \$48,200 to \$67,500  Mooreville \$48,200 to \$83,900
<b>Residential Vacant</b>	Clay	Increased excess acreage from \$4,700 to \$11,000; Reclass of 8 parcels from developer rate
<b>Residential Vacant</b>	Green	Increased homesite value from \$34,000 to \$65,000 and excess acreage from \$10,000 to \$11,000. Reclass of 4 parcels from developer rate
<b>Residential Vacant</b>	Gregg	Increased homesite value from \$30,500 to \$42,400 and excess acreage from \$8,500 to \$10,000. Reclass of 13 parcels from developer rate
<b>Residential Vacant</b>	Jackson	Increased homesite value from \$25,700 to \$60,000. Reclass 3 parcels from developer rate
<b>Residential Vacant</b>	Madison	Increased homesite value from \$41,400 to \$67,500 and excess acreage from \$11,500 to \$15,000. Reclass 48 parcels from developer rate

<b>Residential Vacant</b>	Monroe	Increased homesite value from \$38,100 to 58,600. Reclass 82 parcels from developer rate
<b>Residential Vacant</b>	Ray	Increased homesite value from \$16,000 to \$26,100 and excess acreage from \$6,500 to \$8,000
<b>Residential Vacant</b>	Washington	Reclass of use on 6 parcels. Increased homesite values: Washington \$25,400 to \$31,700 Martinsville \$31,700 to \$36,800

<b>Cyclical Reassessment</b>
<b>Please explain which townships were reviewed as part of the current phase of the cyclical reassessment.</b>
Phase Four of the 2019-2022 cyclical reassessment has been completed. The units included in Phase Four are Jefferson, Gregg, Monroe, and residential parcels in Adams and Ashland.

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

<b>Comments</b>
<b>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.</b>
Overall, we have continued to see an increase in value and market activity within Morgan County. This coincides with continued increases in new construction during the year. With the completion of many new homes, developer discounts are being removed accordingly. All improved parcels have been valued using the updated cost tables and all agricultural parcels have been priced with the 2022 agricultural land rate. The updated depreciation year was implemented for all real property parcels. Location Code Multiplier (LCM) for Morgan County remains unchanged at 1.00. Factors were only changed if there were an adequate amount of sales to support a change.

