

Narrative

General Information

County Name: Lawrence

Person Performing Ratio Study: Kirk Reller

Sales Window: 1/1/20 to 12/31/20

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.

The sale window for **residential vacant** and **commercial improved** was expanded to include sales from 1/1/2019 to 12/31/2020. Not enough market data was available and no discernable change in market values was observed between 2019 and 2020 sales to establish a time adjustment for 2019 sales in either classification so no time adjustment applied to the 2019 sales.

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 **residential improved** the townships of Bono, Guthrie and Pleasant Run have been grouped together for one sales pool. These three townships comprise the eastern third of the county. They are very hilly, heavily wooded and the most sparsely populated townships in the county. The small towns within the townships have very limited sales, typically at the lower end of sales within the county. Most home sales within these three townships fall within the \$75,000 to \$160,000 range.

The townships of Indian Creek and Spice Valley have been combined in a second residential improved grouping. These two townships comprise the southwest corner of the county. There is little discernable difference between the townships as far as topography, mix of property types or price range of homes. This is a very hilly rolling area bisected by the White River. Both townships have small towns with homes typically at the lower end of the real estate market within the county. There are a limited number of rural subdivisions developed in the 1980's with a mix of ranch and bi-level homes. Typical price ranges of homes in these townships tends to fall between \$80,000 and \$250,000. Both townships also abut the Crane Naval Weapons Center on the west.

For **residential vacant**, all townships, excluding Shawswick, have been combined into one grouping. Most sales of land within Shawswick Township are primarily for future new construction of homes for people working in the Bedford area. Once you get outside of this township the demand for unimproved residential property is driven by town factors. The first is

building sites for people that live within Lawrence County but work in other counties. Both Perry and Marshall Townships have larger numbers of people that work in Monroe County while in Indian Creek many of the residents work at the Crane Naval Weapons Center in Martin County. The second determinant of land sales is out-of-county buyers wanting recreational sites for hunting and fishing. Sites such as these are found throughout the townships away from Bedford and tend to sell in the same price range.

For commercial improved properties, Marion Township and Shawswick Township have been combined into one grouping. While Shawswick Township has more commercial parcels than Marion they are both bisected by Highway 37 which runs north-south through both townships. Proximity along Highway 37 is the biggest driver of price and demand for commercial properties. State Highway 50 also runs east-west through both townships. The demand for locations along Highway 50 is not as high as along Highway 37 but both townships have commercial properties along Highway 50. Both townships have fairly large older downtown districts with similar demand levels for these types of properties. While Marion is smaller it is not unusual for properties to sell for several hundred thousand dollars and there is a current listing for a commercial property in excess of \$2 million.

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	Marion (+20.61%) Marshall (+13.30%) Indian Creek (+337.37%)	2 Additional parcels in 2021 that are part of an auto dealership and used for an expanded sales lot represent the bulk of the increase in this group’s assessment total 10 Parcels in 2020, 11 parcels in 2021, Some change 2 to 3% From Trending; \$18,100 increase from adding parcel 47-03-28-310-067.001-006 2 Parcels in 2020, 4 parcels in 2021, class change on 47-05-14-402-013.000-003 added \$18,300 assessed value to this group

Industrial Improved	Perry (+ 11.38%)	2 Parcels in 2020, 3 parcels in 2021, also new construction on parcel 47-04-29-400-002.900-007
Industrial Vacant	Indian Creek (+11.28%)	Parcel 47-06-18-900-025.000-003 increased amount of stone quarry land, resulting in a \$43,800 assessment increase
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.

25% of each class in each tax district are reviewed in each phase.

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 will be part of Phase 4.

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.