

Bartholomew County 2018 Ratio Study Narrative

1165 valid sales were used in the ratio study. There were no 2017 valid commercial or industrial vacant sales, so one 2015 sale was added to the two 2016 sales for analysis of the grouping. These sales were trended to Jan. 1, 2018, using the Consumer Price Index. The COD is below standard due to all sales being in a homogenous neighborhood. Commercial and Industrial Improved sales from all Townships were also grouped with a total of 8 valid sales. Most of these were in Columbus Township.

Land values were redone for 2018 which caused a significant increase in commercial and industrial land as well as slight increases in residential land in some areas. This is to be expected as land had not been addressed since the 2012 assessment year. This will be reflected in the AV Comparison Reports.

Vacant residential sales for all townships except Columbus were grouped. Clay, Clifty, Flatrock, Hawcreek, Jackson, Rockcreek and Wayne had no vacant residential sales. These Townships are all rural and have the same economic factors as Harrison with which they were grouped. Columbus had sufficient sales to analyze separately.

Each Township of residential improved parcels has enough sales to stand alone for analysis except for Jackson Township. It was grouped with Ohio Township, which is the Township directly north of Jackson with similar economic forces that would impact sales.

There are 30 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.

Sales Reconciliation File

A tab is included with an explanation of all invalid sales. All valid sales were used in the study.

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

Backup contact is Dean Layman at the same number.