

Narrative

General Information

County Name: [Decatur County](#)

Person Performing Ratio Study: [Jay Morris](#)

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Vendor Name (If Applicable): [Ad Valorem Solutions, LLC](#)

Additional Contacts (For purposes of the ratio study):

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

Due to size of County, we used sales from 01/01/2017– 12/31/2018 for all property classes and groupings except for Clinton and Marion Townships residential improved and Commercial improved and vacant. For those we used 01/01/2016-12/31/2018.

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.

No. We did not have enough paired sales to establish a reliable time 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.

The Residential Vacant land was grouped (L1). Decatur County is mainly a rural-agricultural county. Therefore the homesites throughout the county are of similar rural tracts and should be grouped for trending and sales ratio purposes. Washington Township had more than 5 sales and could stand alone. Fugit Township also has more than 5 sales but that is because of Lake Santee located in that Township. However, The COD is slightly high for that township. That is because in Lake Santee you have three different types of lots. On the water lots sell from \$80,000 to \$150,000 depending on the location on the lake. View of water sell from \$4,000 to \$15,000 a lot depending on who is buying. And off water lots sell from \$200 to \$5,000 depending on who is buying. In order to enjoy the lake, you must own property at Lake Santee. Therefore there are people that buy the lots to build on, thus the higher end of the range for View and Off, and then those that buy just for access to the lake. Therefore trying to complete a ratio study for Fugit Township as a whole puts high valued lots against extremely low and irregular lots and therefore causes PRD's and COD's to suffer. We are trying to include as many sales as possible in our study, therefore this year the COD is a little high. But as the land is grouped under L1 it fits IAAO standards.

Due to the limited amount of sales, all commercial and industrial land was trended together (L2). There were only four commercial and industrial valid sales. The ratio for these two sales is not within the IAAO standards, but with only four sales and in three different neighborhoods the sales are just included because they are valid. No trending was done with these sales.

With this being a small rural community and due to the number of sales in individual neighborhoods, the commercial and industrial parcels were grouped together in the ratio study (C1).

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	Adams Twp. >10%	16-04-34-000-07.010-001 changed from Res to Com.
Industrial Improved	Saltcreek Twp. >10%	16-09-17-440-037.000-012 had additional construction and removed obsolescence.
Industrial Vacant		
Residential Improved	Clinton Twp. >10%	Two parcels changed from Ag to Res. With new houses.
Residential Vacant		

Cyclical Reassessment

Please explain in the space below which townships were reviewed as part of the current phase of the cyclical reassessment. This phase of reassessment involved the heart of Washington Township – most of the City of Greensburg. The remaining parts of Greensburg and Washington Township will be completed for assessment year 2020.

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 land order is being completed for each of the areas being reviewed. However, with only completing part of Washington Township in phase one of the reassessment, we will be updating all of the land values for Washington Township at once for the assessment year of 2020.

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.

With the number of sales in Decatur County, during the trending process we would look at 3 to 4 years worth of sales to assist with some neighborhoods that did not have a lot of sales. However, our final study was completed with the sale dates established above.