

# Ratio Study Narrative 2023

General Information	
<b>County Name</b>	Greene County

Person Performing Ratio Study			
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Sales Window	1/1/2021 to 12/31/2022
<b>If more than one year of sales were used, was a time adjustment applied?</b>	<b>If no, please explain why not.</b>
	<p>We reviewed and used every sale that was deemed valid for the two-year period from January 1, 2021, to December 31, 2022. The market in Greene County remains static, but stable. The sales that are occurring, outside of family, or forced sales, are not increasing, or decreasing in any significant manner. We followed approved methods of reviewing parcels sold over the last two years to test for the necessity of making a time adjustment to the 2021 sales used. Given the limited number of occurrences of the same parcel selling in consecutive years, and the knowledge of the static nature of property sales in Greene County, we determined that no time adjustment was necessary.</p>
	<b>If yes, please explain the method used to calculate the adjustment.</b>

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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 Improved**

- Richland Township contains the Greene County seat of Bloomfield, IN. It is unique and is not comparable to the other townships.
- Beech Creek, Center, and Jackson Townships are contiguous, and located on the eastern side of Greene County. These three townships are highly influenced by expansion from Bloomington, IN. It is primarily for this reason that we have grouped these three townships together. These townships are mostly agricultural with sporadic residential pockets throughout. The topography is also very similar which contains large areas of hilly terrain.
- Cass, Stafford, Taylor, and Washington Townships make up the southern border of Greene County. These townships are used predominantly for agricultural purposes and are highly rural. They also contain very similar improvement types, so grouping them together was an easy choice.
- Stockton, Grant, and Fairplay Townships are located in west central Greene County and run from the western bank of the White River to the border with Sullivan County. The uses of these townships again are largely agricultural, with the occasional stripper pit from the old mines dotting the landscape. We grouped these townships together because of the geographical proximity, and their uniform property types.
- Jefferson, Wright, Highland, and Smith Townships are adjacent, and located in northern Greene County. The town of Worthington is in Jefferson Township, and the town of Jasonville is in Wright Township, and Smith Township sits right between these two towns. The majority of sales in this grouping came from the two towns, but overall, these townships are used very similarly, and their property types are also highly comparable.

### **Residential Vacant**

- Vacant residential sales in Greene County were grouped together countywide for the purpose of trending and ratio analysis because the sales we see on vacant land throughout the county do not differ greatly due to location or amenities, or lack thereof in the area.

### **Commercial Improved**

- Greene County is a largely agricultural community. We have two townships that have only one industrial parcel each. If these parcels are isolated from the rest of the county when a ratio study is completed, then they are likely to fall behind the trends the rest of the community is reflecting.

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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
<b>Commercial Improved</b>	Cass  Fairplay  Smith  Taylor	28-14-35-000-003.000-002 +\$283,500 Building was totally remodeled 28-08-19-000-020.000-005 +\$493,900 New Butcher Shop 28-04-15-000-009.000-015 +27,100 Parcel is mixed use Commercial and Agricultural. This increase is due to the increase in the Ag Base Rate 28-13-14-000-007.001-019 increased due to a new office building being added and a new garbage sorting building was added.
<b>Commercial Vacant</b>	Center  Fairplay  Taylor  Grant	This study group increased by more than 10% due to a new commercial split, 28-19-14-000-032.002-004.  28-08-19-000-020.000-005 -\$24,500 Building was added so this parcels property class changed from 400 to 439  28-13-11-000-010.000-019 +\$63,800 Building was removed so this parcels property class changed from 415 to 400 Grant ComVac decreased by \$70,800 due to a split from 28-07-22-000-003.000-008 moving Primary Land and a building to another parcel.
<b>Industrial Improved</b>	None	
<b>Industrial Vacant</b>	None	
<b>Residential Improved</b>	None	
<b>Residential Vacant</b>	Beech Creek	15 new splits caused this study section to increase by \$150,000. Parcel numbers can be provided if needed.

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	Center	Center ResVac decreased by \$250,500 due to Improvements being removed from 28-09-25-000-014.000-004, 28-10-12-000-005.000-004, 28-10-14-000-019.042-004, 28-10-20-000-006.000-004 & 28-10-27-000-040.000-004.
	Fairplay	Fairplay ResVac decreased by \$162,400 due to improvements being removed from 28-07-23-223-023.000-006, 28-07-23-224-020.001-005, 28-08-19-000-015.000-005, & 28-08-19-000-022.001-005.
	Jackson	21 new splits caused this study group to increase by \$304,500. Parcel numbers can be provided if needed.
	Taylor	245 new splits caused this study group to increase by \$95,800. Parcel numbers can be provided if needed.
	Cass	Cass ResVac decreased predominantly due to all improvements being removed from 28-14-25-000-021.000-002. There were other parcels that decreased slightly, but this was a decrease of \$207,100.

### **Cyclical Reassessment**

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

The Commercial and Industrial parcels were reviewed in Cass, Smith, Jefferson, Fairplay, and Richland townships beginning our current cyclical reassessment plan.  
 The Residential, Agricultural, Exempt, and Utility parcel review was conducted in Cass, Smith, Jefferson, Fairplay and Richland townships beginning our current cyclical reassessment plan.

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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, we try to look at our land values every year, but the official land order was conducted and implemented in year four of our cyclical reassessment cycle and will be completed again in year four of this cyclical reassessment cycle.

## **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.**

None at this time.