Ratio Study Narrative 2025

General Information	
County Name	Greene County

Person Performing Ratio Study			
Name	**Phone Number**	**Email**	**Vendor Name (if applicable)**
Mike Montgomery	(812) 484-6430	michael.montgomery@tylertech.com	Tyler Technologies
William Birkle	(317) 750-1627	bill.birkle@tylertech.com	Tyler Technologies
Daniel Solomon	(765) 745-0472	daniel.solomon@tylertech.com	Tyler Technologies

Sales Window	**1/1/2023**	**to**	**12/31/2024**
If more than one year of sales were **used, was a time adjustment applied?**			
☒ No	Explain, why not: We reviewed and used every sale that was deemed valid for the two-year period from January 1, 2023, to December 31, 2024. The market in Greene County remains static, but stable. The sales that are occurring, outside of family, or forced sales, are not increasing, or decreasing in any significant manner. We followed approved methods of reviewing parcels sold over the last two years to test for the necessity of making a time adjustment to the 2023 sales used. Given the limited number of occurrences of the same parcel selling in consecutive years, and the knowledge of the static nature of property sales in Greene County, we determined that no time adjustment was necessary.		
☐ Yes	Explain the method used to calculate the adjustment:		

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

- Richland Township contains the Greene County seat of Bloomfield, IN. It is unique and is not comparable to the other townships.
- Beech Creek, Center, and Jackson Townships are contiguous, and located on the eastern side of Greene County. These three townships are highly influenced by expansion from Bloomington, IN. It is primarily for this reason that we have grouped these three townships together. These townships are mostly agricultural with sporadic residential pockets throughout. The topography is also very similar which contains large areas of hilly terrain.
- Cass, Stafford, Taylor, and Washington Townships make up the southern border of Greene County. These townships are used predominantly for agricultural purposes and are highly rural. They also contain very similar improvement types, so grouping them together was an easy choice.
- Stockton, Grant, and Fairplay Townships are located in west central Greene County and run from the western bank of the White River to the border with Sullivan County. The uses of these townships again are largely agricultural, with the occasional stripper pit from the old mines dotting the landscape. We grouped these townships together because of the geographical proximity, and their uniform property types.
- Jefferson, Wright, Highland, and Smith Townships are adjacent, and located in northern Greene County. The town of Worthington is in Jefferson Township, and the town of Jasonville is in Wright Township, and Smith Township sits right between these two towns. The majority of sales in this grouping came from the two towns, but overall, these townships are used very similarly, and their property types are also highly comparable.

Residential Vacant

- Vacant residential sales in Greene County were grouped together countywide for the purpose of trending and ratio analysis because the sales we see on vacant land throughout the county do not differ greatly due to location or amenities, or lack thereof in the area.

Commercial Improved

- Greene County is a largely agricultural community. We have two townships that have only one industrial parcel each. If these parcels are isolated from the rest of the county when a ratio study is completed, then they are likely to fall behind the trends the rest of the community is reflecting.

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%)

The Commercial and Industrial parcels were reviewed in Highland, Wright, Taylor, and Washington townships continuing our current cyclical reassessment plan. The Residential, Agricultural, Exempt, and Utility parcel review was conducted in Highland, Wright, Taylor, and Washington townships continuing our current cyclical reassessment plan.

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.	5/2/2022	
Action taken by the PTABOA.	☒ Approved	☐ Denied
Effective date of the land order.	5/2/2022	
Was the land order updated as part of the 2024 cyclical reassessment?	☒ Yes	☐ No
Any other changes or issues?	No	

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.