

# Ratio Study Narrative 2023

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

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
Scott Carden	937-684-6564	scott.carden@tylertech.com	Tyler Technologies

<b>Sales Window</b>	1/1/2022 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>
	<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:

Decker & Johnson Townships were grouped together. These are mostly rural areas with a few small towns within them and are in the Southwest portion of the county. Additionally, Steen & Widner Townships have been grouped together. These areas are mostly agricultural communities and located in the north central and east central parts of the county.

### Residential Vacant:

All townships were grouped together with the exception of Vincennes Township.

### Commercial and Industrial:

All townships were grouped together except for Vincennes Township being on its own. Vincennes Township makes up most of the C&I sales for the county. For the remaining townships, we felt there were enough sales to get a good representation of the market – these are the more rural areas for 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.

Property Type	Townships Impacted	Explanation
Commercial Improved	Busseron Township Steen Township Vigo Township Washington Township	<p>Busseron Twp. – Increased 16.5% or \$1,475,800. This was part of phase I cyclical review this year. Land and factors were adjusted based on the completed land order and trending changes. Also, 1 parcel moved from Ag Imp to Com Imp and 1 parcel moved from Ind Imp to Com Imp. for a total amount of \$257,300 or 17% of the total increase.</p> <p>Steen Twp. – Increased 29.2% or \$294,000. 1 new parcel and 1 parcel moving from Res Vac to Com Imp were the primary reason for the increase. These two parcels totaled \$228,600 or 78% of the total increase.</p>

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		<p>Vigo Twp. – Increased 11.5% or \$1,487,900. 1 parcel moved from Exempt to Com Imp and 1 parcel moved from Res Imp to Com Imp for a total of \$255,600. Without these two parcels class code changes, Vigo increased 9.6%.</p> <p>Washington Twp. – Increased 16% or \$748,300. District 019 was part of phase I cyclical review. 3 parcels had review changes which resulted in \$624,400 or 70% of the total increase. Parcel 42-08-17-101-003.000-019 was adjusted from GCK to GCI, parcel 42-08-17-101-010.000-019 had buildings added &amp; parcel 42-08-17-101-011.000-019 had updates done and effective age adjusted.</p>
<p><b>Commercial Vacant</b></p>	<p>Busseron Township Johnson Township Steen Township</p>	<p>Busseron Twp. – Decreased 39.8% or \$31,700. Parcel 42-04-16-200-013.000-001 was the primary reason for this decrease as had all it’s improvements removed. This parcel saw a \$34,000 decrease in value.</p> <p>Johnson Twp. – Increased 47.4% or \$37,500. This increase was caused by a land rate increase to the 14-undeveloped unusable land use code during the phase I land order, which affected 2 parcels below. 42-15-18-400-006.000-006 42-15-19-100-003.000-006</p> <p>Steen Twp. – Increased 23.9% or \$1,100. This increase was caused by a land rate increase to the 14- undeveloped unusable land use code during phase I land order. 1 parcel specifically 42-10-28-216-057.000-010</p>

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<b>Industrial Improved</b>	Washington Township	Washington Twp. Increased 20% or \$1,874,000. New construction and cyclical review changes to parcel 42-08-20-200-049.000-019 increased its value \$2,107,000.
<b>Industrial Vacant</b>	Johnson Township Vigo Township	<p>Johnson Twp. – Increased 87.5% or \$3,500. Johnson Twp. was part of phase I cyclical review and land rates were adjusted based on the land order completed. Johnson Twp. has one Ind Vac parcel.</p> <p>Vigo Twp. – Increased 688.4% or \$88,800. This was an area of phase I cyclical review. Land rates and factors were adjusted based on the land order and trending analysis. 1 new parcel was the primary increase reason, accounting for \$69,200 or 78% of the total increase amount.</p>

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<p><b>Residential Improved</b></p>	<p>Busseron Township  Harrison Township  Johnson Township  Palmyra Township  Steen Township  Vigo Township  Vincennes Township  Washington Township  Widner Township</p>	<p>Busseron Twp. – Increased 24.9% or \$12,147,700. Land rates and building factors were adjusted from phase I cyclical review and trending analysis.</p> <p>Harrison Twp. – Increased 35% or \$33,429,200. Land rates and building factors were adjusted from trending analysis. Also, 5 new parcels were created &amp; 5 parcels moved from Ag to Res Imp. These parcels accounted for \$2,680,300 or 8% of the total increase.</p> <p>Johnson Twp. – Increased 27.8% or \$19,299,100. Land rates and building factors were adjusted from cyclical review and trending analysis. 3 new parcels were created &amp; 5 parcels moved from Res Vac to Res Imp accounting for \$968,500.</p> <p>Palmyra Twp. – Increased 13.7% or \$16,284,500. Land rates and building factors were adjusted from trending analysis. 5 new parcels were created &amp; 4 parcels moved from various class codes to Res Imp. These 9 parcels accounted for \$1,797,800.</p> <p>Steen Twp. – Increased 19.7% or \$5,703,800. Wheatland district (010), which is in Steen Twp, was part of cyclical review this year. Land and building factors were adjusted based on the land order and trending analysis.</p>
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		<p>Vigo Twp. – Increased 14.1% or \$13,331,300. Land rates and building factors were adjusted from trending analysis. Four (4) new parcels were created and 12 parcels from various class codes were moved to Res Imp; these 16 parcels accounted for \$1,548,700.</p> <p>Vincennes Twp. – Increased 14.1% or \$117,748,500. Land rates and building factors were adjusted from trending analysis. 9 new parcels were created, 42 parcels from various class code moved to Res Imp; these 51 parcels accounted for \$6,432,400 or 5% of the total increase.</p> <p>Washington Twp. – Increased 25.1% or \$25,921,000. Land rates and building factors were adjusted from trending analysis. 4 new parcels were created &amp; 7 parcels from various class codes moved to Res Imp from having new construction added. These 11 parcels accounted for \$3,250,800.</p> <p>Widner Twp. – Increased 20.7% or \$8,119,700. Building factors were adjusted from trending analysis. 3 parcels had new construction added, moving them to Res Imp.</p>
<p><b>Residential Vacant</b></p>	<p>Decker Township Harrison Township Johnson Township Palmyra Township Steen Township Vigo Township Washington Township Widner Township</p>	<p>Decker Twp. – Decreased 19.4% or \$43,600. Parcel 42-22-20-200-005.000-003 had all its improvements removed resulting in a \$47,500 decrease.</p> <p>Harrison Twp. – Increased 70.9% or \$852,400. Land rates were adjusted as part of trending analysis. 11 new parcels were added, and 4 parcels had various class code changes; these</p>

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		<p>parcels resulted in an increase of \$185,100.</p> <p>Johnson Twp. – Increased 37% or \$175,000. As part of phase I cyclical review, a land order was completed and land rates and building factors were adjusted. Also, 10 parcels from various class codes moved to Res Vac.</p> <p>Palmyra Twp. – Increased 30.5% or \$250,000. Land rates were adjusted as part of the trending analysis.</p> <p>Steen Twp. – Increased 52.7% or \$567,600. Wheatland (010) is a district within Steen Twp. and was part of cyclical review this year; land rates increased during the land order for this area. Also, 2 new parcels were created and 12 parcels from various class codes moved to Res Vac; those 14 parcels accounted for \$687,900 of the total increase amount.</p> <p>Vigo Twp. – Increased 85% or \$1,152,800. Vigo South district (011) was reviewed as part of phase I cyclical review - Land rates were adjusted from the completion of the land order. Any other land rates were adjusted as part of trending analysis.</p> <p>Washington Twp. – Increased 16.6% or \$336,600. Bicknell district (019) was part of the cyclical review and land rates were adjusted as part of the land order analysis. Also, 3 new parcels were created, and 7 parcels moved from various class codes to Res Vac accounting for \$82,900 or 24% of the total increase amount.</p>
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		Widner Twp. – Decreased 33.9% or \$174,700. Parcel 42-03-16-203-011.000-021 had its improvements removed resulting in a \$121,800 or 70% of the total decrease amount
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<b>Cyclical Reassessment</b>
<b>Please explain which townships were reviewed as part of the current phase of the cyclical reassessment.</b>
<p>Busseron Township            Johnson Township            Vincennes Township – Various neighborhoods            District 010 - Wheatland Town            District 011 – Vigo South            District 019 – Bicknell City, Washington Twp.</p>

<b>Was the land order completed for the current cyclical reassessment phase? If not, please explain when the land order is planned to be completed.</b>
<p>A land order was completed for phase I review areas. So, 25% of the whole land order was completed. With each review phase another 25% will be completed. At the end of phase IV, the land order will be 100% complete.</p> <p>Phase I – 25%            Phase II – 25%            Phase III – 25%            Phase IV – 25%</p>

<b>Comments</b>
<b>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.</b>
<p>Non-Sale areas were combined with nearby, similar market areas that had an adequate amount of sales. We used those nearby market area sales to determine a factor adjustment that was then applied to non-sale areas.</p>



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