Ratio Study Narrative 2026

General Information			
County Name		Crawford County	
Person Performing Ratio Study			
Name	**Phone Number**	**Email**	**Vendor Name (if applicable)**
Austin Budell		Austin.budell@tylertech.com	Tyler Technologies

Sales Window	**1/1/2025**	**to**	**12/31/2025**

If more than one year of sales were used, was a time adjustment applied?	
☐ No	Explain, why not:
☐ Yes	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 the market. ****Please note that groupings made for the sole purpose of combining due to lack of sales with no similarities will not be accepted by the Department****

Residential Improved – 2 groupings, the remaining townships stand alone:

1. Patoka and Johnson Townships: These townships comprise the western border of the county and are adjacent to Dubois County. Patoka Township commands a distinct market relative to the other townships because of its proximity to Patoka Lake, a major tourist destination and residential area. Johnson Township shares the unique market of Patoka Township, but due to its size, few sales are available for analysis. Patoka and Johnson share the same school district.
2. Ohio and Boone: These townships were grouped together because they are economically similar. They are rural townships, with the only major town being Alton. Construction is similar throughout these townships, which is typical of rural southwestern Indiana. Collectively, they make up the southern portion of the county. Boone and Ohio Townships are also similarly situated in that their southern borders abut the Ohio River.

Jennings Township stands alone.
Union Township stands alone.
Sterling Township stands alone.
Whiskey Run Township stands alone.
Liberty Township stands alone.

Residential Vacant – 1 Grouping and Patoka Township:

1. Patoka Township – Stands alone. Patoka Township land is analyzed distinctly from the remaining townships due to its boundaries containing Patoka Lake and its proximity to Dubois County, which is the closest commercial hub for this area.
2. Jennings, Liberty, Ohio, Sterling, and Whiskey Run – These townships are grouped together because they are within the interior of Crawford County, are primarily isolated and rural, with little to no developments occurring. Townships outside of Patoka are also closer to the

Lousiville, KY market, whereas Patoka enjoys closer proximity to Dubois County and its economic forces.

There were inadequate land sales to conduct a study for Boone, Union, and Johnson Townships.

Commercial and Industrial Improved and Vacant:

Crawford County is a rural county with few commercial and industrial properties. In 2025, there were insufficient valid sales to perform a ratio study. Because of this, the cost tables were implemented without change to trending factors.

Please explain clearly which property classes and groupings in the ratio study were trended.

Residential improved and vacant only.

Cyclical Reassessment

Please identify the townships included in the current phase of the cyclical reassessment. Additionally, specify any townships where the number of parcels reviewed exceeded the total outlined in the approved reassessment plan. Ensure all reviewed parcels meet the 25% requirement, with a 2% tolerance (acceptable range 23-27%).

Boone, Johnson, Sterling (taxing district 011), and Whiskey Run Townships were all in year 4 of cyclical reassessment. The number of parcels reviewed is within the acceptable range. Please refer to the workbook for a specific breakdown of which parcels were reviewed in year 4.

Land Order

The land order used for January 1, 2026, assessment along with the Narrative (optional) will be published on Department's website. Please provide the following information:

Date the land order was submitted to PTABOA.	11/20/2025		
Action taken by the PTABOA (if any).	☒ Approved	☐ Denied	☐ Other (describe)
Effective date of the land order.	1/1/2026		
Was the land order updated as part of the 2025 cyclical reassessment?	☒ Yes	☐ No	
Any other changes or issues?			

Comments

In this space, please provide any additional information you would like to provide the Department with 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.

In Crawford County, the relationship between assessed values and sale prices can demonstrate notable variability. As a rural jurisdiction without a formal permitting system, it is necessary to closely review sales data to identify physical changes that may have occurred to properties over time. In some instances, properties that sell differ from those that remain unsold, particularly with respect to updates and overall condition. This difference is often most significant when improvements occur within the interior of a structure, as routine field reviews are generally limited to exterior observations.

Sales involving substantial updates or renovations are therefore excluded from the analysis. Including these sales could introduce bias into the study by comparing updated properties with unsold properties

that may not have undergone similar improvements. Excluding these sales helps ensure that the analysis reflects properties with comparable levels of condition and utility.
Recent sales activity indicates that market values have increased compared to prior years. Several study groups reflect increases exceeding the 10 percent threshold. Explanations for these categories are detailed below. Adjustments to the cost tables were evaluated in conjunction with sales data to ensure the resulting assessments remain supported by market evidence. However, due to a lack of a sales sample for commercial and industrial properties, the cost tables were implemented and accepted without change to trending factors.

Value fluctuations greater than 10% by study section

Commercial and Industrial Improved & Vacant
Boone Township Commercial Improved: 13-13-33-333-001.000-002 is the only commercial improved property in Boone Township. This change is attributable to the cost tables.

Johnson Township Commercial Improved: 13-05-35-111-001.001-016 is a large restaurant and one of the only commercial improved properties in Johnson Township. This fluctuation is attributable to the cost tables.

Patoka Township Commercial Improved: This increase is due to the cost table increases without sales justifying a change to trending factors.

Whiskey Run Township Commercial Improved: 13-07-36-435-001.002-013 and 13-08-15-400-083.001-014 entered the study section. The remaining increase is attributable to cost table updates.

Jennings Township Commercial Vacant: 13-11-13-403-001.004-003 became vacant, causing the increase to this study section.

Jennings Township Industrial Improved: 13-12-18-302-001.000-003 is a very large industrial facility; Crawford County has very few commercial/improved sales per year, so there is no sales evidence to refute the cost table update. Therefore, the cost tables are responsible for this increase.

Residential Improved
Jennings Township: 6 parcels entered the study section/a new dwelling was built (13-11-14-100-001.005-003;13-11-19-307-002.001-003;13-11-25-420-001.002-003;13-12-07-111-001.010-003;13-12-29-308-001.001-003;13-11-02-102-001.000-003). Accounting for this, the remaining fluctuation is attributable to trending/cost table updates.

Liberty Township: 4 parcels entered the study section (13-07-03-409-001.002-006;13-07-24-244-001.004-006;13-08-06-300-638.001-007;13-08-06-394-001.000-007). The remaining increase is attributable to trending/cost table adjustments.

Ohio Township: This change is attributable to trending/cost table updates.

Sterling Township: 3 parcels entered the study section: 13-06-35-203-002.000-010;13-06-35-301-001.001-010;13-07-27-100-001.002-010. 1 new construction: 13-06-27-301-001.017-010. However, the bulk of the increase is attributable to trending/cost table updates.

Union Township: 1 new home was built (13-10-24-404-001.000-012). The remainder is due to trending/cost table updates.

Residential Vacant

Liberty Township: 10 parcels entered the study section through either splits or becoming vacant, accounting for this increase. (13-07-01-400-777.000-007;13-07-03-327-001.000-006;13-07-24-244-001.005-006;13-08-06-100-197.000-007;13-08-06-100-211.000-007;13-08-06-140-001.000-007;13-08-06-300-753.002-007;13-08-06-300-753.003-007;13-08-06-321-001.000-007;13-08-07-106-001.001-006)

Patoka Township: Land base rates were updated after reviewing 2025 sales in conjunction with prior years' land sales for acreage in Patoka Township. While the increase exceeded 10%, the overall average change per parcel is, on average, less than $1,200.

Whiskey Run Township: Land base rates were updated after reviewing 2025 sales in conjunction with prior years' land sales in Whiskey Run Township. Previously, land was valued at a flat rate per acre; this was changed to a build-up rate to recognize economy of scale. This resulted in an overall decrease but correctly recognizes that as more of a unit is purchased, the less is paid per unit. In the aggregate, the average fluctuation per parcel is less than $1,700.