

March 7<sup>th</sup>, 2018

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 2018 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 1/1/2017 – 12/31/2017.

### **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. The majority of raw land in Spencer County is primarily agricultural in use and there are few small incorporated towns within Spencer County.

We used the following groupings for the “Improved Residential” study: Harrison Township, Huff Township and Jackson Township were combined together in the “Residential Improved” study section due to a lack of sufficient sales for analysis. 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, Luce Township, Grass Township and Hammond 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.

There were only three valid commercial or industrial sales within the last year for analysis. We have imported our 2016 commercial and industrial valid sales to conduct a statistically viable ratio study. We do not have sufficient paired sales of commercial or industrial properties within Spencer County to calculate any time adjustment for these classes of properties. We have spoken to local appraisers as well as local realtors to verify no need to time adjust the 2016 sales for analysis.

### **Large Change Areas**

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

1. Ohio Twp Industrial Vacant increase of 18.97% or \$189,700. This change is due to the creation of two new parcels which are now assessed as Industrial Vacant. These parcels are 74-15-23-301-002.002-018 and 74-15-23-301-002.003-018.
2. Hammond Twp Industrial Improved increase of 19.57% or \$261,000. Parcel 74-10-19-200-001.001-008 increased in value due to a recent sale which was used in the 2018 Commercial Improved Ratio Study. This parcel was used to adjust the commercial building factor for this area.
3. Clay Twp Commercial vacant increase of 15.25% or \$105,400. Parcel 74-05-04-100-005.004-005 was changed from residential pricing to commercial pricing due to intended future development of this parcel.
4. Huff Twp Residential Improved increased 13.39% or \$3,162,700. This increase is primarily due to the conversion of the mobile and manufactured home assessments and factors as well as new construction and the adjustment of trending factors for this area. A List of these parcels are included on the final page of the narrative. Huff Township showed that manufactured and mobile home properties were underassessed when compared to recent sales. We created new House

Type factors for these properties countywide, but Huff Twp showed the most need to increase factors for residential properties.

**Summary**

Overall, we saw an increase in value within Spencer County. As for year four of the cyclical reassessment, we reviewed the districts of Luce Twp and Harrison Twp, which you will see reflected in the workbook.

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

Sincerely,

Jane McGinnis

Huff Twp Res Imp	
74-06-28-400-010.001-013	New Construction New Home
74-06-36-100-025.000-013	Mhome conversion and Market factor
74-09-14-202-002.000-013	Mhome conversion and Market factor
74-09-08-400-012.000-013	Mhome conversion and Market factor
74-09-16-200-002.000-013	Mhome conversion and Market factor
74-09-10-400-034.000-013	Mhome conversion and Market factor
74-09-17-300-031.000-013	Mhome conversion and Market factor
74-09-10-400-032.002-013	Mhome conversion and Market factor
74-06-35-300-013.000-013	Mhome conversion and Market factor
74-09-30-200-011.000-013	Mhome conversion and Market factor
74-06-34-300-021.001-013	Mhome conversion and Market factor
74-09-10-100-010.000-013	Mhome conversion and Market factor
74-06-19-300-015.000-013	Mhome conversion and Market factor
74-09-08-200-001.001-013	Mhome conversion and Market factor
74-06-35-400-016.002-013	Mhome conversion and Market factor
74-09-18-300-017.003-013	Mhome conversion and Market factor
74-09-16-200-005.000-013	Mhome conversion and Market factor
74-06-25-100-006.000-013	Mhome conversion and Market factor
74-09-02-200-002.001-013	Mhome conversion and Market factor
74-06-34-400-019.001-013	Mhome conversion and Market factor
74-09-10-400-025.002-013	Mhome conversion and Market factor
74-06-34-200-003.000-013	Mhome conversion and Market factor
74-09-01-100-012.000-013	Mhome conversion and Market factor
74-09-17-400-032.000-013	Mhome conversion and Market factor
74-06-34-204-017.000-013	Mhome conversion and Market factor
74-09-04-400-022.001-013	Mhome conversion and Market factor
74-09-08-200-007.001-013	Mhome conversion and Market factor
74-06-36-400-028.000-013	Mhome conversion and Market factor
74-06-30-300-019.000-013	Mhome conversion and Market factor
74-08-06-300-019.001-013	Mhome conversion and Market factor
74-09-10-400-025.004-013	Mhome conversion and Market factor
74-09-11-200-015.001-013	Mhome conversion and Market factor
74-06-25-202-020.000-013	Mhome conversion and Market factor
74-09-06-200-002.000-013	Mhome conversion and Market factor
74-06-36-300-016.001-013	Mhome conversion and Market factor
74-08-06-200-017.001-013	Mhome conversion and Market factor
74-09-18-400-016.002-013	Mhome conversion and Market factor
74-09-19-300-019.011-013	Mhome conversion and Market factor
74-06-19-300-022.000-013	Mhome conversion and Market factor
74-06-35-300-014.000-013	Mhome conversion and Market factor
74-09-02-100-004.000-013	Mhome conversion and Market factor

74-09-17-300-014.001-013	Mhome conversion and Market factor
74-06-36-400-028.001-013	Mhome conversion and Market factor
74-06-23-100-012.000-013	Mhome conversion and Market factor
74-06-26-100-009.000-013	Mhome conversion and Market factor
74-09-04-400-028.000-013	Mhome conversion and Market factor
74-09-10-100-017.000-013	Mhome conversion and Market factor
74-06-25-202-015.000-013	Mhome conversion and Market factor
74-06-25-202-041.000-013	New Construction Added Det Gar and Remodel
74-09-03-400-016.001-013	Mhome conversion and Market factor
74-09-07-400-024.000-013	Mhome conversion and Market factor
74-06-32-200-011.000-013	Mkt Factor Increase from Trending
74-09-07-300-015.000-013	Changed from Ag to Res, No evidence of Farm Use
74-09-16-200-003.000-013	Mhome conversion and Market factor
74-06-36-400-035.000-013	Mkt Factor Increase from Trending
74-06-32-300-015.002-013	Mkt Factor Increase from Trending
74-06-32-400-017.001-013	Barn Value increase
74-09-10-200-003.013-013	Mkt Factor Increase from Trending
74-06-36-200-002.000-013	Mkt Factor Increase from Trending
74-08-06-200-017.000-013	Mkt Factor Increase from Trending
74-09-11-200-015.000-013	Mkt Factor Increase from Trending
74-08-07-100-013.001-013	Mkt Factor Increase from Trending
74-09-04-400-027.000-013	Mkt Factor Increase from Trending
74-09-16-200-011.000-013	Mkt Factor Increase from Trending
74-06-20-200-001.001-013	Mkt Factor Increase from Trending
74-06-27-100-006.001-013	Mkt Factor Increase from Trending
74-06-30-300-017.000-013	Mkt Factor Increase from Trending
74-09-03-400-019.000-013	Mkt Factor Increase from Trending
74-09-11-300-032.000-013	Mkt Factor Increase from Trending
74-09-14-202-005.000-013	Mhome conversion and Market factor
74-06-24-300-007.000-013	Mkt Factor Increase from Trending
74-06-24-400-018.000-013	Mkt Factor Increase from Trending
74-06-25-300-031.000-013	Mkt Factor Increase from Trending
74-06-26-100-022.000-013	Mkt Factor Increase from Trending
74-06-26-100-023.000-013	Mkt Factor Increase from Trending
74-06-26-300-033.000-013	Mkt Factor Increase from Trending
74-06-34-204-013.000-013	Mkt Factor Increase from Trending
74-06-34-204-029.000-013	New Construction Added Addition
74-06-34-300-024.000-013	Mkt Factor Increase from Trending
74-06-35-200-001.002-013	Mkt Factor Increase from Trending
74-08-07-200-002.001-013	Mkt Factor Increase from Trending
74-09-01-100-014.000-013	Mkt Factor Increase from Trending
74-09-02-100-008.000-013	Mkt Factor Increase from Trending
74-09-02-500-002.001-013	Mkt Factor Increase from Trending

74-09-03-200-002.000-013	Mkt Factor Increase from Trending
74-09-07-300-019.000-013	Mkt Factor Increase from Trending
74-09-08-300-019.000-013	Mkt Factor Increase from Trending
74-09-09-300-024.000-013	Mkt Factor Increase from Trending
74-09-10-400-020.000-013	Mkt Factor Increase from Trending
74-09-10-400-021.000-013	Mkt Factor Increase from Trending
74-09-10-400-021.011-013	Mkt Factor Increase from Trending
74-09-10-400-033.000-013	Mkt Factor Increase from Trending
74-09-11-300-031.000-013	Mkt Factor Increase from Trending
74-09-14-202-007.000-013	Mkt Factor Increase from Trending
74-09-14-202-010.000-013	Mkt Factor Increase from Trending
74-09-15-200-002.000-013	Mkt Factor Increase from Trending
74-09-16-200-013.000-013	Mkt Factor Increase from Trending
74-09-17-400-020.001-013	Mkt Factor Increase from Trending
74-09-19-200-007.011-013	Mkt Factor Increase from Trending
74-09-30-200-016.000-013	Mkt Factor Increase from Trending
74-06-20-100-006.001-013	Mkt Factor Increase from Trending
74-06-21-300-022.000-013	Mkt Factor Increase from Trending
74-06-25-100-003.001-013	Mkt Factor Increase from Trending
74-06-26-200-017.001-013	Mkt Factor Increase from Trending
74-06-27-300-014.001-013	Mkt Factor Increase from Trending
74-06-27-300-018.000-013	Mkt Factor Increase from Trending
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74-06-30-200-010.001-013	Mkt Factor Increase from Trending
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74-09-08-300-009.001-013	Mkt Factor Increase from Trending
74-09-10-200-011.000-013	Mkt Factor Increase from Trending
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74-09-10-400-031.000-013	Mkt Factor Increase from Trending
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74-09-17-100-005.001-013	Mkt Factor Increase from Trending
74-09-18-300-017.001-013	Mkt Factor Increase from Trending