

June 6, 2012

Barry Wood

Director Assessment Division

Department of Local government Finance

Indiana Government Center North

100 North Senate Ave. N1058(B)

Indianapolis, IN 46204

Dear Barry,

We have completed the 2012 ratio study for Morgan County's annual adjustment. All valid sales for the period of January 1, 2010 through February 29, 2012 have been used. We have combined and included the multiple parcel sales. We have also included the sales that sold as vacant but now have new construction added. The new land order established for the 2012 general reassessment and the new cost tables have been used along with the updated parcel characteristics found during field review to establish the values. With the implementation of the new cost tables, all neighborhood factors and market model factors were set back to 1.0. Factors were only changed if there were an adequate amount of sales to substantiate a change. Foreclosed properties are still being found in the market but again are widely scattered. These homes sell quickly for the lower asking amounts but are being sold again with-in a few months for amounts comparable to the non-foreclosed properties.

### **Residential Property**

**Vacant:** Several townships had insufficient number of sales to allow a credible analysis. The townships have been combined as follows: Adams, Ashland, Baker and Ray were combined. Clay, Gregg, Jefferson and Washington were combined. Brown, Monroe and Madison were combined and Green, Harrison and Jackson were combined. The townships were combined by comparison of similar geographic location and land size.

**Improved:** A preliminary countywide study was done along with each individual township. We felt that there were an adequate number of sales in each township for reliable statistical data. We still are utilizing the local MLS as another review process and in the verification of sales. The county still conducts all field inspections of new construction and does all data entry.

### **Commercial and Industrial**

Martinsville and Mooresville remain the largest concentration of commercial property. The remainder is mostly small business that does not often sell or if sold, do not continue to operate as a business. Due to small amount of sales activity the commercial and industrial properties have been grouped together to better analyze the market data. We are also using the Income Works program to verify values of income producing properties. We have used information obtained from rental property owners along with MLS information for establishing a GRM for all rental property.

### **Summary**

We have seen very little change within Morgan County. There has been a slight decrease in new construction. Overall the market in Morgan County remains static.

If you have any questions please let me know.

Sincerely,

Reva Brummett

Morgan County