

# Narrative

## General Information

County Name: Vanderburgh

Person Performing Ratio Study: Cindy Vaught

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Vendor Name (If Applicable):

Additional Contacts (For purposes of the ratio study):

Sales Window: 1/1/2018 – 12/31/2018 for all property class groups except the following:

Commercial Vacant – Center, Knight, Pigeon Township Grouping: 1/1/2016 – 12/31/2018. Due to a low number of valid sales, we expanded the sales window in order to perform a ratio analysis. There was not enough supportive evidence, particularly a lack of paired sales, to accurately time adjust with any confidence.

Industrial Improved – Pigeon Township and Center, Knight, Scott Township Grouping: 1/1/2017 – 12/31/2018. Due to a low number of valid sales, we expanded the sales window in order to perform a ratio analysis. There was not enough supportive evidence, particularly a lack of paired sales, to accurately time adjust with any confidence.

## Groupings

- Industrial Improved: Center, Knight and Scott Township Grouping: The industrial areas in these townships share similar growth and economic factors. Pigeon Township was not included in the grouping as the industrial areas in Pigeon Township involve different market conditions and growth. This may change as we have seen more growth and improvement in Pigeon Township commercial properties as Downtown Evansville is experiencing a revitalization.
- Commercial Vacant: Center, Knight and Pigeon Township Grouping: The commercial land in these townships share similar economic factors, access to amenities and infrastructure as well as proximity to the City of Evansville.
- Commercial Improved: Armstrong, Center, German, Perry and Scott Township Grouping: The commercial areas in these townships share similar economic factors, access to amenities and infrastructure.
- Residential Vacant: Center and German Township Grouping: The residential vacant parcels in these townships share similar economic factors, and similar rural tracts. Knight and Pigeon Township Grouping: The residential vacant parcels in these townships share similar economic factors, and similar urban tracts.

**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		
Industrial Improved	Scott (56 parcels total)	82-02-29-009-031.002-030 Added solar field and changed portion land type from undeveloped to secondary and undeveloped usable.
Industrial Vacant	Scott (22 parcels total)  Union (2 parcels total)	82-04-05-009-262.007-030 change land type from undeveloped to undeveloped usable due to sale and site inspection. 82-04-05-009-262.016-030 change land type from undeveloped to undeveloped usable due to sale and site inspection.  82-08-17-010-018.010-032 per sale review property class was changed from 805 to 501.
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.

In order to meet the cyclical requirement by property class type, parcels in the following townships were reviewed:

Armstrong, Center, German, Knight, Perry, Pigeon, Scott and Union

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 4 of this cyclical reassessment. Land rates and neighborhood delineation are reviewed annually during analysis of vacant land sales and cyclical reassessment.

## 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.

The Sales Reconciliation is included in our Ratio Study submission. The explanations have been added to indicate that the sale records are either included in the ratio study or a reason for invalid determination. The following is our standard operating procedure for the Invalid sales that are not representative of market and therefore not included in the ratio study:

Process for making sales validity determination of "Invalid Not Rep of Market":

1. Sales validation is determined using all information available. Exterior site visits do not always indicate the actual condition of improvement. Properties with questionable conditions often prove to be outliers and not representative of the neighborhood.
2. Sale price indicates an invalid sale although conditions are not disclosed on the SDF and buyers/sellers are reluctant to provide information. (Ex. \$1, \$10, \$100, \$1000 sale price). There may be a previous or subsequent sale outside of the current sale range that indicates a market sale price and is not comparable to this sale price.
  - a. Trade or other circumstances not disclosed on SDF and cannot be verified.
  - b. Personal property not disclosed on SDF and cannot be verified.
  - c. Family or business relationship not disclosed on SDF and cannot be verified.
3. Purchase indicates a distressed sale or not open market sale:
  - a. Purchased to flip
  - b. Investment purchase with knowledge that property has a higher resale value.
  - c. Sale following a compulsory sale.
4. Sale is based on income determined to be not market.
5. Sales that involve one deed but multiple SDF's. Price is often divided in a way that does not reflect differences in the parcels.
6. Land sale prices are not comparable to the assessed value of vacant land due to the method of valuation. (Ex. Developer lots)