



## Ratio Study Narrative 2023

### 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\*\***

Brookville Township and Ray Township were each grouped separately. Both are the most urban townships in Franklin County. Brookville Township includes the county seat (Brookville), while Ray Township includes the incorporated towns of Batesville and Oldenburg and enjoys particular proximity to Interstate 74 that makes it unique in market from other Franklin County townships. The remaining rural townships were grouped together, resulting in an East and a West grouping. The East grouping includes Fairfield, Bath, Springfield, Highland, and Whitewater Townships, while the West grouping is comprised of Posey, Laurel, Blooming Grove, Salt Creek, Metamora, and Butler Townships. The East grouping was based upon proximity to more populated areas just across the state line, such as Cincinnati and Hamilton, Ohio. The West grouping was based on the rural nature of these townships and improvement similarities in the area.

### 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	WHITEWATER	New construction (Dollar General)
Commercial Vacant	BROOKVILLE	Added 6 parcels due to reclassification
Industrial Improved	NONE	N/A
Industrial Vacant	NONE	N/A
Residential Improved	BROOKVILLE HIGHLAND RAY	Added 63 parcels due to reclassification; reassessment Trending
Residential Vacant	BROOKVILLE RAY	Added 148 parcels due to reclassification; reassessment Added 73 parcels due to reclassification

### Cyclical Reassessment

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

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**BROOKVILLE TWP  
LAUREL TWP (AG PARCELS ONLY)**

**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 new land order containing land rates for 1/1/2023 assessments will be presented to the PTABOA at their next meeting.**

## **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.**

**Franklin County implemented the updated location cost multiplier provided by the DLGF. Franklin County also updated depreciation to base year 2023. Further, a preliminary ratio study was then conducted for improved residential properties at the township level. This study dictated which property classes required further analysis, stratification, reassessment, or calculation of a new neighborhood factor.**