

# Narrative

## General Information

County Name: Hendricks County

Person Performing Ratio Study: Lana Boswell

Sales Window (e.g. 1/1/20 to 12/31/20): 1/1/20 to 112/31/20

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.

For Commercial Improved properties, the East grouping contains parcels in urban areas that abut Marion County, and are more urban and in populated areas than any of the other townships.

## 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.

<b>Property Type</b>	<b>Townships Impacted</b>	<b>Explanation</b>
Commercial Improved	Center, Eel River, Guilford, Liberty, Lincoln, Middle, Union, Washington	Hendricks County is one of the fastest growing counties in Indiana. Each of the townships experienced a lot of new construction.
Commercial Vacant		
Industrial Improved		
Industrial Vacant		
Residential Improved	Brown Washington	Trending and New Construction
Residential Vacant		

### **Cyclical Reassessment**

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

Approximately 18,270 parcels were part of the 2020 cyclical reassessment. For a list of specific parcels, please see the Hendricks County Workbook file.

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 completed in the first year of this 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.