

Narrative

General Information

County Name: Bartholomew

Person Performing Ratio Study: Ginny Whipple

Contact Information: 812-379-1505; (C) 812-593-5308 Ginny.Whipple@Bartholomew.in.gov

Vendor Name (If Applicable):

Additional Contacts (For purposes of the ratio study): Jennifer Johnson 812-379-1505
Jennifer.Johnson@Bartholomew.in.gov

Sales Window (e.g. 1/1/18 to 12/31/18):1/1/18 to 12/31/18

If more than one year of sales were used, was a time adjustment applied? If no, please explain why not. If yes, please explain the method used to calculate the adjustment.

Groupings

In the space below, 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.

The residential vacant land was grouped with all Townships. All of the rural Townships have the same economic influences as Columbus Township. The market would typically be the same.

Commercial and Industrial Improved for all Township were grouped. All of the rural Townships have the same economic influences as Columbus Township. The market would typically be the same.

Commercial and Industrial Unimproved for all Townships were grouped. All of the rural Townships have the same economic influences as Columbus Township. The market would typically be the same.

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	Clifty Flatrock Jackson Ohio	New Commercial Building 10 Properties changed to Tax Exempt Res parcel remodeled for commercial use 1 parcel changed from commercial to residential
Commercial Vacant	Ohio Sandcreek	1 parcel only, land use corrected 2 Parcels corrected for usable undeveloped to Mobile Home support land
Industrial Improved		
Industrial Vacant		
Residential Improved	Clifty Rockcreek Ohio	Combination of Splits and a 10% increase in the neighborhood factor for rural residential Increase by 12% in Neighborhood Factor for Rural Residential Increase by 9% in Neighborhood Factor for Rural Residential
Residential Vacant	Clifty Flatrock German Hawcreek Jackson Rockcreek Sandcreek Wayne	Property class changes from ag to res. Property class changes from ag to res New Subdivision, Removal from Developers Discount and Changes from Ag to Res Changes from Ag to Res Changes from Ag to Res Changes from Ag to Res Changes from Ag to Res Changes from Ag to Res

Cyclical Reassessment

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

Jackson, Ohio, Harrison and part of Columbus Township were reviewed for the Cyclical reassessment.

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 will be done in the third year of the cycle with application in the fourth year.

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.

We use either a weighted average of years built or a percentage of the components under rehab to arrive at an effective age.