

May 2, 2013

Barry Wood
Director Assessment Division
Department of Local Government Finance
Indiana Government Center North
100 North Senate Avenue N1058(B)
Indianapolis, IN 46204

Dear Barry,

We have completed the sales ratio study for the 2013 Crawford County trending. All sales that we deemed valid were used, including multi-parcel sales. We used sales from 1/1/10-3/1/13 for the "Com/Ind Improved" portion of the ratio study to give us more sales to work with so that we had a better base of sales to determine whether values needed to increase, decrease, or stay the same. There was no time adjustment made for these sales because we feel that the 2010 sales are still representative of the current market. In the "Residential Improved" section, we only used sales from 1/1/12-3/1/13. We felt we had an appropriate number of sales from that time period. For the "Residential Vacant" portion, we used sales from 1/1/11-3/1/13. No matter how far we went back, there were no "Com/Ind Vacant" sales.

Residential and Ag Homesites

All townships were grouped together to create a better market comparison for vacant land sales. The townships were grouped together because they share similar economic factors. This allowed us to include all sales in a similar area, rather than basing land rates on one or two sales.

For the "Residential Improved" Section of the ratio the following groupings were used:

Patoka

Jennings
Whiskey Run

Boone
Johnson
Liberty
Ohio
Sterling
Union

Adjustments were made where necessary to bring the median closer to 1.00.

Commercial and Industrial

There were very few sales in Commercial and Industrial parcels. The construction types and sizes for the Commercial and Industrial are very similar so these two categories were grouped together. Crawford is a very rural county with fewer than 300 Commercial and Industrial parcels. Because of this fact, there are very few sales. No factor adjustments were necessary.

Summary

Overall, we saw little to no change in Residential properties. We also saw little to no change in Commercial and Industrial properties in most of the county. There are no Commercial or Industrial unimproved land sales, due to the fact that most land available for sale in Crawford County is in agricultural or residential. If you have any questions feel free to contact me.

Sincerely,

Tammy Procter