

March 15, 2018

Barry Wood
Director Assessment Division
Department of Local Government Finance
Indiana Government Center North
100 North Senate Ave N1058 (B)

Dear Barry,

We have completed the 2018 Crawford County Ratio Study. All sales that were deemed valid were used, including multi-parcel sales and land sales that have since been improved. We used sales between 1/1/2017 and 12/31/2017.

Residential and Ag Homesites

We grouped all townships together for the "Vacant Residential" land study. The townships were grouped together due to similar economic factors, primarily due to Crawford County having most land held in row crop for agricultural use and few small or incorporated towns. Rates were changed where necessary.

All townships were analyzed in their own "Residential Improved" study with the exception of the following Townships:

Boone Twp, Ohio Twp, Union Twp and Johnson Twp were combined in to one study due to a lack of sales. These townships were combined for analysis due to similar economic factors such as location and characteristics of mainly rural agricultural areas with little to no incorporated towns or cities.

Trending factors were updated where necessary to bring the median ratios closer to 1.00.

Commercial and Industrial

There were insufficient valid commercial and industrial sales for both the improved and vacant land studies. With a lack of sales to analyze we did look at prior year's sales of improved and unimproved commercial and industrial properties to verify that we are in line with the current market. The majority of the land for sale in Crawford County is in row crop, which leads to fewer sales of commercial and industrial land.

Large Change Areas

When reviewing our value change by Townships we identified 4 areas that we felt needed addressed.

1. JenningsTwp Residential Improved increased 15.33% or \$4,336,900. This Twp had market factors increased to bring the properties in line with the market. We also converted our Mobile and Modular Homes and adjusted factors according to the market. We also reassessed several neighborhoods due to the large difference between assessment and sales prices recorded.
2. Patoka Twp Residential Improved increased 9.88% or \$4,975,400. This Twp had market factors increased to bring the property values in line with the current market. We reassessed several neighborhoods as well as adjusted market factors to bring the properties in line with the current market due to the large difference in market value and assessed value. We also converted our Mobile and Modular homes and applied new market factors to bring these properties in line with the current market as well.
3. Johnson Twp Commercial Improved had an increase of 6.11% or \$54,900. The following parcel increased in value: 13-05-35-111-001-016. This parcel had a new parking lot and an additional structure built, resulting in a \$55,000 increase.
4. Whiskey Run Twp Residential Improved increased 11.50% or \$3,797,300. This Twp had market factors increased to bring the property values in line with the current market. We reassessed several neighborhoods as well as adjusted market factors to bring the properties in line with the current market due to the large difference in market value and assessed value. We also converted our Mobile and Modular homes and applied new market factors to bring these properties in line with the current market as well.
5. Sterling Twp Residential Improved increased 12.02% or \$2,494,000. This Twp had market factors increased to bring the property values in line with the current market. We reassessed several neighborhoods as well as adjusted market

factors to bring the properties in line with the current market due to the large difference in market value and assessed value. We also converted our Mobile and Modular homes and applied new market factors to bring these properties in line with the current market as well.

6. County Wide Residential Improved increased 28%. This increase in value is due to the reassessment of several neighborhoods within various townships within Crawford County to address the differences between assessed values and the recorded sales prices for these areas. These areas had market factors increased and homes were reassessed where needed to bring the assessments in line with the current market. We also converted our manufactured and mobile homes with new market factors to address the difference in value from the assessments to the current market.

Summary

Overall, we saw an increase in assessed value within Crawford County. The three Townships with the large increases in Residential Improved values were reassessed and increased to bring properties in line with the current market. As for Year Four review, we reviewed the districts of Johnson Township, Sterling Township, Whiskey Run Township and Boone Township, which you will see reflected in the workbook.

Crawford County Assessor,

Tammy Procter