

TO: Barry Wood, DLGF

FROM: Nancy Snellenberger, Greene County Assessor

RE: Narrative for 2008 Ratio Study

DATE: November 15, 2008

The 2008 Trending and Ratio Study has been completed and attached for your department comments, please contact me at your convenience. Below is an explanation of the process compliance with IAAO Standards on Ratio Studies and in accordance with the applicable

Validation and verification of sales data was conducted including visual inspection of parcels performed in order to create more uniformity and land base rates where adjusted based on sales data from 2006 and 2007.

Upon completion of the trending, a ratio study was calculated by the following:

Improved Residential – with ample sales this ratio study was calculated by township.
Unimproved Residential – with only 40 sales this ratio study was calculated countywide.
Improved Commercial/Industrial – with only 21 sales this ratio study was calculated by township.
Unimproved Commercial/Industrial – only one valid sale.

Greene County has less than 36 industrial parcels and fewer than 1,100 commercial/industrial parcels. Commercial and Industrial growth in this county, it is necessary to combine all sales for uniformity.

Our vendor has begun a review of all parcels in one third of Greene County. Uniformity for modernized and renovated structures will be achieved. Special attention will be paid to accurate statistics in an effort to create the most accurate and most uniform assessments.

ASSESSOR

ur departmental review. If you have any questions or
of the procedures applied to complete this project in
ne applicable administrative codes of the State of Indiana.

ection of property attributes. Neighborhood re-delineation was
sted based on sales information. Neighborhood factors were

ng:

township.
d countywide to accurately test the performance.
calculated countywide to accurately test performance.

mercial/industrial parcels combined. With the lack of
all sales from across the county to accurately measure

Uniformity in grade, condition and effective age calculation
will be paid to neighborhoods with the least uniform and least
ssessments for all property owners in Greene County.