Ratio Study Narrative 2023

General Information	
County Name **Bartholomew**	

Person Performing Ratio Study			
Name	**Phone Number**	**Email**	**Vendor Name (if applicable)**
Ginny Whipple	812-565-5743 or 812-379-1505 press 5		
Phil Griggs	812-379-1505 press 5		

Sales Window	1/1/2022　　　　　　　to 12/31/2022
If more than one year of sales were used, was a time adjustment applied? **I used 2021 and 2022 sales for Flatrock Res Improved only**	**If no, please explain why not.**
	If yes, please explain the method used to calculate the adjustment.
	I totaled the sale price of the Rural Residential Sales excluding Columbus and Grandview Lake for both 2021 and 2022. These Rural Townships have the same economic and social influences affecting sale prices. Comparing the two years showed a 1% increase in sale value for 2022 over 2021 so I increased the sale price for the 2021 sales by 1% and used 2023 assessed values in the calculation.

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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****

Commercial and Industrial Improved and Commercial and Industrial Vacant were grouped by County. The social/economic factors (proximity to shopping, work and entertainment) that affect Columbus have the same impact on the remainder of the County. Columbus and German Townships each have an exit on I 65. The School Districts are not factors in commercial and industrial sales.

Residential Vacant: Clifty, Flatrock, German, Hawcreek, Jackson, Ohio, Rockcreek, Sandcreek, Wayne Townships were grouped under RURALRESVAC Grouping. All of these townships have the same social/economic factors that would influence the market and the schools are not a factor in determining the market.

Residential Improved: Sandcreek and Rockcreek were combined. These townships adjoin each other and have the same social/economic factors which influence the market

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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	Harrison Wayne	Construction of a new health care facility New Construction
Commercial Vacant	Columbus	9 new parcels added
Industrial Improved	Columbus German	17 new buildings added 1 new building added
Industrial Vacant	Columbus	2 new vacant parcels added
Residential Improved	Flatrock Ohio	New construction and trending Lake front lots adjusted, new construction and trending of lake properties
Residential Vacant	Harrison Jackson Ohio	14 parcels changed from developers discount to regular pricing 8 new parcels added Adjusting of Lake Front lots

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Cyclical Reassessment

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

Jackson, Ohio, Harrison and part of Columbus Townships where reviewed this cyclical reassessment

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Was the land order completed for the current cyclical reassessment phase? If not, please explain when the land order is planned to be completed.

No, the land order will be done for the 2025 pay 2026 cyclical reassessment year.

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.

We have used three methods to determine effective age.
1.When a structure has had square footage added we use a weighted average of the square footage against the construction years.
2.We also use a percentage of the components rehabbed to establish the effective age. These percentages are taken from the Guideline.
3. In certain neighborhoods, we have determined an effective age from sales of rehabbed homes in the neighborhood. We determine the effective age necessary to get the home to market value. We group the sales by the extent of the rehabbing that has been done to the home, then use the median of the group on all homes in that neighborhood that fit the criteria of the sales.

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