



Sherri L. Bentley, AAS
Montgomery County Assessor

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

Dear Barry:

We have completed the 2019 ratio study for Montgomery County's annual adjustment. We reviewed and used every sale that was deemed valid for the period of January 1, 2018 – December 31, 2018. The market in Montgomery County is static, but stable; with some areas increasing at a higher rate than others.

Residential Vacant and Improved

A Land Order was prepared and provided to the Montgomery County Property Tax Board of Appeals. Upon approval of the Land Order, changes were applied to neighborhoods as provided in the Order. New neighborhoods have been created for new subdivisions, row-type dwellings and mobile home parks and factors applied when necessary to bring the neighborhoods within IAAO standards. Foreclosed sales have been reviewed by neighborhood to determine if that was the normal market for the area.

For improved residential parcels, we concluded the following: Union Twp had an adequate number of sales and could stand on its own; Brown Twp, Ripley Twp, Clark Twp, Scott Twp and Walnut Twp were combined based upon location and similarity of economic characteristics; Coal Creek Twp, Franklin Twp, Madison Twp, Sugar Creek and Wayne Twp were combined based upon location and similarity of economic factors.

Commercial Vacant and Improved

A Land Order was prepared and provided to the Montgomery County Property Tax Board of Appeals. Upon approval of the Land Order, changes were applied to neighborhoods as provided in the Order. The majority of Commercial parcels are in one township and a very low level of sale activity is taking place. Because of the lack of sales for Commercial properties, we combined all the sales for trending and to perform a countywide ratio study. No trending was performed on the improved Commercial properties.

Industrial Vacant and Improved

A Land Order was prepared and provided to the Montgomery County Property Tax Board of Appeals. Upon approval of the Land Order, changes were applied to neighborhoods as provided in the Order. The majority of Industrial parcels are in one township with no sale activity in the subject time frame. No trending was performed on the improved Industrial properties.

Summary

All residential neighborhoods were reviewed and trending factors were applied accordingly.

If you have any questions, please contact me.

Respectfully,

Sherril L. Bentley, AAS
Montgomery County Assessor