

April 29, 2014

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 2014 Crawford County trending. All sales that we deemed valid were used, including multi-parcel sales. We used sales from 1/1/11-3/1/14 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 2011 sales are still representative of the current market. In the "Residential Improved" and "Residential Vacant" sections, we only used sales from 1/1/13-3/1/14. We felt we had an appropriate number of sales from that time period.

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

Whiskey Run

Jennings

Liberty

Boone
Johnson
Ohio
Sterling
Union

Adjustments were made where necessary to bring the median closer to 1.00. In neighborhood 506020, we saw a fluctuation of values that is not consistent for both sale and non-sale properties. This is to be expected since this is an area we reviewed within the last year.

Also, we saw an 11% increase to Union Township "Residential Vacant". We had four parcels that had the developer discount removed. Those four parcels are:

13-06-28-401-001.000-012
13-06-28-401-001.001-012
13-06-28-401-001.002-012
13-06-28-401-001.003-012

In addition to the four parcels that were removed from developer discount, there were six parcels that were created from splits. Those six parcels are:

13-06-32-101-001.001-012
13-10-34-327-004.001-012
13-10-34-327-005.001-012
13-10-34-327-006.001-012
13-10-34-327-007.001-012
13-10-34-327-008.001-012

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. Factors were added where needed. Crawford is a very rural county with fewer than 300 Commercial and Industrial parcels. Because of this fact, there are very few sales. Minimal factor adjustments were necessary and applied. We did group the one "Commercial/Industrial Vacant" sale with the improved sales. We thought this was a better way to represent the sales in the county than to just have one sale stand on its own.

We saw a decrease of 11% in Jennings Township for Commercial Vacant. This is due to the buildings being removed from the following parcel:

13-14-06-125-001.000-004

The removal of these buildings changed this class code and lowered the value.

Whiskey Run Township also saw a decrease of 18%. This is due to the fact of a fire to a building on parcel 13-08-15-400-083.000-014. The building is now gone and the property class has changed to vacant.

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 almost 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