

STATE OF INDIANA

DEPARTMENT OF LOCAL GOVERNMENT FINANCE



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Ratio Study Narrative 2022

General Information	
County Name	Crawford

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
Sam Monroe	(812) 483-0653	Sam.Monroe@TylerTech.com	TylerTechnologies

Sales Window	1/1/2021	to	12/31/2021
If more than one year of sales were used, was a time adjustment applied?	If no, please explain why not.		
	N/A		
	If yes, please explain the method used to calculate the adjustment.		

Groupings

Please provide a list of township and/or major class groupings (if any). Additionally, please provide information detailing how the townships and/or major classes are similar in 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– We grouped Boone, Johnson, Sterling and Union Townships together. These areas are similar because they have comparable economic factors, are mostly rural un-platted land, and have mostly similar sized houses. These townships make up the southwest/central portion of the County. Parcels within these areas are primarily Agricultural with few incorporated towns. Jennings, Liberty, Patoka, Ohio and Whiskey Run Townships were not grouped with any other townships for the “Improved Residential” portion of the ratio study.

Residential Vacant–Patoka and Sterling Townships were not grouped with any townships due to there being enough sales to represent the market. All other Township were grouped together because they share similar economic factors, being that they are mostly rural areas with limited small towns, have very limited market action, and are primarily agricultural areas.

AV Increases/Decreases

If applicable, please list any townships within the major property classes that either increased or decreased by more than 10% in total AV from the previous year. Additionally, please provide a reason why this occurred.

Property Type	Townships Impacted	Explanation
Commercial Improved	Jennings Twp	Jennings Twp Com Imp increased 45.7% or by a value of \$2,626,500. Parcel 13-11-24-105-001.001-003 had new construction totaling \$2,385,100.
	Johnson Twp	Johnson Twp Com Imp increased 11.9% or by a value of \$40,500. Parcel 13-05-35-111-001.001-016 increased \$32,900 due to Commercial Cost Table update.
	Liberty Twp	Liberty Twp Com Imp increased 10.2% or by a value of \$400,300. Parcel 13-08-06-100-209.000-007 had new construction totaling an increase of \$145,900.

	<p>Patoka Twp</p> <p>Whiskey Run Twp</p>	<p>Parcel 13-08-06-100-415.000-007 increased \$180,500 due to Com Cost Table update and partial percentage to 100%.</p> <p>Patoka Twp Com Imp increased 18.6% or by a value of \$1,222,900. Parcel 13-05-04-301-001.000-009 increased 508,100 due to the addition of a Mobile Home Park and Com Cost Table updates. Parcel 13-06-09-100-001.000-009 increased \$205,000 due to Com Cost table updates and a delineation of the commercial land to properly reflect the correct use types.</p> <p>Whiskey Run Twp Com Imp increased 16.3% or by a value of \$230,900. This increase was due to Com Cost Table Updates and reassessment changes to condition or grades through the review process.</p>
Commercial Vacant	<p>Liberty Twp</p> <p>Patoka Twp</p> <p>Sterling Twp</p> <p>Whiskey Run Twp</p>	<p>Liberty Twp Com Vac increased 13.7% or by a value of \$9,400.</p> <p>Parcel 13-08-06-100-233.000-007 increased \$5,700 due to a delineation of commercial land type due to sales review.</p> <p>Patoka Twp Com Vac increased 38.1% or by a value of \$40,000.</p> <p>Parcel 13-05-04-196-001.000-009 is a new parcel created this year with an assessment of \$40,000.</p> <p>Sterling Twp Com Vac decreased 22% or by a value of \$54,500.</p> <p>Parcel 13-07-07-106-001.000-011 decreased \$50,100 due to a change in land type.</p> <p>Whiskey Run Twp increased 13.2% or by a value of \$3,200.</p> <p>Parcel 13-08-02-202-001.001-013 was changed from res vac to com vac.</p>
Industrial Improved		
Industrial Vacant		

Residential Improved	Boone Twp Jennings Twp Johnson Twp Liberty Twp Ohio Twp Patoka Twp Sterling Twp Union Twp Whiskey Run Twp	All Townships increased by more than 10% due to Cost Table Updates as well as factor increases due to trending factors. Some areas had trending factors increased by 15% to 20%. We also developed new house types and factors for manufactured homes which were applied this year to bring our manufactured homes closer to market value,
Residential Vacant	Liberty Twp	Liberty Twp Res Vac increased 17.3% or by a value of \$129,900. Parcel 13-08-18-106-001.001-006 was created this year by a split. Parcels 13-07-14-208-001.000-006 and 13-07-14-202-001.000-006 were changed from ag to res. Parcel 13-07-01-400-401.001-007 had influence changes which resulted in an increased assessment.

Cyclical Reassessment
Please explain which townships were reviewed as part of the current phase of the cyclical reassessment.
The Townships reviewed in year 4 were Boone Twp Districts 001 and 002, Johnson Twp Districts 005 and 016, Sterling Twp district 011 and Whiskey Run Twp districts 013 and 014, as noted in the Counties workbook.

Was the land order completed for the current cyclical reassessment phase? If not, please explain when the land order is planned to be completed.

The land order was completed in Year 3 of the current cycle.

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.

Overall, we noticed a significant increase in assessed value and market activity within Crawford County. Through the ratio study, we identified the need to increase residential factors in some areas 10% to 20% to bring our assessments in line with current market values. This coincides with an increased amount of new construction this year. We applied factor adjustments and land rate adjustments where necessary to meet IAAO standards. Any areas that did not have a fair representation of sales were combined with an adjoining area of similar economic factors so that we could draw a more definitive representation of the market.