

Narrative

General Information

County Name: **Perry 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): **Sam Monroe**

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

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—No groupings were used.

Residential Vacant—Troy Township was not grouped with any townships due to there being enough sales to represent the market. All other Township were grouped together because they share similar economic factors being that they are mostly rural with limited small towns, have very limited market action, and are primarily an agricultural area.

Commercial & Industrial Improved & Vacant— 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. We have adjusted building factors within Commercial neighborhoods that bring us closer to a market value. There are very few Commercial and Industrial vacant land sales due to the fact that most of the land for sale in Perry County is in row crop. However, there was one valid commercial vacant land sale. With only one valid land sale, there was a lack of market information to have a separate commercial vacant study of its own. For this reason we did group the Commercial Industrial Improved and Vacant sales into one study group.

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.

Property Type	Townships Impacted	Explanation								
Commercial Improved										
Commercial Vacant										
Industrial Improved										
Industrial Vacant										
Residential Improved										
Residential Vacant	005-Tobin Township	<p data-bbox="722 674 1495 705">Nine parcels created a 19%, or \$348,900, increase in Tobin.</p> <p data-bbox="722 737 1487 852">One parcel was changed from Agricultural to Residential creating \$52,500 in new residential vacant land value, that parcel is 62-19-04-100-005.000-005.</p> <p data-bbox="722 884 1479 999">Three parcels were changed from Residential Improved to Residential Vacant creating \$61,400 in new residential vacant land value, those parcels are listed below.</p> <table border="1" data-bbox="722 1024 1133 1146"> <tr> <td data-bbox="722 1024 1133 1066">62-14-21-200-008.000-005</td> </tr> <tr> <td data-bbox="722 1066 1133 1108">62-16-06-100-005.000-005</td> </tr> <tr> <td data-bbox="722 1108 1133 1146">62-17-26-300-005.000-005</td> </tr> </table> <p data-bbox="722 1213 1503 1289">Five parcels are new splits creating \$148,600 in new residential vacant land value, those parcels are listed below.</p> <table border="1" data-bbox="722 1314 1133 1516"> <tr> <td data-bbox="722 1314 1133 1356">62-19-04-100-014.003-005</td> </tr> <tr> <td data-bbox="722 1356 1133 1398">62-15-04-300-003.003-005</td> </tr> <tr> <td data-bbox="722 1398 1133 1440">62-15-04-300-003.002-005</td> </tr> <tr> <td data-bbox="722 1440 1133 1482">62-17-07-200-059.044-005</td> </tr> <tr> <td data-bbox="722 1482 1133 1516">62-17-05-100-002.001-005</td> </tr> </table>	62-14-21-200-008.000-005	62-16-06-100-005.000-005	62-17-26-300-005.000-005	62-19-04-100-014.003-005	62-15-04-300-003.003-005	62-15-04-300-003.002-005	62-17-07-200-059.044-005	62-17-05-100-002.001-005
62-14-21-200-008.000-005										
62-16-06-100-005.000-005										
62-17-26-300-005.000-005										
62-19-04-100-014.003-005										
62-15-04-300-003.003-005										
62-15-04-300-003.002-005										
62-17-07-200-059.044-005										
62-17-05-100-002.001-005										

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 Anderson Township and also within Troy Township the taxing district of Troy 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 2 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 and market activity within Perry County. This coincides with an increased amount on new construction this year. We applied factor adjustments and land rate adjustments where necessary to meet IAAO standards. Any areas that didn't 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.