

Narrative

General Information

County Name:

Johnson County

Person Performing Ratio Study:

William Birkle

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Vendor Name (If Applicable):

Tyler Technologies

Additional Contacts (For purposes of the ratio study):

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

1/1/2018 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 a one-year period January 1, 2018 – December 31, 2018. The market in Johnson County is active, but stable; of the sales that are occurring,

many are above list price, and they are increasing in a significant manner. We did not use more than one year of sales so no time adjustments were 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

- All Townships will stand on their own for this section of the study.

Residential Vacant

- Clark, Nineveh, Union and Blue River are grouped together due to being in the similar area with like topography and Agricultural/Rural type area; Needham, Pleasant and Franklin are contiguous and are in the eastern area of Johnson Co. They are mostly rural areas with the predominantly agricultural in use. The remaining Townships standing on their own in this section of the study.

Commercial Improved

- All Townships were combined in this section of the 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.

Commercial Improved

Commercial Vacant

- Hensley Township (-13%) – Parcel 41-10-12-022-049.000-016 changed use from 400 to 450
- Needham Township (+234%) – Replat of parcels for development by I65 interstate exchange
- Union Township (+102%) – 2 parcels sold by developer to adjoining property owner, 41-09-02-041-002.000-035 and 41-09-02-041-003.000-035 AG rate to commercial vacant rate
- White River Township (+31%) – Residential vacant parcel 41-04-11-044-013.000-038 changed use to commercial vacant with a \$1,306,100 assessed value increase to total

Industrial Improved

- Needham Township (+15%) – New construction on parcel 41-07-18-044-015.001-018
- Pleasant Township (+34%) – New construction on parcels 41-02-34-012-004.000-030, 41-02-26-033-004.000-030, 41-02-32-011-150.000-026, and 41-05-02-044-001.000-030

Industrial Vacant

- Franklin Township (+35%) – Creation of 2 new parcels, 41-08-13-022-006.000-009 and 41-08-02-043-005.000-009, caused an increase of \$285,300 to total assessed value
- Needham Township (+523%) – Parcel 41-07-19-011-001.003-018 transferred from developer to Sunbeam FTP LLC, use change from 100 to 300

Residential Improved

- Blue River Township (+10%) – Neighborhood 4111001 trending and new construction on parcels 41-12-34-013-083.000-002 and 41-12-06-031-002.000-004

Residential Vacant

- Pleasant Township (-34%) – 21 parcels had dwellings removed and 5 vacant lots were sold by developers to builders
- White River Township (+12%) – 145 residential vacant parcels changed use to residential improved

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) are scattered throughout the county with the bulk of them in Greenwood and Franklin.

The **residential, agricultural, exempt** and **utility** review was conducted in Clark and Pleasant townships.

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.

