

Narrative

General Information

County Name: MONTGOMERY
Person Performing Ratio Study: SHERRI L BENTLEY, AAS
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Sales Window: 1/1/2019 – 12/31/2019

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 the market.

For residential improved parcels, these are the following groupings:

FRANKLIN, MADISON, COAL CREEK, SUGAR CREEK AND WAYNE

BROWN, RIPLEY, CLARK, SCOTT AND WALNUT

These townships were grouped together due to their similarity in property types, school districts and potential buyers.

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. The calculation for the change uses the AV from the prior year with the prior year property class and the AV from the current year with the current year property class.

Property Type	Townships Impacted	Explanation
Commercial Improved	RIPLEY	Ripley has a very low number of commercial properties. One parcel was changed from Res to Com, which caused the significant percentage change.
Commercial Vacant		
Industrial Improved		
Industrial Vacant		
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.

Portions of Sugar Creek, Madison, Franklin, Coal Creek, Wayne and Union.

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

Our most recent land order was implemented in 2019.

Comments

Commercial Vacant and Improved

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. The extrapolation method and the land value to building value ratio were used to verify that the land was reasonable for the market. No adjustment was made to the land and 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.