

Narrative

General Information

County Name: BROWN

Person Performing Ratio Study: KEN SURFACE

Contact Information: Ken Surface - ken@nexustax.com 317-753-5555

Vendor Name (If Applicable): NEXUS GROUP

Additional Contacts (For purposes of the ratio study):

Mari Miller - millermh@browncounty-in.us 812-988-5466

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

Sales from the period of 1/1/18 through 12/31/2018 was the period used for all groupings. The following analysis were expanded:

Commercial Vacant – due to only 1 sale in 2018, the timeframe was expanded to include 1 sale from 2016 and 1 sale from 2014. There were no sales occurring in 2017

Commercial Improved – due to only 4 sales in 2018, the timeframe was expanded to include 5 sales from 2017

Residential Vacant – Van Buren – due to only 4 sales in 2018, the timeframe was expanded to include the 2 sales that occurred in 2017

There was no time adjustment of any sales outside of the mandated time period as there isn't enough supporting evidence to accurately adjust with any confidence. Within the Commercial Vacant study, one cannot calculate a reliable time adjustment based upon one sale (2014 and 2016). For the Van Buren Vacant Residential grouping, the limited number of sales as well as variations in land size, view, topography would provide a less than reliable calculation.

Groupings

The only groupings for statistical purposes took place within the Commercial Improved Classification. Only the townships of Jackson and Washington have more than 25 parcels. All sales occurred in the township of Washington. Results for Washington are being reported for Jackson.

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		
Commercial Vacant	Jackson	Increase of 13.91% due to a total increase of \$15,400 – this was the result of one parcel who had its class code corrected from improved to vacant
Industrial Improved		
Industrial Vacant		
Residential Improved		
Residential Vacant		

Cyclical Reassessment

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

Hamblen – Hamblen/Conservancy – taxing district 001

Van Buren Township –

Washington – Nashville taxing district – limited number of commercial properties

See workbook values for designated parcels conducted during the year throughout the county

Was the land order completed for the current cyclical reassessment phase? If not, please explain when the land order is planned to be completed.

Yes

Comments

For factor calculations the following neighborhoods were grouped together:

7045500 & 7055500

7025500 & 7035500

The DLGF provided a sales reconciliation file identifying a total of 453 sales that occurred during the 2018 timeframe as needing an explanation as to why they were not used if they are not contained

within the ratio study. The 453 sales identified by the DLGF was done without review and therefore identifies several that are “invalid sales”.

From this list of 453 parcels it was determined that 116 of the sales were sales of various “invalid sales” nature. For example (32 = unusual market activity; 16 = significant change; 14 = bank/sheriff/Hud, etc.; 7 = contains AG land, 8 = trust/estate sales; etc., etc.)

IAAO Ratio Study standards indicate that “outlier ratios” can result from any of the following:

1. An erroneous sale price
2. A nonmarket sale
3. Unusual market variability
4. A mismatch between the property sold and the property appraised
5. An error in the appraisal of an individual parcel
6. An error in the appraisal of a subgroup of parcels
7. Any of a variety of transcription or data handling errors in preparing any ratio study

Outliers should be:

1. Identified
2. Scrutinized to validate the information and correct errors
3. Trimmed if necessary, to improve sample representativeness

As a result, there were individual parcels that met these guidelines and were trimmed.

After complete scrutiny from the county, Brown County utilized more than 75% of the all-inclusive list of parcels were identified in the DLGF reconciliation sales file. This percentage increased to more than 85%, once the file was adjusted, eliminating truly non valid sales

See the Sales Reconciliation Response file for a complete detail for every parcel not utilized in the study. Response was not provided for the 2017 sales contained in the DLGF report as they were not used in the study.

A total of 351 sales were used in the study, of which 46 were multi-parcel sales. Both of these numbers are an increase over last year.