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Greene County Assessor's Office

To: Barry Wood, Assessment Division Director
From: Mr. Willard Neill, Greene County Assessor
CC: Mark Folkerts, Bill Birkle
Date: 5/09/2011
Re: Greene County Indiana 2011 Trending & Ratio Study

Greene County Indiana is situated in the (near) southwestern area of the state. Greene County is geographically diverse, being the third largest county in the State of Indiana by area. The county is defined and divided by the White River. Rolling farmland and marshland dominate the countryside west of the White River, while east of the White River the countryside is punctuated by hills and valleys and is much more heavily wooded.

Because many townships in Greene County did not contain the minimum number of valid sales to constitute analysis on their own, it was necessary to combine a number of areas throughout the county for the purposes of trending. Also, due to the limited number of sales available Greene County has analyzed sales that occurred in calendar years 2009 and 2010.

For the purposes of trending the following townships were combined for the ratio study. Cass, Washington and Stafford are three townships that experienced little market activity in 2009 and 2010. Of the three townships most of the activity occurred in Washington Township and more specifically the town of Lyons. The townships are contiguous and they are situated in a vast low lying marsh area in the southwest corner of Greene County. The three townships are primarily comprised of agricultural properties and state owned wetlands. Washington and Cass townships each have one small town within their borders; they are Lyons and Newberry, respectively. The three townships together produced only eleven valid sales in 2009 & 2010, with the bulk of these occurring in Washington Township and the town of Lyons.

Also, for the purpose of trending, Fairplay, Grant, Smith and Jefferson townships were combined for analysis. These townships are situated in the north central part of Greene County, characterized by gentle slopes used in agriculture, and are contiguous. Intermittently in these townships you will find large swaths of land that are part of the coal belt that runs through southwestern Indiana. Mining operations have ceased in the county and the land is being slowly reclaimed, returning to prior uses. The predominant town in the area is Worthington and is

Memo

located in Jefferson Township. Switz City, a much smaller town straddles both Fairplay and Grant townships, with most of the town located in Grant Township. The four townships yielded twenty valid sales in 2009 & 2010, with no sales occurring in Smith Township. Of the twenty sales, twelve occurred in Jefferson Township, four in Grant and four in Fairplay, respectively.

Lastly, for the purpose of trending, Taylor, Highland and Richland townships were combined for analysis. These townships are located in the east central and northeast part of Greene County, and are contiguous. The terrain is characterized by rolling, heavily forested areas punctuated by a number of small streams. Major highways through these townships include US 231/54, and Indiana routes 58 and 157. There were seventy-eight sales that occurred in these three townships, with most sales occurring in Richland Township, which includes the county seat of Bloomfield. Six sales were used from Highland Township and three sales were used from Taylor.

There were five areas of Greene County that merited township specific analysis. They are Wright Township, Stockton Township, Beech Creek Township, Jackson Township and Center Township. Beech Creek Township contained twelve sales, Center equals thirty-two sales, Jackson equals ten sales, Stockton equals seventy-two sales and Wright Township equals twenty-seven sales, respectively.

County-wide residential vacant land sales have also been reviewed. With only four valid countywide vacant residential sales available, we employed further testing of the land accuracy by reviewing the allocation percentage of land to building ratio. In reviewing the allocation achieved through random sampling the data showed an average land allocation of 17.0667% or a 1:5 land to building ratio. This was deemed acceptable in light of a lack of usable data, given, our theory being that if the improved property land allocation is within an acceptable range, then the vacant land has also been applied correctly.

The 2011 Annual Adjustments and Ratio Study for commercial and industrial properties in Greene County were completed utilizing eleven sales that occurred in 2009 and 2010. All eleven sales were classed commercial. There were no valid improved industrial sales to utilize in our analysis. No neighborhood adjustments were made based on improved C/I properties sales. Also, please note, there were no valid vacant C/I land sales available for use to competently and confidently, make changes for this property class.

Memo

Please be aware that 85% of Greene County has been completed for reassessment. Stockton, Grant, Wright, Stafford, Smith, Grant, Washington, Fairplay, Taylor, Cass, Jefferson, Richland and Center townships have been completed to date. This includes completion of residential, agricultural, commercial and industrial data collection. Data entry is primarily current on residential and agricultural, but commercial and industrial data entry is about 65% complete to date. All data submitted and utilized for the 2011 sales ratio study, as it refers to completed reassessment work is primarily up to date.

Sincerely,

The Honorable Willard Neill
Greene County Assessor