

March 14, 2018

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,

Cathi Gould with Tyler Technologies has completed the 2018 ratio study for Owen County. All sales deemed valid for the period January 1, 2017 – December 31, 2017 including multi-parcel sales have been used. Sales have been added to the sales reconciliation file and explanations added for any sale that was not used. The sales file has been reconciled and sales added that did not show up on the sales file but are valid, these parcels are in red font

#### **Residential Vacant and Improved**

Sales that were vacant at time of sale, but now have an improvement on them have been used for analyzing land rates but are not used in the ratio study because of change after sale. There is only 16 valid sales in the entire county which has been grouped together for the ratio. Foreclosed sales have been reviewed by neighborhood to determine if that was the normal market for the area.

Because there were a minimum number of sales for each individual township, we grouped townships together based on their location and similarities. Group 2 - Franklin, Jefferson, Lafayette and Marion, located in the southwest corner of the county. Group 4 - Jackson, Jennings, and Morgan, located in the northwest corner of the county and is very rural with no wells. Groups 3 - Harrison, Montgomery, Taylor and Wayne, located in the northeast corner of the county and have good access to Bloomington and Spencer.

#### **Commercial and Industrial Vacant and Improved**

The County had three valid sales for commercial and Industrial. Most of sales extensive remodeling or demolished buildings after the sale or there was a business relationship involved with sale.

If you have any questions, please contact Cathi Gould 317-402-7262, [cathi.gould@tylertech.com](mailto:cathi.gould@tylertech.com) or myself.

Respectfully,

Kenneth W Anderson  
Owen County Assessor