

March 7<sup>th</sup>, 2017

Barry Wood  
Director Assessment Division  
Department of Local Government Finance  
Indiana Government Center North  
100 North Senate Avenue N1058(B)

Dear Barry,

We have completed the 2017 ratio study for Spencer County. All sales deemed valid were used, including multi-parcel sales and land sales that have since been improved. We used sales between 1/1/2016 – 12/31/2016.

### **Residential and Ag Homesites**

We grouped all townships together for the “Vacant Residential” land study. The townships were grouped together because they share similar economic factors and no township had sufficient sales to perform an independent “Res Vacant” study on its own.

We used the following groupings for the “Improved Residential” study: Grass Township, Hammond Township, Harrison Township, Huff Township and Jackson Township were combined together in the “Residential Improved” study section. These townships were grouped together due to similar economic factors such as location and similarities between the variations in construction types and similar age of the homes within these townships. These townships as well are primarily rural areas with few or no incorporated cities or towns.

Carter Township, Ohio Township, Clay Township and Luce Township were not grouped with any other township as each township had sufficient sales for analysis. Trending factors were updated to bring the median ratios closer to 1.00.

### **Commercial and Industrial**

We grouped the Commercial and Industrial properties within each township together when developing trend factors due to the similarities in construction types and sizes of these properties. We have adjusted building factors within Commercial neighborhoods that bring us closer to market value. There are few commercial and industrial vacant land sales due to the fact that the majority of land in Spencer County is in row crop. There were insufficient valid vacant land sales of commercial or industrial properties for analysis. We have reviewed prior year’s sales to verify that the rates we are using are derived from market sales.

### **Large Change Areas**

When reviewing our value change by townships, we identified (4) areas which we felt need addressed.

1. Ohio Twp Commercial Vacant decrease of -10.58% or \$81,800. This change is due to the removal of two buildings in Rockport. These parcels are 74-15-26-204-021.000-018 and 74-15-26-204-022.000-018.
2. Ohio Twp Industrial Vacant increase of 15.53% or \$155,300. This increase is due to the creation of a new parcel 74-15-23-301-002.001-018 valued at \$155,300.
3. Carter Twp Industrial vacant decrease of -23.62% or \$123,900. 74-02-20-201-017.000-002 this parcel was split and the improvements were moved to another parcel.
4. Luce Twp Industrial improved increased 45.04% or \$328,000. 74-14-21-100-018.000-016 this parcel constructed a new industrial office/warehouse. The new structure is assessed at \$319,500.

### **Summary**

Overall, we saw a slight increase in value within Spencer County. As for year three of the cyclical reassessment, we reviewed the districts of Grass Township, Hammond Township and Jackson Township as well as district 003(Santa Claus Carter) within Carter Twp, which you will see reflected in the workbook.

If you have any questions, please feel free to contact me.

Sincerely,

Jane McGinnis