

# Narrative

## General Information

**County Name:**

Greene County

**Person Performing Ratio Study:**

William Birkle

**Contact Information:**

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317-750-1627

**Vendor Name (If Applicable):**

Tyler Technologies

**Additional Contacts (For purposes of the ratio study):**

Mike Montgomery-Residential & Commercial

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

1/1/2017 to 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.**

We reviewed and used every sale that was deemed valid for the two-year period January 1, 2017 – December 31, 2018. The market in Greene County is static, but stable; of the sales that are occurring, outside of family and forced sales, they are not increasing or decreasing in any significant manner. We followed approved methods of reviewing parcels sold over the last two years to test for the necessity of time adjustments to the 2017 sales used. Given the limited number of occurrences of the same parcel selling in consecutive years and the knowledge of the static nature of property sales in Clay County, we determined that no time adjustment was necessary.

## 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 Improved

- Richland township contains the county seat of Bloomfield, IN. It is unique and is not comparable to the remaining townships.
- Beech Creek, Center, and Highland townships are contiguous and located in north eastern Greene County. We are starting to see some growth in this part of Greene County due to its proximity to Bloomington. Based upon their geographical location and the comparability of property types, these townships were combined for the ratio study.
- Jackson, Cass, Stafford, Taylor, and Washington townships make up the southern border of Greene County. The uses of these townships are mostly agricultural, highly rural, and they contain very similar improvement types, so they were a natural fit to group together for the ratio study.
- Stockton, Grant, and Fairplay townships are located in west central Greene County, and run from the western bank of the White river to the border with Sullivan County. The uses of these townships are mostly agricultural and highly rural, with the exception of the town of Linton in Stockton township. Based upon their geographical location, and the comparability of property types, these townships were combined for the ratio study.
- Jefferson, Wright, and Smith townships are contiguous, and located in northwestern Greene County, bordering with Clay County. They contain the towns of Worthington and Jasonville, with Smith township sitting in between the two. The majority of our sales in this area came from those two towns, and they have comparable property types, so they were combined for the ratio study.

### Residential Vacant

- With a limited number of sales for residential vacant, all sales countywide were grouped together. There was a total of 10 sales used in this study.

### Commercial Improved

- Commercial sales were grouped together since they were a limited number of sale Disclosures. There was a total of 9 sales used in this study.

## Increases/Decreases (Optional)

In the space below, 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.

- **Beech Creek ResVac** decreased \$166,000 mostly because we moved the homesite & improvements from 28-01-31-000-005.005-001 to 28-01-30-000-012.007-001
- **Grant Township ComImp** decreased \$3,362,900 because property class code of 28-07-18-000-012.005-007 was changed from use code 419 to 620
- **Grant Township IndImp** increased by \$439,800 because obsolescence was removed from outbuildings on 28-07-20-000-006.000-007 per a Form 115
- **Grant Township ResVac** decreased \$109,200 because removal of dwelling on parcel 28-07-22-114-032.00008
- **Grant Township IndImp** increased \$429,800 because of new construction on 28-077-20-000-006.000-007
- **Washington Township ComVac** increased by \$18,400 because the property class of 28-13-05-000-010.000-020 was changed from 499 to 400 due to a split
- **Wright Township ComImp** increased by \$1,0189,000 because of new construction to 28-05-27-000-011.001-022 & 28-05-04-224-092.000-023, & the property class code of 28-05-04-332-0032.001-023 was changed from 686 to 499

## Cyclical Reassessment

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

The **commercial** and **industrial** (C/I) parcels were reviewed in Cass, Fairplay, Jefferson, Smith, and Richland townships in accordance with our current cyclical reassessment plan.

The **residential, agricultural, exempt** and **utility** review was conducted in Cass, Fairplay, Jefferson, Smith, and Richland townships in accordance with our current cyclical reassessment plan. A portion of Wright township was also reviewed.

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; the previous reassessment's land order was completed less than a year ago utilizing a land value to building value ratio because of a lack of sales. With no clear evidence to generate a land order, we will wait until Phase 4 of this cycle.

## 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.