

Narrative

General Information

County Name: Owen

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Sales Window: 1/1/2019 to 12/31/2019

Groupings

Residential Grouping – Townships have been grouped together based on their location and similarities. Group 2 – 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 with easy 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

Commercial and Industrial are grouped together

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	Clay Franklin	Clay - Class change to ag Franklin – class change from ag and new building

	Jefferson Lafayette	Jefferson – land changed from undeveloped to prime and new buildings Lafayette – new construction
Commercial Vacant	Clay Franklin Jackson	Clay - Parcel changed for ag to commercial Franklin – parcel changed from improved to vacant Jackson – land changed from prime to useable undeveloped
Industrial Improved	Clay Jefferson Wayne	Clay - Industrial building removed Jefferson – building removed Wayne – removed building and changed class to vacant
Industrial Vacant	Jefferson	Jefferson – land changed from improved to vacant
Residential Improved	Clay Franklin Harrison Jackson Jefferson Jennings Lafayette Marion Montgomery Morgan	Clay – market adjustment, new construction Franklin – class change from vac to improved, new construction, market adjustment Harrison – new construction, market adjustment Jackson – new construction, class changes from ag to res, market adjustment Jefferson – cyclical review, new construction, land rate increase, changing ag to res Jennings – market adjustment, land rate change, changing ag to res, and com to res Lafayette – cyclical review, new construction, land rate change Marion – cyclical review, new construction, land rate change Montgomery – market adjustment, class change from ag to res, new construction

	<p>Taylor</p> <p>Washington</p> <p>Wayne</p>	<p>Morgan – market adjustment, class change from ag to res, new construction</p> <p>Taylor – market adjustment, new construction, class change from exempt to res, and ag to res</p> <p>Washington – market adjustment, new construction</p> <p>Wayne – cyclical review, new construction, class change from ag to res</p>
<p>Residential Vacant</p>	<p>Clay</p> <p>Franklin</p> <p>Jackson</p> <p>Jefferson</p> <p>Jennings</p> <p>Lafayette</p> <p>Marion</p> <p>Morgan</p> <p>Taylor</p> <p>Washington</p> <p>Wayne</p>	<p>Clay – increase in land rate, parcels changing from ag to res and res imp to vac</p> <p>Franklin – increase in land rate, ag changed to res</p> <p>Jackson – increase in land rate, and changing ag to res</p> <p>Jefferson – increase in land rate, changing ag to res</p> <p>Jennings – land rate increase, changing ag to res</p> <p>Lafayette – land rate change, changing ag to res</p> <p>Marion – land rate increase, changing ag to res</p> <p>Morgan – land rate increase, changing ag to res</p> <p>Taylor – land rate increase, changes from ag to res</p> <p>Washington – land rate increase, changes from ag to res, and commercial to residential</p> <p>Wayne – removed buildings, class changed from commercial to residential</p>

Cyclical Reassessment

Districts reviewed during phase 2 where Jefferson - 020, Lafayette -022, Marion -023, Wayne - 029, Gosport -030

Land order will be completed during phase 3

Comments

A standardized effective age form has been utilized during each phase of review, building permit remodels, sales disclosure verification, and appeals. Effective age form is an excel spreadsheet that uses the major components that effect sales based on the percent of effect it contributes to sale price. The items that have the biggest impact on sales are; roof, windows, siding, kitchen remodels, bathroom remodels and HVAC units. During sales verification we look at other homes in the area for updated exterior features and make the necessary effective age adjustment to them.

The county has been reviewing agricultural land that should be classified as residential or recreational. The 10-acre rule has been used for a long time. The review consists of changing parcels under 10 acres that are classed as residential based on size alone and changing parcels that are classed as ag based on size alone. A weighted excess acreage rate has been developed to account for economy of scale to address the larger acres that are being used for residential and recreational. There haven't been enough sales to make this increase based on just one year, but the sales over the course of 5-6 years were used to develop that rate. These sales were time adjusted for analysis but can not be used in the ratio study due mostly new construction. A new land order has not been adopted yet, however the rate changes still fall within current base rate ranges, just adjusted for economy of scale. Land is a continual work in progress, each year standing alone doesn't impact much, and then it hits suddenly. The issue is vacant land sales remaining vacant so they can be used in the ratio.