

Hancock County Narrative

General Information

County Name: *Hancock*

Person Performing Ratio Study: *Katie Molinder*

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Vendor Name (If Applicable): *n/a*

Additional Contacts (For purposes of the ratio study): *Sandy Wilson 317-477-1102*
swilson@hancockcoingov.org

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

The Commercial Improvements (ComImp) were grouped for Sugar Creek, Center, and Buck Creek. They make up the southeast corner of Hancock County and are grouped due to similar I-70 access.

Blue River, Jackson, and Brown Townships were grouped together as BlueRiverJacksonBrown for Residential Vacant (ResVac) sales because these three townships make up Eastern Hancock School Corporation district. Buck Creek and Vernon Townships were grouped together as BuckCreekVernon for Residential Vacant sales because these townships make up Mount Vernon School Corporation district. Center and Green Townships were grouped as CenterGreen for Residential Vacant sales because these two townships make up Greenfield-Central School Corporation district. Sugar Creek and Brandywine Townships were grouped as SugarCreekBrandywine for Residential Vacant sales because these townships are both located in the Community School Corporation of Southern Hancock County district.

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	<i>Buck Creek</i>	<i>Buck Creek Township had a 35% AV increase in this township per new construction for eight (8) commercial parcels with an addition of \$21,139,600 in assessed value.</i>
	<i>Sugar Creek</i>	<i>Sugar Creek Township had new construction of a multi-million dollar nursing home facility and a gas station that increased the overall commercial AV by 16%.</i>
Commercial Vacant		
Industrial Improved		
Industrial Vacant		
Residential Improved		
Residential Vacant		

Cyclical Reassessment

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

Blue River Township Neighborhoods: 91101, 91102, 91103, 91104, 91501, 91600

Brandywine Township Neighborhoods: 19101, 92101, 92102, 92201, 92202, 92203, 92204, 92205, 92208, 92300, 92501, 92600

Brown Township Neighborhoods: 93201, 93202, 93101, 93203, 93204, 15401, 17401, 17501, 93501, 93600, 15501, 15600

Buck Creek Township Neighborhoods: 94101, 94102, 94103, 94201, 94204, 94205, 94206, 94207, 94208, 94209, 94210, 94211, 94212, 94123, 94214, 94215, 942151, 94216, 94217, 94218, 94219, 94220, 94221, 94222, 94223, 94224, 94225, 94226, 30100-006, 10201, 10202, 10203, 10204, 10205, 10206, 10207, 10208, 10209, 10210, 94416, 94500, 94501, 94502, 94601, 94602, 94603, 94604, 94605, 94606, 94900, 94600

Center Township Neighborhoods: 13402, 13403, 13405, 13406, 13417, 13451, 13470, 13506, 13507, 13512

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

The land order was not completed for the current cyclical reassessment phase. We are planning to complete it in the next cyclical reassessment 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.