

STATE OF INDIANA

DEPARTMENT OF LOCAL GOVERNMENT FINANCE



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Ratio Study Narrative 2022

General Information	
County Name	Fayette County

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
Jeff Coleman	765-825-4931	assessor@co.fayette.in.us	County Assessor
Jay Morris	765-457-6787	jay@avs-in.com	Ad Valorem Solutions, LLC
Jaime Morris	765-457-6787	jaime@avs-in.com	Ad Valorem Solutions, LLC

Sales Window	1/1/2019 to 12/31/2021
<p>If more than one year of sales were used, was a time adjustment applied?</p> <p>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 1/01/2020 - 12/31/2021 for all classes and groupings. Except C/I. For Commercial and Industrial vacant and improved we used sales from 01/01/2019 – 12/31/2021.</p>	<p>If no, please explain why not.</p> <p>We did not have enough paired sales to establish a reliable time adjustment.</p>
	<p>If yes, please explain the method used to calculate the adjustment.</p>

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****

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 20 vacant sales, and no more than 3 sales in any given township except for Connersville. There was one neighborhood that indicated a decrease in value, with the newest sales. It is a newer subdivision that has had some recent development.

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, we have grouped Columbia, Fairview, Orange, and Posey Townships as (R1). We have grouped Jackson, Jennings, and Waterloo Townships as (R2). Harrison and Connersville Townships stand alone.

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 were only 2 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 > 10%	Obsolescence reduced on 21-08-14-100-009.000-001, improvement vales increased due to new cost tables.
	Jennings > 10%	New tanks added to one parcel. Others slight increase with cost tables.

	<p>Orange > 10%</p> <p>Posey > 10%</p>	<p>Change in Land Order and cost tables. Some reassessment changes.</p> <p>21-01-26-400-001.001-014 was changed from a 100 property class to a 499 property class. Other parcels increased with land order and reassessment changes.</p>
Commercial Vacant	<p>Harrison > 10%</p> <p>Jackson > 10%</p> <p>Jennings > 10%</p> <p>Orange > (-10%)</p>	<p>21-05-12-515-502.001-008 is a newly created parcel, 21-05-12-200-007.001-008 property class was changed to a 400 from a 422 with the demolition of the old Kmart store.</p> <p>21-09-21-100-008.000-010 was changed from a 465 property class to a 400 property class. Change to land order.</p> <p>New Parcel Added.</p> <p>21-07-10-313-026.000-012 was changed from a 400 property class to a 100 property class.</p>
Industrial Improved	<p>Fairview > 10%</p> <p>Harrison > 10%</p> <p>Posey > 10%</p>	<p>Only 1 parcel and there were grain bins added to it.</p> <p>Reduced obsolescence on 21-05-01-300-002.000-008. A few IndVac properties now have improvements on them making them IndImp, improvement values increased due to new cost tables.</p> <p>Only 1 parcel – changed with land order and cost tables.</p>
Industrial Vacant	<p>Harrison > (-10%)</p> <p>Posey > 10%</p>	<p>A few IndVac properties now have improvements on them making them IndImp.</p> <p>Only 1 parcel – changed with land order</p>

Residential Improved	Columbia > 10%	21-08-34-200-005.000-001 had a new dwelling on it. Improvement values increased due to changes during reassessment, land order and trending factors with the market.
	Connersville > 10%	Several new parcels as well as new houses and buildings. Some neighborhoods saw increases in values due to trending with the market.
	Harrison > 10%	21-05-12-517-204.515-008 has a new dwelling on it, 21-05-14-100-003.001-007 is a newly created parcel. Increase in values of most neighborhoods due to market.
	Jackson > 10%	21-09-21-300-025.000-010 was changed from a 429 property class to a 510 property class, improvement values increased due to reassessment and physical changes to some improvements, some new parcels created due to land splits/combos, new dwelling added to 21-08-36-400-001.000-010 and 21-09-29-100-011.000-010.
	Jennings > 10%	Changes made during reassessment, increase in cost tables and trending factors based on market.
	Orange > 10%	Change in land order, new construction and reassessment changes.
	Posey > 10%	21-02-07-400-001.003-014 and 21-02-04-200-003.001-014 were newly created parcels, new dwelling on 21-02-05-200-001.000-014 and 21-02-18-400-003.000-014, moved outbuildings to 21-02-04-200-010.000-014. Other Reassessment changes as well as land order and trending based on market.
	Waterloo > 10%	Trending factors increased 15% in most neighborhoods.
Residential Vacant	Columbia > 10%	Some parcels with improvements have been removed making them vacant parcels now, new parcels created due to land splits/combos and update to Land Order.
	Fairview > 10%	21-04-03-111-003.000-005 used to have improvement on it but is now a vacant parcel.
	Jackson > 10%	21-08-13-100-003.003-010 was a newly created parcel, dwelling removed from 21-08-36-400-002.000-010 and 21-08-24-100-002.000-010, land values increased for due to land order.
	Jennings > 10%	Two new parcels and increase in land with new land order.
	Orange > 10%	Land values increased with new land order.

Cyclical Reassessment

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

The townships of Columbia, Jackson, Jennings, Orange, and Posey were primarily reviewed for the fourth phase of the reassessment.

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 phase of the reassessment. Therefore, for the five townships listed above, the land order was updated. The entire land order has been updated now with the completion of the reassessment.

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.