

Narrative

General Information

County Name: BROWN

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.

Groupings

The only grouping that took place for statistical analysis was the improved commercial study, which combined Washington and Jackson Township. These are the only 2 townships with more than 25 parcels assigned to this class. Washington had 10 sales and Jackson had only 1 sale. Expanding outside of the window would not produce anymore sales for an independent study

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		
Commercial Vacant	Washington	Four (4) parcels switched from this class LY to one of the following for TY, AG, Imp Com, Exempt. The loss in AV due to class change accounts for more than 100% of the total variance
Industrial Improved		
Industrial Vacant		

Residential Improved		
Residential Vacant		

Cyclical Reassessment

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

- The entire taxing district of “004” within Washington Township
- Selected areas within Taxing district “005” Nashville – within Washington Twp. Area concentrated within neighborhood 7015030 and various exempt parcels throughout the district
- Entire Lake Lemmon Conservancy area within taxing district “002” Jackson Township – parcels reside in neighborhoods are 7055005, 7055007, 7055100, 7055110, 7055120, 7055140
- See the BROWN WORKBOOK file for a complete listing of parcels coded for this year’s cyclical reassessment

Was the land order completed for the current cyclical reassessment phase? Land order was completed last cycle. Within the reassessment area of taxing district “004” selected neighborhoods had land rates modified for greater standardization throughout the township base area.

Comments

When determined appropriate, 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).

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 **Brown Sales Reconciliation 02_03_2020 COUNTY RESPONSE** for those sales that were trimmed.