



PUTNAM COUNTY COURTHOUSE ASSESSOR'S OFFICE

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Putnam County used only the 2017 Sales for the Ratio Study. 428 Sales were used. There were no vacant Commercial or Industrial sales in 2015, 2016 or 2017. The one vacant 2015 sale is part of an improved parcel now and not useful for the ratio study. Commercial and Industrial improved parcels are grouped as there are not enough sales for individual studies.

Residential vacant parcels were grouped into one study. Residential improved parcels are individual studies except for Franklin, Russell and Jackson Townships which are grouped together. They have the same school district and economic influences. We also separated Clinton Township into two areas. One is Clinton Van Bibber which has a very homogenous grouping. The remaining four parcels of Clinton Township were grouped with Madison Township. They have the same economic influences. Farming is the prominent influence of the two townships.

Parcels which were marked valid for trending in the sales file, but were not used in the study are explained under the tab

marked “Parcels not used in the Study”. This tab also includes parcels that were invalid.