

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****

All improved commercial sales were combined for this ratio study. Almost all of the sales came from the largest townships with specific properties located in the larger cities.

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	N/A	
Commercial Vacant	N/A	
Industrial Improved	N/A	
Industrial Vacant	N/A	

Residential Improved	ALL	Due to the updated cost tables and the rapid growth in the real estate market, all residential improvements increased.
Residential Vacant	N/A	

Cyclical Reassessment

Please explain which townships were reviewed as part of the current phase of the cyclical reassessment.

Reassessment occurred in:

WASHINGTON TOWNSHIP
 GUILFORD TOWNSHIP
 BROWN TOWNSHIP
 MIDDLE TOWNSHIP
 MARION TOWNSHIP
 CENTER TOWNSHIP
 LINCOLN TOWNSHIP
 LIBERTY TOWNSHIP
 FRANKLIN TOWNSHIP
 CLAY TOWNSHIP
 UNION TOWNSHIP
 EEL RIVER TOWNSHIP

For an exact listing, please see the Hendricks County 2021 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 the first year of this cyclical reassessment cycle.

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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.
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