

April 2, 2018

Barry Wood
Director Assessment Division
Department of Local Government Finance
Indiana Government Center North
100 North Senate Avenue N1058(B)
Indianapolis, IN 46204

Dear Barry,

We have completed the 2018 ratio study for Knox County. All sales we deemed valid were used, including multi-parcel sales and land sales that have since been improved. We used sales between 1/1/2017-12/31/2017 for all groupings.

Residential and Ag Homesites

We grouped Busseron, Decker, Harrison, Johnson, Palmyra, Steen, Vigo, Washington, & Widner together for "Vacant Residential" land sales to create a better market comparison. These townships are all similar within the county in this class because they share similar economic factors. This is a rural, non-densely populated area with very minimal vacant land sales and within each township vacant land makes up 20-30% of the residential parcels. This is strong agricultural community, with slightly more than 20% of the parcels being agricultural vacant land. Vincennes Township was grouped by itself. The residential vacant land market is very minimal with exception to a few newer small subdivisions within the city of Vincennes. Rates were changed as necessary.

For the "Improved Residential" portion of the ratio study we grouped Decker and Vigo Townships together because these Townships incumbent the flood plain and share similar economic factors. These are mostly rural areas with a few small towns within them. Busseron, Harrison, Johnson, Palmyra, Steen, Vincennes, Washington, and Widner Townships were not grouped with any other townships for the "Improved Residential" portion of the ratio study. Trending factors have been added to help bring the median ratios closer to 1.00.

Commercial and Industrial

We grouped the Commercial and Industrial properties within each township together when developing trend factors since these are mostly smaller commercial or industrial businesses in a rural environment with similar economic factors. These were grouped together because they share similar economic factors with the construction types and sizes of these properties being very uniform. We have adjusted building factors within Commercial neighborhoods that bring us closer to a market value. There are very few Commercial and Industrial vacant land sales due to the fact that most of the land for sale in Knox County is in row crop. An exception to that is the city of Vincennes. While there is very minimal row crop in the city of Vincennes there is also very minimal undeveloped land. However, there were two valid vacant land sales in the County. With only two valid land sales, there was a lack of market information to have a separate commercial and industrial vacant study of its own. For this reason we did group the Commercial / Industrial Improved and Vacant sales into one study group.

Large Change Area

When reviewing our value change by Townships we identified (9) areas that we felt needed addressed. Those areas are broke down by study section then Township below.

Commercial Improved:

1. Palmyra Township-ComImp changed approximately 47% or \$1125300. This is due to the following parcels:
 - 42-11-21-200-042.000-008 changed 97% or \$564800-added a new storage tank
 - 42-11-21-200-043.000-008 changed 117% or \$564300-added a new storage tank

Commercial Vacant:

1. Harrison Township-ComVac changed approximately -28% or \$-3900. This is due to the following parcels:
 - 42-16-12-410-036.000-005 changed -75% or \$-3900-change in use from primary to secondary land
2. Palmyra Township-ComVac changed approximately -29% or \$-21000. This is due to the following parcels:
 - 42-11-18-200-017.001-008 changed -100% or \$29700-changed from commercial to residential vacant land
3. Vincennes Township-ComVac changed approximately 18% or \$640100. This is due to the following parcels:
 - 42-12-21-116-011.000-022 changed 234% or \$38400-changed from vacant to improved
 - 42-12-22-104-037.000-022 changed 1105% or \$70700-changed from vacant to improved
 - 42-12-27-201-024.000-027 changed 1095% or \$4356200-changed from vacant to improved

Industrial Vacant:

1. Steen Township-IndVac changed approximately 28% or \$104000. This is due to the following parcels:
 - 42-10-27-300-010.000-009 changed -99% or \$-459900-moved improvements to parcel 42-10-27-300-010.001-009 and class code changed to vacant

Residential Vacant:

1. Decker Township-ResVac changed approximately 211% or \$5700. This is due to the following parcels:
 - 42-23-19-300-001.000-003 changed -83% or \$-28200-all buildings were demolished and class code changed to vacant
2. Harrison Township-ResVac changed approximately 23% or \$132500. This is due to the following parcels:
 - 42-16-12-404-004.000-005 changed -99% or \$-82600-all buildings were demolished and class code changed to vacant
 - 42-16-12-410-022.000-005 changed -94% or \$-11600-all buildings were demolished and class code changed to vacant
 - 42-17-07-300-018.000-004 changed -13% or \$-1100-all buildings were demolished and class code changed to vacant
 - 42-16-15-300-004.000-004 changed -41% or \$-14200-changed from agricultural to residential
 - 42-16-15-300-004.001-004 changed 100% or \$25000-new parcel for 2018
 - 42-16-15-300-004.002-004 changed 100% or \$25000-new parcel for 2018
 - 42-20-03-100-006.002-004 changed 100% or \$25100-new parcel for 2018
 - 42-20-03-300-001.001-004 changed 100% or \$47500-new parcel for 2018
3. Johnson Township-ResVac changed approximately 17% or \$37600. This is due to the following parcels:
 - 42-15-24-400-011.000-006 changed -17% or \$-2500-changed from agricultural to residential
 - 42-15-32-200-014.000-006 changed 500% or \$1000-changed from agricultural to residential
 - 42-15-32-400-004.000-006 changed 180% or \$5400-changed from agricultural to residential
 - 42-15-31-400-013.001-006 changed 100% or \$12600-new parcel for 2018
4. Palmyra Township-ResVac changed approximately 22% or \$138900. This is due to the following parcels:
 - 42-11-12-100-001.001-008 changed 100% or \$11700-new parcel for 2018
 - 42-11-17-200-012.002-008 changed 100% or \$38600-new parcel for 2018
 - 42-11-31-300-006.001-008 changed 100% or \$42700-new parcel for 2018
 - 42-11-35-200-001.001-008 changed 100% or \$28400-new parcel for 2018
 - 42-11-18-200-017.001-008 changed -41% or \$-12200-changed from commercial to residential vacant land

Summary

Overall, we saw an increase in value within Knox County. We applied factor adjustments where necessary to meet IAAO standards. Any areas that didn't have a fair representation of sales were combined with an adjoining area of similar economic factors. This fact helped us determine that we did have some movement in the marketplace. As for year four of the cyclical reassessment, we reviewed within the districts of Decker Township, Palmyra Township, Steen Township, Wheatland Town, Washington Township, Bicknell City-Washington Towns, Bruceville Civil Town, part of Vincennes City I, Vincennes Township-South Knox, and Vincennes City II which you will see reflected in the workbook.

If you have any questions feel free to contact me.

Sincerely,

Cathy Lane