

# Narrative

## General Information

County Name: *Switzerland*

Person Performing Ratio Study: *Shane Thornsberry*

Sales Window (e.g. 1/1/19 to 12/31/19): *01/01/2018 to 12/31/2019*

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.

*Two years of sales were used. Due to the lack of adequate paired sales or re-sales data, a reliable indication of overall market movement in Switzerland County, solely as a function of time, cannot be reasonably supported. Therefore, no time adjustment has been developed or applied for any property class in this study.*

## 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.

**ResImp** – *Craig, Pleasant, Posey, and York. Each of the Townships in this group are comprised of sparsely populated, agriculturally based economic areas. That combined with the lack of major roadways leads to having very similar socioeconomic conditions throughout.*

**ResVac** – *Given the socioeconomic consistency of the townships, in rural counties, the vacant residential properties sales follow the same market patterns in each township throughout the county therefore the combining of all townships in this study section is warranted.*

**ComImp** – *ComImp, ComVac, IndImp, IndVac. Given the socioeconomic consistency of the townships, in rural counties, the commercial properties sales follow the same market patterns in each township throughout the county therefore the combining of all townships in this study section is warranted.*

**\*\*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\*\***

**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.

<b>Property Type</b>	<b>Townships Impacted</b>	<b>Explanation</b>
Commercial Improved		
Commercial Vacant	<i>Craig</i>	<i>1 Com Imp converted to Com Vac</i>
Industrial Improved		
Industrial Vacant	<i>York</i>	<i>1 Vac Imp converted to Res Imp</i>
Residential Improved		
Residential Vacant		

**Cyclical Reassessment**

Please explain in the space below which townships were reviewed as part of the current phase of the cyclical reassessment. *Jefferson and Craig townships were reviewed as part of the Phase II cyclical reassessment.*

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

**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.