

Ratio Study Narrative 2023

General Information	
County Name	Gibson

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
Kim Beadle	812-385-5286	kbeadle@gibsoncounty-in-gov	
Scott Carden	937-684-6564	scott.carden@tylertech.com	Tyler Technologies

Sales Window	1/1/2022 to 12/31/2022
If more than one year of sales were used, was a time adjustment applied?	If no, please explain why not.
	N/A
	If yes, please explain the method used to calculate the adjustment.
	N/A

Ratio Study Narrative 2023

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. **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**</p>
<p>Residential Improved– We grouped Barton and Center Townships together. These areas are similar because they have comparable economic factors, are mostly rural un-platted land, and have mostly similar sized houses. These townships make up the East portion of the County. We grouped Patoka, Washington, and White River Townships together. These areas make up the North area of the County and are near the Town of Princeton. These areas share similar market and economic factors due to a larger population center and access to Highway 41.</p>

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	N/A
Commercial Vacant	Center Twp. Patoka Twp.	Center Twp. - Increased 15.5% or \$21,800. Parcel 26-13-16-400-000.457-004 has mixed land uses with farm ground; the increase was from the Ag land rate increase. Patoka Twp. – Decreased 16.1% or \$116,400. Parcel 26-11-24-300-003.820-027 was inactivated.
Industrial Improved	Montgomery Twp.	Montgomery Twp. – Increased 32.3% or \$1,921,700. Parcels 26-10-25-300-001.347-021 & 26-10-26-400-001.091-021 had buildings converted from GCK to GCI and had land changed to mine use during cyclical review.
Industrial Vacant	Barton Twp. Center Twp. Montgomery Twp.	Barton Twp. – Increased 14.5% or \$17,500. Parcel 26-20-22-300-001.629-001 has mixed land uses with farm ground; the increase was from the Ag land rate increase.

Ratio Study Narrative 2023

		<p>Center Twp. – Increased 80.4% or \$124,400. 3 parcels moving from Ag Vac to Ind Vac during cyclical review for mine ground use.</p> <p>26-13-16-100-000.751-004 26-13-16-300-000.619-004 26-13-17-400-000.750-004</p> <p>Montgomery Twp. – Increased 457.4% or \$640,300. 2 Parcels moving from Ag Vac to Ind Vac during cyclical review for mine ground use.</p> <p>26-10-36-100-001.345-021 26-10-36-100-001.346-021</p>
Residential Improved	N/A	N/A
Residential Vacant	<p>Barton Twp. Center Twp. Johnson Twp. Union Twp.</p>	<p>Barton Twp. – Decreased 31.7% or \$198,600. 2 parcels had their improvements removed.</p> <p>26-20-11-200-001.992-001 26-21-31-400-001.751-001</p> <p>Center Twp. – Decreased 25.3% or \$104,600. 1 parcel had its improvements removed.</p> <p>26-13-28-100-000.675-004</p> <p>Johnson Twp. – Increased 15.1% or \$185,900. This increase is from 5 new parcels, various class code changes and cyclical review changes to parcels.</p> <p>Union Twp. – Increased 20.6% or \$141,400. This increase is from 1 new parcel & various class code changes.</p>

Ratio Study Narrative 2023

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

Residential review areas are the following:

Johnson Township

Union Township

Wabash Township

Commercial & Industrial review areas are the following:

Center Township

Montgomery Township

Johnson Township

Wabash Township

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 is scheduled for Year 3.

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.