

# Narrative

## General Information

County Name: **Knox County**

Person Performing Ratio Study: **Jon Lawson**

Contact Information: **812-890-8323, jon.lawson@tylertech.com**

Vendor Name (If Applicable): **Tyler Technologies**

Additional Contacts (For purposes of the ratio study): **Brett Bombick**

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.

***\*\*Please note that groupings made for the sole purpose of combining due to a lack of sales with no similarities will not be accepted by the Department\*\****

**Residential Improved**– We grouped Decker and Johnson 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. In addition to that, Washington and Widner Townships were grouped together because these Townships incumbent the North Central part of the county and share similar economic factors. These are mostly rural areas with a few small towns within them and are primarily Agricultural communities. Busseron, Harrison, Palmyra, Steen, Vigo, and Vincennes Townships were not grouped with any other townships.

**Residential Vacant**– We grouped all Townships 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 a strong agricultural community, with slightly more than 20% of the parcels being agricultural vacant land.

**Commercial & Industrial Improved & Vacant**– We grouped all Commercial and Industrial properties together with exception to Vincennes Township 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. Vincennes Township was not grouped with any other Townships. 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. This resulted in 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 together.

### 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									
Commercial Vacant	<b>PALMYRA TOWNSHIP</b>	<p>Two parcels created an 48%, or \$25,100, increase in Palmyra. Two parcels are new split creating \$25,100 in new residential vacant land value, those parcels are listed below.</p> <table border="1" data-bbox="738 831 1076 898"> <tr> <td>42-10-31-300-005.001-008</td> </tr> <tr> <td>42-11-07-300-017.003-008</td> </tr> </table>	42-10-31-300-005.001-008	42-11-07-300-017.003-008					
42-10-31-300-005.001-008									
42-11-07-300-017.003-008									
Industrial Improved									
Industrial Vacant									
Residential Improved									
Residential Vacant	<p><b>BUSSERON TOWNSHIP</b></p> <p><b>HARRISON TOWNSHIP</b></p> <p><b>JOHNSON TOWNSHIP</b></p>	<p>Five parcels created a 18%, or \$64,500, increase in Busseron. One parcel is a new splits creating \$12,000 in new residential vacant land value, that parcel is 42-06-01-100-001.002-001. Two parcels were changed from improved classification to vacant land classification creating \$28,800 in new residential vacant land value, those parcels are listed below.</p> <table border="1" data-bbox="738 1297 1076 1365"> <tr> <td>42-04-22-200-011.000-001</td> </tr> <tr> <td>42-05-11-200-003.001-001</td> </tr> </table> <p>Two parcels were changed from Agricultural classification to Residential classification creating \$22,100 in new residential vacant land value, those parcels are listed below.</p> <table border="1" data-bbox="738 1465 1076 1533"> <tr> <td>42-04-17-300-007.000-001</td> </tr> <tr> <td>42-06-01-100-005.000-001</td> </tr> </table> <p>Three parcels created a -11%, or \$76,300, decrease in Harrison. Three parcels were changed from vacant land classification to improved classification creating \$76,300 in loss residential vacant land value, those parcels are listed below.</p> <table border="1" data-bbox="738 1711 1076 1816"> <tr> <td>42-16-15-300-004.002-004</td> </tr> <tr> <td>42-17-17-100-006.000-004</td> </tr> <tr> <td>42-20-03-100-006.002-004</td> </tr> </table> <p>One parcel created a 10%, or \$27,000, increase in Johnson. One parcel was changed from Agricultural classification to vacant Residential classification creating \$27,000 in new residential vacant</p>	42-04-22-200-011.000-001	42-05-11-200-003.001-001	42-04-17-300-007.000-001	42-06-01-100-005.000-001	42-16-15-300-004.002-004	42-17-17-100-006.000-004	42-20-03-100-006.002-004
42-04-22-200-011.000-001									
42-05-11-200-003.001-001									
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42-06-01-100-005.000-001									
42-16-15-300-004.002-004									
42-17-17-100-006.000-004									
42-20-03-100-006.002-004									

	<p><b>VIGO TOWNSHIP</b></p>	<p>land value.</p> <p>Fifteen parcels created a 19%, or \$151,700, increase in Vigo. Seven parcels were changed from Agricultural classification to Residential classification creating \$127,400 in new residential vacant land value, those parcels are listed below.</p> <table border="1"> <tr><td>42-08-03-300-005.000-011</td></tr> <tr><td>42-08-13-300-002.000-011</td></tr> <tr><td>42-08-13-300-003.000-011</td></tr> <tr><td>42-08-13-300-007.000-011</td></tr> <tr><td>42-08-16-100-006.000-011</td></tr> <tr><td>42-08-16-100-006.001-011</td></tr> <tr><td>42-08-16-100-006.002-011</td></tr> </table> <p>One parcel was changed from Exempt classification to Residential vacant land classification creating \$1,000 in new residential vacant land value, that parcel is 42-08-16-306-029.000-012.</p> <p>Two parcels are new split creating \$8,000 in new residential vacant land value, those parcels are listed below.</p> <table border="1"> <tr><td>42-02-04-300-004.001-025</td></tr> <tr><td>42-08-28-200-005.001-011</td></tr> </table> <p>Five parcels were changed from improved classification to vacant land classification creating \$17,000 in new residential vacant land value, those parcels are listed below.</p> <table border="1"> <tr><td>42-08-16-201-009.000-011</td></tr> <tr><td>42-08-16-203-014.000-012</td></tr> <tr><td>42-08-21-401-002.000-011</td></tr> <tr><td>42-08-28-300-002.000-011</td></tr> <tr><td>42-08-28-400-005.000-011</td></tr> </table>	42-08-03-300-005.000-011	42-08-13-300-002.000-011	42-08-13-300-003.000-011	42-08-13-300-007.000-011	42-08-16-100-006.000-011	42-08-16-100-006.001-011	42-08-16-100-006.002-011	42-02-04-300-004.001-025	42-08-28-200-005.001-011	42-08-16-201-009.000-011	42-08-16-203-014.000-012	42-08-21-401-002.000-011	42-08-28-300-002.000-011	42-08-28-400-005.000-011
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42-08-21-401-002.000-011																
42-08-28-300-002.000-011																
42-08-28-400-005.000-011																
	<p><b>WASHINGTON TOWNSHIP</b></p>	<p>One parcel created a -14%, or \$178,700, decrease in Washington. One parcel had the house moved from a parcel coded as vacant land to another parcel that is coded as improved creating a \$171,800 decrease in residential vacant land value.</p>														

**Cyclical Reassessment**

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

We reviewed within the taxing districts of Bicknell City-Washington Township, Busseron Township, Decker Town, Johnson Township, Vigo-South Township, Vincennes City I, Vincennes Township-Vincennes S, and Wheatland Town, which you will see reflected in the workbook.

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

We plan to complete the land order in Phase 4 of the cyclical reassessment. However, we do review land rates and neighborhood delineation yearly while reviewing vacant land sales.

**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.

Overall, we noticed an increase in value within Knox County. We applied factor adjustments and land rate 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 so that we could draw a more definitive representation of the market.