

Bartholomew County 2017 Ratio Study Narrative

1214 valid sales were used in the ratio study. Commercial and Industrial vacant sales were grouped and one 2015 sale was added to the two 2016 sales for analysis. One 2015 sale used in the 2016 ratio study had split and was no longer valid for analysis purposes. The economy in the county has not changed to warrant time adjusting the 2015 sale. As these properties are in the same area, very similar in pricing and size they produce a COD of 2.

Commercial and Industrial Improved sales from all Townships were also grouped with a total of 13 valid sales. Most of these were in Columbus Township.

Vacant residential sales for German, Hawcreek, Sandcreek, Clay, and Jackson Townships were grouped. Ohio, Wayne, Clifty, Flatrock and Rockcreek had no vacant residential sales. These Townships are all rural and have the same economic factors. Columbus and Harrison Townships had sufficient sales to analyze separately.

Each Township of residential improved parcels has enough sales to stand alone for analysis.

There are 37 sets of duplicate parcels in the study. These parcels sold as residential vacant and then later as residential improved parcels. They are highlighted in red on the formatted tab.

AV Comp Detail Explanation

Clay Township Industrial Improved Demolition on one of the two industrial parcels.

Clifty Township Residential Vacant 8 Parcels changed from agricultural pricing to residential pricing.

Columbus Township Commercial Vacant Parcels going from developer discount pricing to commercial pricing.

Columbus Township Residential Vacant A combination of parcels going from developers discount pricing to residential pricing and from agricultural pricing to residential pricing.

German Township Residential Vacant Parcels changing from developers discount pricing to residential pricing.

Harrison Township Commercial Improved New Construction added value.

Harrison Township Residential Vacant Value from several lake parcels was moved to an associated parcel.

Hawcreek Township Industrial Vacant Land pricing error corrected and two parcels value moved to associated parcels.

Hawcreek Township Industrial Improved Reassessment corrections and new construction.

Hawcreek Township Commercial Vacant Reassessment corrections.

Jackson Township Residential Vacant 1 parcel changed from agricultural pricing to residential pricing.

Rockcreek Township Commercial Vacant 1 of the 2 parcels was split reducing the value.

Rockcreek Township Residential Vacant 1 parcel was changed from improved to vacant after the improvements were removed.

Sandcreek Township Industrial Improved New construction.

Wayne Township Industrial Improved New construction.

Wayne Township Commercial Improved New Construction.

Wayne Township Residential Vacant 2 split parcels with value residential value added from ag and a change from excess residential to residential vacant

Sales Reconciliation File

17 parcels were identified in the Sales Reconciliation file as needing attention. 14 are located in the multiple parcel tab, 2 were added to the study and the last explanation is below.

03-05-15-310-000.100-009 This sale has a business connection between the buyer and seller and should have been marked invalid in the sales file.

Please contact Ginny Whipple, 812-379-1505, for questions about the study.

Backup contact is Dean Layman at the same number.