

Narrative

General Information

County Name: Fayette County

Person Performing Ratio Study: Jay Morris – Ad Valorem Solutions, LLC
Jaime Morris – Ad Valorem Solutions, LLC
Jeff Coleman – Fayette County Assessor

Sales Window (e.g. 1/1/20 to 12/31/20): Due to the size of the county and in hopes of getting the best representation of sales to complete the trending process, as well as the sales ratio to be performed on all strata's containing 25 or more parcels, we used sales from 1/01/2019 - 12/31/2020 for all classes and groupings.

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.
No. We did not have enough paired sales to establish a reliable time 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.

The Residential Vacant land was grouped (L1). Fayette County is mainly a rural county. Therefore, the homesites throughout the county are similar rural tracts and should be grouped for trending and sales ratio purposes. There were only 10 vacant sales, and no more than 2 sales in any given township. Therefore, they are included as sales in the ratio study, but no trending factors were applied based on these sales. The ratio is low according to IAAO standards. But there were not enough sales to defend raising the land values. Land is being adjusted as part of the reassessment of each cycle. Sales included for information only.

Fayette County except for Connersville is primarily an agricultural county. Many of the townships share the same school district, homesite rates and neighborhoods. Due to the number of sales and the similarity of neighborhoods in these townships, all the townships except for Connersville and Harrison were grouped together in the sales ratio study (R1).

Due to the limited amount of sales, and the fact that most of the commercial sales are in Harrison and Connersville Townships the commercial and industrial vacant properties are grouped together in the ratio study (L2). There was only 1 vacant land sales in Fayette County this year – so land values for C/I were not trended. Sales included as information only – as ratio study could not be performed.

The commercial and Industrial properties are mainly in the City of Connersville. Connersville stretches across Connersville and Harrison Townships. The neighborhoods also stretch across those two townships. Therefore, the neighborhood regardless of the township was trended alike. For this reason, the commercial and industrial parcels were trended together in the ratio study (C1).

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	Columbia Twp. -12%	Mobile home park adjusted to lowest base rate.
	Connersville Twp. 14%	With conversion to new software – several errors between systems corrected. Also added new construction
Commercial Vacant	Orange Twp. -52%	One parcel changed from commercial to ag. Land rate changed
Industrial Improved	Fairview Twp. 118%	Two new very large grain bins added to grain elevator
Industrial Vacant		
Residential Improved	Connersville Twp. 10%	Two parcels changed from commercial. Some new construction and changes in market (Trending).
	Jennings Twp. 14%	Reassessment changes and twp. trended up 15%.
	Orange Twp. 11%	Reassessment changes and twp. trended up 15%.
	Posey Twp. 16%	Reassessment changes and twp. trended up 15%.
Residential Vacant	Orange Twp. -11%	Two parcels reclassified to Improved and Ag.
	Posey Twp. -11%	Parcel changed from Vac to Imp.
	Waterloo Twp. -22%	Land order changes lowered values in two neighborhoods

Cyclical Reassessment

Please explain in the space below which townships were reviewed as part of the current phase of the cyclical reassessment. For 2020 the remaining parcels not assessed in Connersville Township during the 2019 phase were reassessed during this phase as well as Waterloo Township.

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

The land order is being completed with each quarter of the reassessment. This year the land order was updated for Connersville and Waterloo Townships.

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.

With the number of sales in Fayette County, during the trending process we would look at 3 to 4 years' worth of sales to assist with some neighborhoods that did not have a lot of sales. However, our final product was displayed with the sale dates established above.

Fayette County has a permit system in place that assists the Assessor with updating their parcel records. Along with that the county uses the % complete chart to standardize changing effective years on parcels that add additions as well as do extensive remodeling. During the sales validation process, the county also utilizes this same method of establishing effective age. During the site visit, if an internal visit is denied, a call to the owner or seller provides additional information with the remodeling that may have occurred to the property. The Assessor also uses various websites to help establish the extent of internal remodeling not available from just outside appearance. On less extensive remodeling, change of condition may result.