

April 23, 2015

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 2015 ratio study for Crawford County. All sales that we deemed valid were used, including multi-parcel sales. For both the “Commercial/Industrial” and “Residential/Agricultural Improved” portion of the ratio study we used sales between 1/1/13 and 3/1/15 to provide a better base in determining whether values needed to increase, decrease, or stay the same. Based off paired sales, we did not find it necessary to make any time adjustments for the 2013 sales, for they are still representative of the current market value. For the “Residential Vacant” section of the study, we had sufficient sales showing the current land rates are still in line with the market using sales between 1/1/14 and 3/1/15.

Residential/Agricultural Vacant

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

In Whiskey Run Township, we had an 11% decrease for Residential Vacant. This is due to improvements being removed and class codes updated to vacant from the following four parcels, accounting for \$54,200 of the decrease:

13-08-15-217-001.000-014
13-08-22-301-001.000-013
13-08-15-435-001.001-014
13-07-26-205-001.001-013

The remaining \$31,600 decrease in Whiskey Run was due to changing Residential Excess land to Undeveloped land for the following three parcels:

13-08-33-201-001.026-013
13-08-33-201-001.019-013
13-08-33-201-001.020-013

In Liberty Township, we had a 17% (\$149,300) decrease for Residential Vacant due to improvements being removed and class codes updated to vacant, from the following four parcels:

13-08-06-100-233.000-007
13-08-06-300-301.000-007
13-07-12-218-001.000-006
13-07-01-425-001.000-007

Residential/Agricultural Improved

For the Residential Improved portion of the ratio study we grouped Boone, Johnson, Ohio, Sterling and Union Townships together because of their similar economic factors. Patoka, Jennings and Liberty Township each stood alone. Adjustments were made where necessary to bring the median closer to 1.00.

Commercial/Industrial

Crawford is a very rural county with fewer than 300 Commercial and Industrial parcels. Because of this, there are very few sales. Therefore, we grouped Commercial and Industrial properties, both vacant and improved, within each township together when developing trend factors. We feel this was a better way to represent the sales in the county, rather than having one sale stand on its own.

We had a 150% increase of \$62,600 in Patoka Township for Commercial Vacant because of the following parcel, which was created new in 2015:

13-01-32-400-001.000-009

In Union Township we had an 11% decrease for Commercial Improved and \$19,100 of that decrease is due to parcel 13-10-19-404-001.000-012 where the Primary land was changed to Residential Excess (a mixed use property).

Summary

Overall, we saw a slight increase in value within Crawford County. As for year one of cyclical reassessment, we reviewed within the districts of Jennings, Liberty, and Whiskey Run. We realize that this exceeds the required 25% of what needed to be reviewed and that was due to the additional unscheduled review of Whiskey Run. We do anticipate reviewing Whiskey Run again in year 3 or 4 of the cyclical reassessment.

If you have any questions feel free to contact me.

Sincerely,

Tammy Procter