



## OWEN COUNTY ASSESSOR'S OFFICE

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## 2019 Narrative

### General Information

**County Name:** Owen

**Person Performing Ratio Study:** Cathi Gould

**Contact Information:** Cathi Gould, 317-402-7262, [cathi.gould@tylertech.com](mailto:cathi.gould@tylertech.com)

**Vendor Name:** Tyler Technologies

**Additional Contacts:**

**Sales Window:** Sales that occurred between 1-1-2018 and 12-31-18 were used to complete the 2019 ratio study.

### Groupings

Residential Grouping – Townships have been grouped together based on their location and similarities. Group 2 - Franklin, Jefferson, Lafayette and Marion, located in the southwest corner of the county which is rural with small rural towns. Groups 3 - Harrison, Montgomery, Taylor and Wayne, located in the northeast corner of the county and have good access to Bloomington and Spencer. Group 4 - Jackson, Jennings, and Morgan, located in the northwest corner of the county and is very rural with small rural towns and very few wells.

Residential Vacant has been grouped together

### AV Increases/Decreases

In the space below, 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.

**Commercial Improved**

## **Commercial Vacant**

## **Industrial Improved**

**Industrial Vacant** – 2 parcels in Washington Township had land change from prime to useable undeveloped resulting in more than 10% decrease. 2 parcels in Washington Townships changed from agricultural and residential class codes to industrial class code resulting in more than 10% increase. 2 parcels in Washington Township changed from unusable undeveloped to useable undeveloped resulting in more than a 10% increase. Removed buildings, and cyclical review are the resulted in 153 parcels having more than 10% decrease.

**Residential Improved** – Clay, Harrison, Jackson, Jefferson, Montgomery, Taylor, Washington, and Wayne Townships had an increase in the home site rate and the residential excess acreage rate resulting in the more than 10% increase. 4 parcels changed from agricultural pricing to residential pricing, new construction and review also contributed to the more than 10% increase.

**Residential Vacant** – Clay, Harrison, Jackson, Jefferson, Montgomery, Taylor, Washington, and Wayne Townships had an increase in the home site rate and the residential excess acreage rate and 4 parcels changed from agricultural rate to residential excess rate resulting in the more than 10% increase.

## **Cyclical Reassessment**

Townships reviewed during phase 1 were; Morgan, Jennings, Taylor, Harrison, Montgomery

Land order will be completed and implemented during Phase IV. The land rates that where changed this phase are within the current land order range of rates.

## **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.