

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	
County Name	Washington

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
Aaron Shelhamer	8124547324	aaron.shelhamer@tylertech.com	Tyler Technologies

Sales Window	1/1/2020	to	12/31/2021
If more than one year of sales were used, was a time adjustment applied? No	If no, please explain why not.		
	Time adjustments were not applied as the 2020 sales still represented the current market and a lack of paired sales to determine time adjustments.		
	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****

Franklin and Gibson townships were grouped together: These townships are all rural/residential areas that adjoin each other and have similar location appeal. These areas have similar desirability and economic factors. Only slight differences in sales prices are occurring within these areas.

Brown, Monroe, Jefferson & Vernon were grouped together: These townships are all rural/residential areas that adjoin each other and have similar location appeal. These areas have similar desirability and economic factors. Only slight differences in sales prices are occurring within these areas.

Howard and Madison townships were grouped together: These townships are all rural/residential areas that adjoin each other and have similar location appeal. These areas have similar desirability and economic factors. Only slight differences in sales prices are occurring within these areas.

Commercial Improved:

We grouped Commercial and Industrial properties together. The construction types and sizes for the Commercial and Industrial properties are very similar, so these two categories were grouped together when we were developing trending factors. They are grouped that way on the ratio study as well.

Residential Vacant: The residential vacant sales that are occurring are mostly in residential/agricultural areas and have similar sales activity. These areas have similar desirability and economic factors. Only slight differences in sales prices are occurring within these 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.

PCC=Property Class Change

Property Type	Townships Impacted	Explanation
Commercial Improved	Franklin	New Construction
	Gibson	PCC 88-35-24-000-004.002-005, New Construction
	Howard	PCC 88-13-19-000-003.000-007, New Construction PCC 88-13-19-000-003.001-007, New Construction

	<p>Madison</p> <p>Polk</p> <p>Posey</p> <p>Vernon</p>	<p>88-12-03-112-010.000-011 Data Change PCC 88-12-03-000-001.000-011</p> <p>PCC 88-16-04-000-002.015-015 88-15-30-000-038.000-015, New Construction 88-15-30-223-001.000-016, New Construction 88-15-30-000-039.003-015, Data Changes 88-15-30-000-041.000-015, Data Changes</p> <p>PCC 88-02-03-444-002.000-019 PCC 88-02-11-000-014.000-017 PCC 88-02-12-000-005.000-017 PCC 88-03-18-000-010.000-017</p> <p>PCC 88-23-05-000-011.001-020 PCC 88-23-06-000-012.000-020 PCC 88-23-06-000-013.000-020</p>
Commercial Vacant	<p>Jefferson</p> <p>Madison</p> <p>Posey</p>	<p>88-33-27-000-007.000-009, Land Use Change</p> <p>PCC 88-12-02-000-003.001-010</p> <p>PCC 88-02-03-113-033.000-019 PCC 88-02-12-000-005.003-017</p>
Industrial Improved	<p>Brown</p> <p>Franklin</p> <p>Howard</p> <p>Polk</p>	<p>Data Changes (Only 3 Parcels)</p> <p>Data Changes (Only 2 Parcels)</p> <p>PCC 88-13-15-000-007.000-007</p> <p>88-15-30-000-016.000-016, New Construction</p>
Industrial Vacant	<p>Vernon</p>	<p>88-23-07-000-001.000-020, Land Use Change</p>

Residential Improved	Brown	7 Parcels PCC Change, New Construction, Trending, Cost Table Updates
	Franklin	14 Parcels PCC Change, New Construction, Trending, Cost Table Updates
	Gibson	9 Parcels PCC, New Construction, Trending, Cost Table Updates
	Howard	6 Parcels PCC, New Construction, Trending, Cost Table Updates
	Jackson	15 Parcels PCC, New Construction, Trending, Cost Table Updates
	Jefferson	5 Parcels PCC, New Construction, Trending, Cost Table Updates
	Madison	4 Parcels PCC, New Construction, Trending, Cost Table Updates
	Monroe	3 Parcels PCC, New Construction, Trending, Cost Table Updates
	Pierce	15 Parcels PCC, New Construction, Trending, Cost Table Updates
	Polk	15 Parcels PCC, New Construction, Trending, Cost Table Updates
	Posey	20 Parcels PCC, New Construction, Trending, Cost Table Updates
	Vernon	5 Parcels PCC, New Construction, Trending, Cost Table Updates
	Washington	36 Parcels PCC, New Construction, Trending, Cost Table Updates
Residential Vacant	Monroe	3 Parcels PCC Change

Cyclical Reassessment

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

Gibson, Howard, Madison, Posey and Vernon Townships were reviewed during phase 3 of the cyclical reassessment.

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 will be completed during phase 4 of the cyclical reassessment.

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.

We use an effective age calculator to determine effective ages if changes are needed.

Most major property class groups had increases in value this year. This was due to the following factors', cost table updates, trending factor changes, res land rate changes, ag rate changes, larger than normal new construction counts.

There were not any commercial or industrial unimproved valid land sales since most land available for sale in Jennings County is in row crop.

Almost all neighborhoods that had a representative number of sales fell within acceptable range and if they did not, we applied a factor to get them to meet IAAO standards. Any areas that didn't have a fair representation of sales were combined with an adjoining area of similar economic factors. Please contact me if you have any questions.

