

Bartholomew County 2016 Ratio Study Narrative

1163 valid sales were used in the ratio study. Commercial and Industrial vacant sales were grouped and two 2014 sales were added to the two 2015 sales for analysis. There were no 2013 vacant commercial or industrial sales. The economy in the county has not changed to warrant time adjusting the two 2014 sales. As these properties are very similar in pricing and size they produce a COD of 2.

Commercial and Industrial sales were also grouped with a total of 15 valid sales. Most of these were in Columbus Township.

Vacant residential sales for Hawcreek, Ohio, Sandcreek, Wayne, Rockcreek, Clifty, Clay, Flatrock and Jackson Townships were grouped. Clay, Flatrock and Jackson had no vacant residential sales. These Townships are all rural and have the same economic factors. Columbus, German and Harrison Townships had sufficient sales to analyze separately. Some of the parcels have resold as improved parcels so they will show as duplicates on the Formatted Tab. There also was a parcels that sold twice in the 2015 several months apart. They are both valid sales and will show as duplicates in the formatted tab as well.

Each Township of residential improved parcels has enough sales to stand alone for analysis except for Clifty which has only 4 sales. It was grouped with Hawcreek as they have the same economic factors and are located on the northeast side of the county. There was one sale that was considered valid which was not used in the study. It is explained under tab "Valid Parcel Not Used"

Hawcreek Township residential land increased over 20%. This is due to changing the pricing on a recreational lake parcels from site values to front foot values. This added almost 3 million dollars of assessed value and equalized values. Also, in the town of Hope which sets in Hawcreek Township there was a change in property class to several properties which resulted in a decrease in commercial class values and an increase in industrial class values.

Rockcreek Township had several quarry parcels which had been priced incorrectly as farm ground. Correcting this increased the industrial land.

Sandcreek had one industrial property with new construction which caused an increase in industrial improvements. There was also some correcting of land application which resulted in a decrease in industrial land values.

Wayne Township commercial and industrial classes increased due to new construction in the industrial park.