

# STATE OF INDIANA

DEPARTMENT OF LOCAL GOVERNMENT FINANCE



INDIANA GOVERNMENT CENTER NORTH  
 100 NORTH SENATE AVENUE N1058(B)  
 INDIANAPOLIS, IN 46204  
 PHONE (317) 232-3777  
 FAX (317) 974-1629

## Ratio Study Narrative 2022

General Information	
<b>County Name</b>	MONTGOMERY

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
Sherri L. Bentley, AAS	765-364-6420	Sherri.bentley@montgomerycounty.in.gov	

Sales Window	1/1/2021	to	12/31/2021
<b>If more than one year of sales were used, was a time adjustment applied?</b>	<b>If no, please explain why not.</b>		
No	<b>For the sections studied, there were sufficient sales within the 2021 sales window to perform study.</b>		
	<b>If yes, please explain the method used to calculate the adjustment.</b>		

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Groupings
<p>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.</p> <p><b>**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**</b></p> <p>Some townships were combined in the study of Residential Improved properties. The townships were grouped due to their similarity in property types, school districts and potential buyers. The following are the groupings used in this study for Improved Residential properties:</p> <ol style="list-style-type: none"> <li>1. Brown, Clark, Ripley, Scott and Walnut</li> <li>2. Coal Creek, Franklin, Madison, Sugar Creek and Wayne</li> </ol> <p>Montgomery County is largely agricultural, but does contains the city of Crawfordsville and Wabash College. We do not see a lot of commercial transactions every year, but the ones throughout the county act similarly to those within the city. Due to this, we grouped the improved commercial sales together countywide.</p>

AV Increases/Decreases		
<p>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.</p>		
Property Type	Townships Impacted	Explanation
Commercial Improved	n/a	
Commercial Vacant	n/a	
Industrial Improved	n/a	
Industrial Vacant	n/a	

<b>Residential Improved</b>	All townships	Due to a shortage of homes on the market, all types of residential properties in Montgomery County are selling at historically high levels.
<b>Residential Vacant</b>	n/a	

<b>Cyclical Reassessment</b>
<b>Please explain which townships were reviewed as part of the current phase of the cyclical reassessment.</b>
Portions of Brown, Ripley and Union. The majority of Clark and Scott.

<b>Was the land order completed for the current cyclical reassessment phase? If not, please explain when the land order is planned to be completed.</b>
Land order was completed in 2019.

<b>Comments</b>
<b>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.</b>

