

# Narrative

## General Information

County Name: **FRANKLIN**

Person Performing Ratio Study: **Bradley Berkemeier**

Contact Information: **765-561-3584; brad@nexustax.com**

Vendor Name (If Applicable): **Nexus Group**

Additional Contacts (For purposes of the ratio study): **None**

Sales Window (e.g. 1/1/19 to 12/31/19): **1/1/19 to 12/31/19**

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. **N/A**

## 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.

**Brookville Township and Ray Township were each grouped separately. Both are the most urban townships in Franklin County. Brookville Township includes the county seat (Brookville), while Ray Township includes the incorporated towns of Batesville and Oldenburg and enjoys particular proximity to Interstate 74 that makes it unique in market from other Franklin County townships. The remaining rural townships were grouped together, resulting in an East and a West grouping. The East grouping includes Fairfield, Bath, Springfield, Highland, and Whitewater Townships, while the West grouping is comprised of Posey, Laurel, Blooming Grove, Salt Creek, Metamora, and Butler Townships. The East grouping was based upon proximity to more populated areas just across the state line, such as Cincinnati and Hamilton, Ohio. The West grouping was based on the rural nature of these townships and improvement similarities in the area.**

## 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.

<b>Property Type</b>	<b>Townships Impacted</b>	<b>Explanation</b>
Commercial Improved	NONE	
Commercial Vacant	NONE	
Industrial Improved	NONE	
Industrial Vacant	NONE	
Residential Improved	NONE	
Residential Vacant	NONE	

**Cyclical Reassessment**

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

**Springfield Township (including Mount Carmel Corp)**  
**Blooming Grove Township**  
**Ray Township**  
**Posey Township**  
**Batesville Corp**

We submitted an updated reassessment plan to the Department on 2/6/2020. We make note of the following changes as most significant from the initial plan we submitted three years ago:

1. Parcel counts have been updated. The total parcel count is now 17,028 (versus 16,736 in 2017).
2. Due to 2019 appeals traffic and a desire to improve assessments there, Assessor reassessed all of BATESVILLE CORP this past year (ahead of schedule). (On the plan submitted in 2017, portions of BATESVILLE CORP were due to be reassessed in the remaining two years of this cycle.)
3. Approximately 1,000 parcels have been shifted from commercial to residential. These are parcels in seasonal campgrounds in Franklin County. Around Brookville Lake, Franklin County has 3-4 large campgrounds, and a few smaller campgrounds, that contain campground lots that are privately owned and occupied with RV's/campers used as seasonal residences. In the past, these have been classified as 416-commercial campground. Assessor feels these are more appropriately classified as 599-other residential, so we have made that update effective for 2020 assessments. Assessor also believes that this may allow her to incorporate sales data from these campgrounds into future annual adjustments and ratio studies.

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

**No, land order was not completed for the current cyclical reassessment phase. Land order is planned to be completed during the coming cyclical reassessment phase.**

### **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.

**Franklin County implemented the depreciation change to base year 2020, and no location cost multiplier change was indicated from the Department of Local Government Finance. Further, a preliminary ratio study was then conducted for improved residential properties at the township level. This study dictated which property classes required further analysis, stratification, reassessment, or calculation of a new neighborhood factor.**