

Ratio Study Narrative 2024

General Information	
County Name	Warrick

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
Sarah Redman	812-897-6125	sredman@warrickcounty.gov	
Scott Carden	937-684-6564	scott.carden@tylertech.com	Tyler Technologies

Sales Window	1/1/2023 to 12/31/2023
If more than one year of sales were used, was a time adjustment applied?	If no, please explain why not.
	The county felt there was an adequate number of 2023 sales represented to establish market value.
	If yes, please explain the method used to calculate the adjustment.

Groupings

Please provide a list of townships 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 Improved:

Lane/Owen/Skelton Townships have been grouped together for their similar economic factors and location in the Northeast portion of the county. All other townships are grouped by themselves.

Residential Vacant:

Campbell/Greer/Hart Townships have been combined. These areas are rural and make up the northwestern portion of the county. They have similar economic factors and all have access to highways.

Owen/Pigeon/Skelton Townships were combined due to being some of the more rural townships in the northeastern portion of the county and having similar economic factors.

All other townships were grouped by themselves. Anderson and Lane Townships did not have any Res Vac sales.

Commercial/Industrial Improved:

With the exception of Ohio Township, all townships Com Imp & Ind Imp sales were grouped together as they share similar styles and building materials.

Commercial/Industrial Vacant:

All Com Vac & Ind Vac sales were grouped together and were in Ohio Township.

Cyclical Reassessment

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

Boon Township – District 003
Campbell Township
Greer Township
Lane Township
Ohio Township – Neighborhoods 5019005 & 5019014

Land Order

Was the land order completed for the current cyclical reassessment phase? If not, please explain when the land order is planned to be completed?

No land order was developed this year. A land order is planned for phase III of the cyclical cycle.

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.

Warrick's SOP has been that if the sales in any given market area are indicating effective year increases, Warrick will look at increasing effective ages to a specific year of non-sales and similar properties in that neighborhood. To be even be considered, 20% or more sales need to be represented that have effective age increases to them. Parcels with a condition of "Fair" or higher are only adjusted with a minimum effective age; nothing with "Poor" or lower condition is affected.