

Narrative

General Information

County Name: MONROE

Person Performing Ratio Study: Ken Surface

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Sales Window (e.g. 1/1/19 to 12/31/19):

Sales from the period of 1/1/19 through 12/31/219 was the period used for all groupings. The following analysis were expanded to include 2018 sales.

Vacant Residential: The following townships (Bean Blossom, Van Buren, Washington) utilized sales from 2018 due to lack of sales in 2019

Industrial Improved: Due to the lack of sales in general, sales from 2018 were also included.

There was no time adjustment of any sales outside of the mandated time period as there isn't enough supporting evidence to accurately adjust with confidence. Very limited sales and zero paired sales.

Industrial Vacant, Commercial Vacant: Due to less than 5 sales within 2019 and no valid sales within the immediate time frame that were available to increase the count to at least 5 sales the study of this class was not completed.

Groupings

The following townships, within the following classification studies were grouped together for statistical purposes.

Vacant Residential: Polk & Salt Creek (VacResPolkSC). These townships border each other, are extremely rural in nature and both reside in the most South East portion of the county

Improved Residential: Polk & Salt Creek (ImpResPolkSC). These two townships border each other, are extremely rural in nature and both reside in the most South East portion of the county.

Improved Industrial: Bloomington, Perry & Richland (ImpIndBPR) These three townships border each other and serve as the hub for all desired industrial properties within the 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. The calculation for the change uses the AV from the prior year with the prior year property class and the AV from the current year with the current year property class.

Property Type	Townships Impacted	Explanation
Commercial Improved	Indian Creek Perry Van Buren Washington	All parcels had land adjusted, 1 was previously a class code 500, now 499 537 parcels were reclassified from property class codes 500,510,511,520,530, 566 to property class 419 “other commercial housing” for current assessment year 205 parcels were reclassified from property class 510,511, 520, 530, 556 to property class 419 “other commercial housing” for current assessment year 28 parcels were reclassified from property class 510,511, 512 to property class 419 “other commercial housing” for current assessment year
Commercial Vacant	Bloomington Indian Creek Salt Creek Van Buren	11 additional parcels, 2 of which were previously improved parcels but had buildings demo’d Land base rate was increased from \$15,000 to \$30,000, equal to that of other land in the area. Increased the total value by \$70,900 1 additional parcel from last year – was previously classified as 499, reclassified as 400, adding 109,500 to the total AV, 100% of the total increase 2 additional parcels, 1 of which is new, adding \$138,000, the other was previously a 499, now 400, adding \$244,700

Industrial Improved	Bean Blossom	1 additional parcel from last year – was an Ag class, now improved industrial
	Clear Creek	1 additional parcel from last year – was an Ag class, now improved industrial
Industrial Vacant		
Residential Improved	Indian Creek	Multiple parcels previously classified as 100, 419,501 now classified as 510. Land base rates were also adjusted within this township, standardizing them with other similar areas of the county
	Richland	73 parcels are new construction from class 500 to 510, 21 parcels were created this year. 3 parcels were previously AG, now 510 and 1 was previously 419, now 510
Residential Vacant	Indian Creek	Land base rates were adjusted within this township, standardizing them with other similar areas of the county
	Perry	36 new parcels to this grouping, while a number of vacant parcels transferred to improve. Land base rates were adjusted in this reassessed township this year
	VanBuren	15 parcels transferred from vacant due to new construction, 2 parcels move to exempt status, 2 parcels were moved to property class 100, resulting in a loss of 952,500

Cyclical Reassessment

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

Benton – various AG parcels

Bloomington – various vacant exempt

Perry (Perry City – taxing district) – approximately 56% of the taxing district was reassessed

Van Buren Township – Entire township

Washington – Entire township

See workbook values for designated parcels

Land order was presented in the prior year. Multiple neighborhoods were updated within the reassessed area's as well as other neighborhoods throughout the county as deemed appropriate

Comments

Neighborhood Groupings:

53003019, 53003020

The standard operating procedure (SOP) for making effective age changes is based upon the following:

- Additions – compute an effective age based upon utilizing the original year constructed, the original square footage, the additional square footage added and any additional renovations taking place in the year of construction establishing a weighted average of all the components of value.
- Remodels/Renovations – compute an effective age based utilizing the original year constructed, the percentage of the entire house that was renovated, utilizing the DLGF percentage of completion chart to assist in establishing a weighted average of all the components of value).

The county relies solely on its building permit system to discover new construction as well as the cyclical reassessment process as outlined by the Indiana Code.

All sold properties have their baseline property characteristics verified against MLS when available.

IAAO Ratio Study standards indicate that “outlier ratios” can result from any of the following:

1. An erroneous sale price
2. A nonmarket sale
3. Unusual market variability
4. A mismatch between the property sold and the property appraised
5. An error in the appraisal of an individual parcel
6. An error in the appraisal of a subgroup of parcels
7. Any of a variety of transcription or data handling errors in preparing any ratio study

Outliers should be:

1. Identified
2. Scrutinized to validate the information and correct errors
3. Trimmed if necessary, to improve sample representativeness

As a result, there were individual parcels that met these guidelines and were trimmed. Reference the file titled Monroe Sales Reconciliation for those sales that were trimmed.