

STATE OF INDIANA

DEPARTMENT OF LOCAL GOVERNMENT FINANCE



INDIANA GOVERNMENT CENTER NORTH
 100 NORTH SENATE AVENUE N1058(B)
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Ratio Study Narrative 2022

General Information	
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County Name	Morgan
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Person Performing Ratio Study			
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Name	Phone Number	Email	Vendor Name (if applicable)
Reva Brummett	765-342-1065	rbrummett@morgancounty.in.gov	n/a
Robin Davidson	765-342-1065	rdavidson@morgancounty.in.gov	n/a
Julie Minton	765-342-1065	jminton@morgancounty.in.gov	n/a

Sales Window	1/1/2021 to 12/31/2021
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If more than one year of sales were used, was a time adjustment applied?	<p>If no, please explain why not.</p> <p>One year was used for all property classes except Commerical/Industrial vacant. Two sales years were used for this property class due to the limited number of total sales.</p> <hr/> <p>If yes, please explain the method used to calculate the adjustment.</p> <p>Adjustments were not made to any prior year sale.</p>
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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 Vacant

Adams, Ashland, Monroe, Gregg and Clay

Baker, Jefferson, Ray and Washington

Brown, Madison and Harrison

Green and Jackson

Residential Improved

Adams and Ashland

Baker and Ray

The townships have been grouped by comparison of similar geographic location, school districts (where appropriate) and land size, as well as, proximity to amenities within the county.

Commerical/Industrial Vacant

ALLTWP was used for commercial and industrial vacant and improved properties. This grouping includes the entire County. Two year's sales data was used due to the lack of sales of this property type. Adjustments were not made to 2020 sales.

Commerical/Industrial Improved

ALLTWP was used for commercial and industrial vacant and improved properties. This grouping includes the entire County.

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	Adams	Changes in physical characteristics resulting from cyclical reassessment
Commercial Improved	Ashland	Changes in physical characteristics resulting from cyclical reassessment

Commercial Improved	Baker	1 parcel is a dwelling that is used for a clubhouse with an increase of neighborhood factor from 1.37 to 1.41. 2nd parcel is a change in the base rate for fencing increase from \$18.75 per L/F to \$22.71
Commercial Improved	Brown	Added Mini-warehouse complex \$1,363,000 and additions to 3 existing buildings including large addition/renovation to St Francis Hospital. Increased primary land from 50000 to 100000
Commercial Improved	Green	Increased as result of updated cost schedules
Commercial Improved	Gregg	Increased primary land from \$22,700 to \$42,400 and secondary from \$7,700 to \$10,000. Changes to physical characteristics resulting from cyclical reassessment. Added gas station canopy to parcel and reclassified land to primary
Commercial Improved	Harrison	Increased neighborhood factor from 1.28 to 1.41
Commercial Improved	Jackson	Increased primary land from \$25,700 to \$60,000 and secondary from \$8,500 to \$48,200 usable undeveloped from \$4,500 to \$11,000
Commercial Improved	Madison	Increased mobile home park land from \$4,500 to \$50,000. Added an addition to existing building. Increased market factor on convenience stores from 1.00 to 1.62
Commercial Improved	Monroe	Added 2 new commercial buildings along with all changes to physical characteristics during cyclical reassessment. Increased base rate of MH Park usable undeveloped from \$4,500 to \$100,000.
Commercial Improved	Ray	Increased commercial acreage along 67 from \$27,000/\$13,000/\$8,000 to \$39,400/\$20,000/\$15,000 for Primary/Secondary/Usable Undeveloped.
Commercial Improved	Washington	Added 4 commercial buildings (10,000,000) Moved parcels along 39 By-pass from Commercial Tier 3 to Commercial Tier 2 changing the base rate for Primary from \$143,700 to \$300,000
Commercial Vacant	Adams	Increased base rate for Secondary land from \$10,000 to \$15,000 and Usable Undeveloped land from \$4,000 to \$8,000
Commercial Vacant	Clay	Increased commercial FF rate from \$300 to \$700

Commercial Vacant	Green	Commercial property class with agricultural use. Increase is result of ag pricing increase.
Commercial Vacant	Jackson	Increased primary land from \$25,700 to \$60,000 and secondary from \$8,500 to \$48,200 usable undeveloped from \$4,500 to \$11,000
Commercial Vacant	Jefferson	Increased secondary land from \$8,000 to \$15,000 and usable undeveloped from \$4,500 to \$8,000
Commercial Vacant	Madison	Reclassification of 1 parcel from commercial land to developer rate for the creation of 2nd section of The Enclave subdivision. -664,800.
Industrial Improved	Adams	Changes in physical characteristics resulting from cyclical reassessment
Industrial Improved	Brown	Increased primary land from \$55,000 to \$80,000 secondary land from \$34,000 to \$35,000. Reclassed land from secondary to primary on 6 parcels with new buildings added.
Industrial Improved	Clay	Increased primary land from \$31,700 to \$36,000 and secondary from \$8,000 to \$10,000. Increased factor for Industrial buildings from 1.00 to 1.25
Industrial Improved	Green	Increased neighborhood factor from 1.00 to 1.25
Industrial Improved	Gregg	Increased primary land from \$22,700 to \$42,400 and secondary from \$7,700 to \$10,000
Industrial Improved	Jackson	Moved 1 industrial parcel from residential neighborhood to commercial neighborhood. Base rate from \$25,700 to \$60,000 and secondary from \$8,500 to \$48,200
Industrial Improved	Jefferson	Changes to physical characteristics during cyclical reassessment. Excess land with agricultural use increased due to base rate increase.
Industrial Improved	Madison	12 parcels of Quarry property that increased due to agricultural base rate increase. Market factor increased from 1.00 to 1.25
Industrial Improved	Monroe	Increased agricultural base rate on large Industrial parcels with excess land being farmed. Changes to physical characteristics during cyclical reassessment.
Industrial Improved	Ray	Addition of Industrial building

Industrial Improved	Washington	Gained 2 parcels. Increased Primary/Secondary/Usable undeveloped from \$50,000/\$11,000/\$8,500 to \$87,000/\$50,000/\$15,000
Industrial Vacant	Ray	Increased commercial acreage along 67 from \$27,000/\$13,000/\$8,000 to \$39,400/\$20,000/\$15,000 for Primary/Secondary/Usable Undeveloped
Industrial Vacant	Washington	Increased Primary/Secondary/Usable undeveloped from \$50,000/\$11,000/\$8,500 to \$87,000/\$50,000/\$15,000
Residential Improved	Adams	Added 6 new dwellings; Increased neighborhood factor from 1.35 to 1.48; Increased homesite from \$32,000 to \$48,200, excess acreage from \$9,000 to \$10,000
Residential Improved	Ashland	Added 6 new dwellings; Increased neighborhood factor from 1.32 to 1.48, homesite value from \$27,000 to \$30,000, excess acreage from \$7,500 to \$10,000
Residential Improved	Baker	Added 5 new dwellings; Increased neighborhood factor from 1.37 to 1.41
Residential Improved	Brown	Added 12 new dwellings; Increased neighborhood factors / homesite value: Brown 1.27 to 1.32 / \$48,200 to \$67,500 Mooresville 1.23 to 1.41 / \$48,200 to \$83,900
Residential Improved	Clay	Added 11 new dwellings; Increased neighborhood factor from 1.35 to 1.44
Residential Improved	Green	Added 10 new dwellings; Increased neighborhood factor from 1.32 to 1.44, homesite value from \$34,000 to \$65,000 and excess acreage from \$10,000 to \$11,000
Residential Improved	Gregg	Added 17 new dwellings; Increased neighborhood factor from 1.32 to 1.44, homesite value from \$30,500 to \$42,400 and excess acreage from \$8,500 to \$10,000
Residential Improved	Harrison	Added 4 new dwellings; Increased neighborhood factor from 1.28 to 1.41
Residential Improved	Jackson	Added 13 new dwellings; Increased neighborhood factor from 1.32 to 1.44, homesite value from \$25,700 to \$60,000
Residential Improved	Jefferson	Added 11 new dwellings; Increased neighborhood factor from 1.35 to 1.41, homesite value from \$30,000 to \$42,400

Residential Improved	Madison	Added 128 new dwellings; Increased homesite value from \$41,400 to \$67,500 and excess acreage from \$11,500 to \$15,000
Residential Improved	Monroe	Added 85 new dwellings; Increased neighborhood factors / homesite value: Monroe 1.32 to 1.48 Monrovia 1.24 to 1.30 / \$38,100 to \$58,600
Residential Improved	Ray	Added 5 new dwellings; Increased neighborhood factor from 1.25 to 1.32, homesite value from \$16,000 to \$26,100 and excess acreage from \$6,500 to \$8,000
Residential Improved	Washington	Added 40 new dwellings; Increased neighborhood factors / homesite value: Washington 1.32 to 1.39 / \$24,500 to \$48,200 Martinsville 1.32 to 1.41 / \$31,700 to \$38,800
Residential Vacant	Adams	Increased homesite from \$32,000 to \$48,200, excess acreage from \$9,000 to 10,000. Reclass of 8 parcels from developer rate
Residential Vacant	Ashland	Increased homesite value from \$30,000 to \$37,000, excess acreage from \$7,500 to \$10,000. Reclass of 8 parcels from developer rate
Residential Vacant	Brown	Reclass of use on 31 parcels. Increased homesite values: Brown \$48,200 to \$67,500 Mooreville \$48,200 to \$83,900
Residential Vacant	Clay	Increased excess acreage from \$4,700 to \$11,000; Reclass of 8 parcels from developer rate
Residential Vacant	Green	Increased homesite value from \$34,000 to \$65,000 and excess acreage from \$10,000 to \$11,000. Reclass of 4 parcels from developer rate
Residential Vacant	Gregg	Increased homesite value from \$30,500 to \$42,400 and excess acreage from \$8,500 to \$10,000. Reclass of 13 parcels from developer rate
Residential Vacant	Jackson	Increased homesite value from \$25,700 to \$60,000. Reclass 3 parcels from developer rate
Residential Vacant	Madison	Increased homesite value from \$41,400 to \$67,500 and excess acreage from \$11,500 to \$15,000. Reclass 48 parcels from developer rate

Residential Vacant	Monroe	Increased homesite value from \$38,100 to 58,600. Reclass 82 parcels from developer rate
Residential Vacant	Ray	Increased homesite value from \$16,000 to \$26,100 and excess acreage from \$6,500 to \$8,000
Residential Vacant	Washington	Reclass of use on 6 parcels. Increased homesite values: Washington \$25,400 to \$31,700 Martinsville \$31,700 to \$36,800

Cyclical Reassessment
Please explain which townships were reviewed as part of the current phase of the cyclical reassessment.
Phase Four of the 2019-2022 cyclical reassessment has been completed. The units included in Phase Four are Jefferson, Gregg, Monroe, and residential parcels in Adams and Ashland.

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 for the current cyclical reassessment phase.

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 have continued to see an increase in value and market activity within Morgan County. This coincides with continued increases in new construction during the year. With the completion of many new homes, developer discounts are being removed accordingly. All improved parcels have been valued using the updated cost tables and all agricultural parcels have been priced with the 2022 agricultural land rate. The updated depreciation year was implemented for all real property parcels. Location Code Multiplier (LCM) for Morgan County remains unchanged at 1.00. Factors were only changed if there were an adequate amount of sales to support a change.

