

Ratio Study Narrative 2023

General Information	
County Name	Sullivan

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
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Sales Window	1/1/2021 to 12/31/2022
If more than one year of sales were used, was a time adjustment applied?	If no, please explain why not.
	Sullivan is a mostly rural/agricultural county with very few sales occurring each year. We attempted to look at parcels that sold twice within the given timeframe with little success. Even looking at similar properties for possible adjustments with success. We are have a reasonable level of confidence that sales occurring within the two year window have remained virtually flat.
	If yes, please explain the method used to calculate the adjustment.

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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****

ComImp and IndImp Countywide: These classes were grouped together on a countywide basis for the purpose of trending and ratio analysis. Commercial and Industrial properties within this rural county are virtually indistinguishable from each other when comparing sales. Nearly 43% of total improved commercial and industrial parcels are located with Hamilton Township, which contains the county seat of the City of Sullivan.

ResImp

Cass, Curry, Fairbanks and Jackson: These townships comprise the northeastern portion of the county. All are highly rural with a majority of the parcels agricultural in use. Not only are they contiguous, but they surround the county seat, the City of Sullivan to the north and east. As you view this area, you will not see any differences in amenities and deficiencies affect property value.

Gill, Haddon, and Turman: Not dissimilar to the above grouping, these townships comprise the southwestern portion of the county. All are highly rural with a majority of the parcels agricultural in use. Not only are they contiguous, but they surround the county seat, the City of Sullivan to the south and west. As you view this area, you will not see any differences in amenities and deficiencies affect property value.

Hamilton: This township is home to the county seat, the City of Sullivan and is one of the 9 townships. It contains nearly 27% of the county's real property parcels and is the most densely populated area in the county. It was not grouped for the residential portion of the ratio study.

Residential Vacant

Vacant residential sales in Sullivan County were grouped together countywide for the purpose of trending and ratio analysis because the sales we see on vacant land throughout the county do not differ greatly due to location or amenities, or lack thereof in the area.

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	None	
Commercial Vacant	Haddon	77-14-15-000-019.000-010 and 77-14-15-221-040.000-010 changed use from ComVac to ImpRes this year.
	Jackson	77-01-28-444-049.000-014 changed from ComVac to ResVac this year

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Industrial Improved	Jefferson	77-09-35-000-023.000-015 saw a 390,500 reduction due to the depreciation changing from 28% to 37%.
Industrial Vacant	Curry Jefferson	77-02-01-000-001.000-003 had a 27,700 reduction due to use change to agricultural. Virtually all of the 300 use code properties are reclaimed mine; the 1.4 million increase was attributed to the ag base rate increase.
Residential Improved	None	
Residential Vacant	Turman	77-06-24-000-002.000-016 and 77-06-24-000-018.000-016 were incorrectly coded 500 and have been corrected to 100. The increase was due to the ag base rate increase.

Cyclical Reassessment

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

Curry, Jackson and Fairbanks Townships were reviewed this past year.

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 land order was completed during the first phase of the cyclical reassessment. We will be completing the land order during the fourth and final phase for the entire county.

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.

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