

Narrative

General Information

County Name: **Crawford County**

Person Performing Ratio Study: **Sam Monroe**

Contact Information: **812-483-0653 Sam.Monroe@TylerTech.com**

Vendor Name (If Applicable): **Tyler Technologies**

Additional Contacts (For purposes of the ratio study): **Michael Carlisle Sr.**

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.

*****Please note that groupings made for the sole purpose of combining due to a lack of sales with no similarities will not be accepted by the Department*****

Residential Improved—Boone, Johnson, Ohio and Union Townships were combined to one Residential Improved Study due to an insufficient number of Valid Sales for Statistical Analysis. We grouped these townships together due to similarities in the following factors. These townships are located in the southwest and western portions of Crawford County and share similar market conditions of location, few or no incorporated cities and towns and are primarily rural agricultural areas with limited market activity.

Sterling and Liberty Townships were combined to one Residential Improved Study due to an insufficient number of Valid Sales for Statistical Analysis. We grouped these townships together due to similarities in the following factors. These townships are located in the north central portion of Crawford County and share similar market conditions of location, few or no incorporated cities and towns and are primarily rural agricultural areas with limited market activity.

Residential Vacant—All vacant land sales were grouped together in a County Wide Res Vacant study due to a lack of sufficient Valid Sales for Statistical Analysis. The market for vacant land within Crawford County is consistent throughout the county as most available land is held for agricultural use, with the exception of platted lots within subdivisions, which have limited market activity.

Commercial & Industrial Improved & Vacant— There were insufficient Commercial and Industrial Improved sales for Statistical Analysis. We have reviewed the few valid sales which did occur with previous market information for these property types to determine if there was a need to adjust these property values as

necessary. There are very few Commercial and Industrial vacant land sales due to the fact that most of the land for sale in Crawford County is in row crop or forestry programs.

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	Jennings Township	<p>Jennings Township Commercial Improved Class increased 12.5% or a value of 665,300. This is due to the following parcels:</p> <p>13-11-24-419-002.004-003 New parcel for 2019 pay 2020, had a new Dollar General constructed. Parcel Value: 630,500.</p> <p>13-11-35-214-001.000-003 was previously commercial vacant and now has a newly constructed mini-warehouse. The new parcel value as improved is 138,500.</p> <p>13-11-24-314-001.001-003 had an older hotel/motel building partial demolished. New parcel value is 37,300. A difference of 59,100 (decrease)</p> <p>13-14-06-453-001.000-004 Total assessed value decreased 25,800 due to adjustments for severe flood damage.</p>
Commercial Vacant		
Industrial Improved		
Industrial Vacant		
Residential Improved		
Residential Vacant	Johnson Township	<p>Johnson Township Residential Vacant Class increase 21% or 24,600. This was due to the following parcels:</p> <p>13-05-35-400-001.001-016 New parcel for 2019 pay 2020. Split parcel with value of 19,200</p>

		13-05-25-105-001.000-016 This parcel was previously ag vacant but is now assessed as res vacant. New value is 7,500.
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Cyclical Reassessment

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

We reviewed within Jennings Township and also within Liberty Township, which you will see reflected in the workbook.

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

We plan to complete the land order in Phase 2 of the cyclical reassessment. However, we do review land rates and neighborhood delineation yearly while reviewing vacant land sales.

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.

Overall, we noticed an increase in value and market activity within Crawford County. This coincides with an increased amount on new construction this year. We applied factor adjustments and land rate adjustments where necessary to meet IAAO standards. Any areas that did not have a fair representation of sales were combined with an adjoining area of similar economic factors so that we could draw a more definitive representation of the market.