

Narrative

General Information

County Name: Bartholomew

Person Performing Ratio Study: Ginny Whipple

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Sales Window (e.g. 1/1/19 to 12/31/19): 1-1-19 to 12-31-19 for all parcels except Commercial and Industrial Vacant.

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.

Two Commercial vacant sale for 2018 were used as there was only 1 2019 valid commercial or industrial vacant sale. The two sales are Menard out-lots in the same neighborhood as the 2020 sale. Values have not changed in that area over the past several years. Both parcels have since been improved so the land was valued as vacant, the same way the 2020 sale was.

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 the market.

Harrison and Ohio Townships were grouped for Residential Improved. These two townships sit next to each other. They share a major residential lake community. Economic factors influencing Bartholomew County have the same impact on both Townships.

Residential Vacant parcels were grouped for the entire county as only Columbus township had enough to give reliable statistics. Bartholomew County is an agricultural county with major industry. Two school districts serve the county with no major impact on sales. Columbus sits in the center and is the hub for shopping and work. Economic factors influencing Bartholomew county have the same impact on all Townships.

Commercial and Industrial Improved were grouped as were commercial and industrial vacant. There is very little commercial or industrial outside of Columbus Township except for German Township which has an interstate exchange. Economic factors influencing Bartholomew county have the same impact on all Townships.

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. The calculation for the change uses the AV from the prior year with the prior year property class and the AV from the current year with the current year property class.

Property Type	Townships Impacted	Explanation
Commercial Improved	Clifty Wayne	2 parcels were combined with replat changing land size, also increased physical depreciation Property class change from commercial to industrial
Commercial Vacant	Wayne	Combination with improved parcels in 2020
Industrial Improved	Rockcreek	Parcels added for quarry from ag
Industrial Vacant	Columbus German Hawcreek Sandcreek	Property class changes from improved to vacant New Parcels from ag for new industry Vacant parcel was improved Vacant parcels were improved
Residential Improved	Sandcreek	Property class changes from ag
Residential Vacant	German Rockcreek Sandcreek Wayne	New Sub changed vacant parcels to improved Property class changes from ag Property class changes from ag Property class changes from ag

Cyclical Reassessment

Please explain in the space below which townships were reviewed as part of the current phase of the cyclical reassessment. Sandcreek, Rockcreek, Wayne (part of the ag was not done) and parts of Columbus. (residential, commercial and industrial)

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 it will be done in the fourth year of the 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.

We have used three methods to determine effective age. When a structure has had square footage added we use a weighted average of the square footage against the construction years. We also use a percentage of the components rehabbed to establish the effective age. In certain neighborhoods, we have determined an effective age from sales of rehabbed homes in the neighborhood.

We have also begun a comparison of consistency of grades by neighborhood. We are looking at Pictometry and realtor information to make sure our grades are consistent.

There are a few duplicate sales on my formatted tab. These are sales that sold as vacant and then sold again as improved.