Narrative

General Information

County Name: Bartholomew

Person Performing Ratio Study: Ginny Whipple

Sales Window 1/1/20 to 12/31/20

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.

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 market.

 Residential Vacant parcels were grouped for the entire county as only Columbus township had enough to give reliable statistics. Bartholomew County is an agricultural county with major industry. Two school districts serve the county with no major impact on sales. Columbus sits in the center and is the hub for shopping and work. Economic factors influencing Bartholomew county have the same impact on all Townships.

Commercial and Industrial Improved were grouped as were commercial and industrial vacant. There is very little commercial or industrial outside of Columbus Township except for German Township which has an interstate exchange. Economic factors influencing Bartholomew county have the same impact on all Townships.

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.

Property Type	Townships Impacted	Explanation
Commercial Improved	Flatrock +21%	Property Class change from ag to com imp & new bldg on leased ground

Commercial Vacant	German +11%	2 new parcels added
Industrial Improved	Clay +41%	1 parcel was changed from ag to ind imp
	German +26%	New industrial plant added
	Hawcreek + 25%	New bldg added
	Rockcreek + 17%	New Construction Added
	Sandcreek + 14%	New Parcel Added
Industrial Vacant	German – 20%	Property class change to Imp, blgd added
	Hawcreek –100%	Only vacant parcel improved
Residential Improved	Clay +19%	Reval, updated grades and eff age
	Clifty +23%	5 parcels added, updated grades and eff age
	Columbus +11	Increased sale prices plus 97 new parcels
	German + 13%	Addition of new subdivision with new homes
	Hawcreek + 27%	13 New houses added, sales increased
	Sandcreek + 13%	4 new houses and increased sales
Residential Vacant	Clifty +16%	3 parcels changed to res imp
	German +63%	Removal of Developers Discount in new Sub, New sub adding lots
	Jackson –12%	4 Parcels changed property class
	Ohio +44%	2 new parcels were added, land values on the water on 3 lakes increased

Cyclical Reassessment

Please explain in the space below which townships were reviewed as part of the current phase of the cyclical reassessment. Clay, Clifty, Hawcreek and part of Columbus Township were reviewed as outlined in the approved Reassessment Plan.

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 updated for the 22 pay 23 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.

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.

Grandview Lake

Four Grandview Lake neighborhoods had land increases. Market factors were added to account for increases in sales. The neighborhoods affected and the factors are:

Grandview Excellent 011	1.15
Grandview Excellent 016	1.15
Grandview Fair 011	1.25
Grandview Fair 016	1.25