Ratio Study Narrative 2025

General Information	
County Name	Crawford County

Person Performing Ratio Study			
Name	**Phone Number**	**Email**	**Vendor Name (if applicable)**
Austin Budell	812-827-0915	austin.budell@tylertech.com	Tyler Technologies

Sales Window	**1/1/2024**	**to**	**12/31/2024**

If more than one year of sales were **used, was a time adjustment applied?**	
☐ No	Explain, why not: N/A
☐ Yes	Explain the method used to calculate the adjustment: N/A

Groupings

Please provide a list of townships and/or major class groupings (if any). Additionally, please provide information detailing how the townships and/or major classes are similar in the market.

****Please note that groupings made for the sole purpose of combining due to a lack of sales with no similarities will not be accepted by the Department****

Residential Improved:

1. Patoka and Johnson Townships: These townships comprise the western border of the county and are adjacent to Dubois County. Patoka Township commands a distinct market relative to the other townships because of its proximity to Patoka Lake, a major tourist destination and residential area. Johnson Township shares the unique market of Patoka Township, but due to its size, few sales are available for analysis. Patoka and Johnson share the same school district.
2. Ohio, Jennings, and Union Townships: These townships were grouped together because they are economically similar. They are all primarily rural townships, with the only major town being Leavenworth. Construction is similar throughout these townships, which is typical of rural southwestern Indiana. Collectively, they make up the southern portion of the county. These townships are also part of the same school district (Leavenworth)
3. Sterling Township stands alone.
4. Whiskey Run Township stands alone.

5. Liberty Township stands alone.

Boone Township did not have sufficient sales to conduct a study.

Residential Vacant:

1. Boone, Jennings, Liberty, and Whiskey Run Townships: These townships comprise the eastern and southern portions of the county, which borders the Ohio River and Harrison County. Their location stands out from the remainder of Crawford County due to their proximity to the river and their land being relatively equivalent in terms of terrain and physical characteristics. Their land is predominately rural, with Leavenworth and Marengo being the main sources of commerce.
2. Sterling Township stands alone.
3. Patoka Township stands alone.

There were inadequate land sales to conduct a study for Johnson, Ohio, and Union Township land.

Commercial and Industrial Improved and Vacant:

Crawford County is a rural county with few commercial and industrial properties. In 2024, there were insufficient valid sales to perform a ratio study.

Cyclical Reassessment
Please explain which townships were reviewed as part of the current phase of the cyclical reassessment. Also, list any townships where the number of parcels reviewed were more than the formally approved reassessment plan. Note: All parcels reviewed should meet the 25% requirement with the 2% tolerance threshold (23-27%)
Patoka Township, tax district 009.

Land Order		
The land order used for the January 1, 2025, assessment along with the Narrative (optional) will be published on DLGF's website. Please provide the following information:		
Date the land order was submitted to PTABOA.	Click or tap to enter a date.	
Action taken by the PTABOA.	☐ Approved	☐ Denied

Effective date of the land order.	1/1/2025	
Was the land order updated as part of the 2024 cyclical reassessment?	☐ Yes	☒ No
Any other changes or issues?	The PTABOA did not meet in 2024. The formal, 4-year land order will be given to the PTABOA in Year 4 of cyclical reassessment. The attached land order contains updated base rates that were derived using the most recent sales in areas with sales representation.	

Comments
In this space, please provide any additional information you would like to provide the Department in order to help facilitate the approval of the ratio study. Such items could be standard operating procedures for certain assessment practices (e.g. effective age changes), a timeline of changes made by the assessor's office, or any other information deemed pertinent.
Assessments in relation to sales prices in Crawford County can exhibit significant volatility. As a rural community lacking a formal permitting system, the county's real estate market requires careful examination of sales data, particularly regarding physical alterations made to properties. There can be substantial discrepancies between properties that have sold and those that remain unsold, particularly in terms of updates and overall condition. This discrepancy is especially pronounced when changes occur within the interior of a property, as the typical physical review is limited to exterior inspections. For this reason, sales involving significant updates are excluded from the ratio study to prevent biasing the unsold sample with properties that have undergone substantial improvements, which enhance their value and marketability. Recent sales data indicate an increase in market values compared to prior years. Several segments of the study have experienced increases surpassing the 10% threshold, which is both observed and intentional. The adjustments to the cost tables have been carefully balanced by modifying trending factors to align with the support provided by the sales data.