

Narrative

General Information

County Name: Gibson

Person Performing Ratio Study: Kim Minkler

Contact Information: (812) 385-5286

Vendor Name (If Applicable): Tyler Technologies

Additional Contacts (For purposes of the ratio study):

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

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.

Residential Vacant was grouped as one group due to a lack of zoning. Land that is vacant is generally in Agricultural classifications.

Commercial/Industrial Improved and Vacant were grouped together. These buildings have similar styles and building materials.

Residential Improved had a few different townships grouped together. The groupings are noted, unless they were by themselves. They are:

Barton/Center

Patoka/Washington/White River

Montgomery/Wabash

These areas were grouped together based on their growth and economic factors.

****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****

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	Center	Change in use
	Union	Change in use
	Wabash	New construction
Commercial Vacant	Columbia	Improvements removed
	Johnson	Land influences removed
	Patoka	Improvements removed
	Union	New parcel
Industrial Improved	Montgomery	New construction
	Union	New construction
Industrial Vacant	Johnson	Land influences removed
Residential Improved	N/A	N/A
Residential Vacant	Barton	Improvements removed
	Johnson	New parcels, land influences removed
	Union	Land influences removed

Cyclical Reassessment

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

Only Commercial/Industrial/Public Utility/Exempts were reviewed in the following townships:

Center
Montgomery

Only Residential/Agricultural were reviewed in the following township:

Union

All parcels were reviewed in the following townships:

Johnson
Wabash

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 did not complete our land order. By the end of year three, we anticipate completing the Gibson County land order.

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.

There is an ongoing blight program where houses are being torn down. This was the last year for this program. Over 100 homes have been removed under this program.