

Narrative

General Information

County Name: **Crawford County**

Person Performing Ratio Study: **Sam Monroe Tyler Technologies**

Sales Window (e.g. 1/1/20 to 12/31/20): **1/1/2020 to 12/31/2020**

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– We grouped Boone, Ohio, Sterling and Union Townships together. These areas are similar because they have comparable economic factors, are mostly rural un-platted land, and have mostly similar sized houses. These townships make up the southeast/central portion of the County. Parcels within these areas are primarily Agricultural with few incorporated towns. Jennings, Liberty, Patoka, Sterling and Whiskey Run Townships were not grouped with any other townships for the “Improved Residential” portion of the ratio study.

Residential Vacant–Patoka and Jennings Townships were not grouped with any townships due to there being enough sales to represent the market. All other Township were grouped together because they share similar economic factors, being that they are mostly rural areas with limited small towns, have very limited market action, and are primarily agricultural areas.

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.

	<p>Patoka Township</p> <p>Sterling Township</p>	<p>parcels which increased in value due to a rate change from the County Land Order.</p> <p>Increased 13% or 468,400. This change was due to a land rate increase or change in influence from the County Land Order</p> <p>Increased 33% or 358,100. This change was due to the following parcels:</p> <p>New Parcels created from splits:</p> <table border="1" data-bbox="737 684 1141 1152"> <tr><td>13-07-33-101-002.001-010</td></tr> <tr><td>13-06-01-402-001.002-010</td></tr> <tr><td>13-06-26-106-002.003-010</td></tr> <tr><td>13-06-26-106-003.003-010</td></tr> <tr><td>13-06-24-499-001.001-011</td></tr> <tr><td>13-07-08-245-001.000-010</td></tr> <tr><td>13-07-06-407-001.003-010</td></tr> <tr><td>13-07-10-155-001.001-010</td></tr> <tr><td>13-07-03-307-001.001-010</td></tr> <tr><td>13-07-08-337-001.001-010</td></tr> <tr><td>13-07-07-203-001.002-010</td></tr> <tr><td></td></tr> </table> <p>Combined value of new Splits: 71,400</p> <p>13-07-18-100-001.127-011 was previously listed as PCC 400 now listed as PCC 501. Value of 1,700.</p> <p>The remainder of the increase is due to rate changes from the County Land Order</p>	13-07-33-101-002.001-010	13-06-01-402-001.002-010	13-06-26-106-002.003-010	13-06-26-106-003.003-010	13-06-24-499-001.001-011	13-07-08-245-001.000-010	13-07-06-407-001.003-010	13-07-10-155-001.001-010	13-07-03-307-001.001-010	13-07-08-337-001.001-010	13-07-07-203-001.002-010	
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13-07-03-307-001.001-010														
13-07-08-337-001.001-010														
13-07-07-203-001.002-010														

Cyclical Reassessment

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

In year 3 of the Cyclical Reassessment we reviewed Patoka Township District 006, 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.

The County Land Order was completed in year 3.

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 a significant increase in assessed value and market activity within Crawford County. Through the ratio study, we identified the need to increase residential factors in some areas 10% to 20% to bring our assessments in line with current market values. This coincides with an increased amount on new construction this year. The adoption of the County Land order also showed a significant increase in land rates for several areas within Crawford County. 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.