

Narrative

General Information

County Name: **Parke County**

Person Performing Ratio Study: **Jon Lawson**

Contact Information: **812-890-8323, jon.lawson@tylertech.com**

Vendor Name (If Applicable): **Tyler Technologies**

Additional Contacts (For purposes of the ratio study): **Cathi Gould**

Sales Window (e.g. 1/1/18 to 12/31/18): **1/1/20 to 12/31/20**

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 market.

*****Please note that groupings made for the sole purpose of combining due to a lack of sales with no similarities will not be accepted by the Department*****

Residential Improved– We grouped Greene, Howard, Liberty, Penn, Raccoon, Reserve, Sugar Creek, and Wabash Townships together. These areas are similar because they have comparable economic factors, are mostly rural un-platted land, and have mostly similar sized houses with almost half of the houses built prior to 1930. 45% of the parcels within these areas are Agricultural and they make up 60% of the Agricultural parcels in the County. Adams, Florida, Jackson, Union, and Washington Townships were not grouped with any other townships for the “Improved Residential” portion of the ratio study.

Residential Vacant– We grouped all townships together for “Vacant Residential” land sales to create a better market comparison. These were grouped together because this is a rural area that shares similar economic factors. There are very little residential vacant land sales in Parke County which is due to this being a very strong agricultural community, with almost 25% of the parcels being agricultural vacant land. The vacant land market is very minimal with exception to land on a major lake in Union Township. This allowed us to include all sales in a similar area, rather than basing land rates on one or two sales.

Commercial & Industrial Improved & Vacant– We grouped the Commercial and Industrial properties within each township together when developing trend factors. We grouped the Commercial and Industrial properties within each township together when developing trend factors since the construction types and sizes of these properties are very similar. These are similar since they are mostly smaller commercial or industrial businesses in a rural environment with similar economic factors. There are very few Commercial and

	<p>UNION TOWNSHIP</p>	<p>61-05-36-313-005.000-013 61-05-36-306-002.000-013 61-05-36-305-015.000-013 61-05-36-313-003.000-013 61-05-36-305-014.000-013 61-05-36-313-004.000-013 61-05-36-306-004.000-013</p> <p>Union was an area in the cyclical review. During review land rates were a primary focus, most specifically the land rates out at Raccoon Lake. Land rates were increased to bring the sales in line with current market transactions and this resulted in a 182%, or \$11,849,000, increase in Union. The properties on Raccoon Lake have been a specific area of difficulty. Over the past two years we have been working with the Army Corp. of Engineers (who regulates the restrictions on the lake), Appraisers, and real estate agents to identify the trends out on the lake. Last year we applied these rates to the improved parcels and received very minimal disputes from property owner's regarding the increased values. Additionally, we have compiled sales around the lake as far back as 2015 and time adjusted them to the assessment date to have 365 sales out of 1,472 parcels, which is almost 25% of the parcels selling in the last 6 years, as a sales base to substantiate this amount of an increase.</p>
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Cyclical Reassessment

Please explain in the space below which townships were reviewed as part of the current phase of the cyclical reassessment.

We reviewed within taxing districts 012-Reserve Township, 013-Montezuma Town-Reserve Township, 015-Union Township, 016-Wabash Township, and 017-Montezuma Town-Wabash Township, which you will see reflected in the workbook.

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

We plan to complete the land order in Phase 4 of the cyclical reassessment. However, we do review land rates and neighborhood delineation yearly while reviewing vacant land sales.

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.

Overall, we noticed an increase in value within Parke County. We applied factor adjustments and land rate adjustments where necessary to meet IAAO standards. Any areas that did not have a fair representation of sales were combined with an adjoining area of similar economic factors so that we could draw a more definitive representation of the market.

Additionally, Residential Vacant has more than 10% of the parcels, approximately 893 parcels, increasing more than 10%. This is related to the large change items previously mentioned, most specifically 361 parcels in Union Township around Raccoon Lake. When breaking down the approximately 893 residential vacant parcels increasing by more than 10%, roughly 534 of them are increasing an amount less than \$2500. We have been

gradually increasing rates each year and this year that finally pushed several of the low value parcels to go up \$100-\$200. While this is a low dollar amount of an increase, the percentage associated with it is significant.