

February 23, 2018

Barry Wood
Director Assessment Division
Department of Local Government Finance
Indiana Government Center North
100 North Senate Avenue N1058(B)
Indianapolis, IN 46204

Dear Barry,

We have completed the sales ratio study for the 2018 Warrick County trending. All sales that we deemed valid were used, including land sales that have since been improved and multi-parcel sales. We only used sales between 1/1/17-12/31/17 for most of the county. We did feel it was necessary to include sales between 1/1/16-12/31/17 for Hart & Greer Townships to better represent the current market. Based off paired sales, we did not feel it was necessary to make a time adjustment for the 2016 sales because they still represent the current market.

For Phase IV of the Cyclical Reassessment, we reviewed Hart Township, Pigeon Township, Skelton Township, and a large portion of Ohio Township. All property classes were looked at in these areas.

Residential and Ag Homesites

Most townships used sales only from 2017 for the ratio study. The only exception to this were Hart and Greer Townships. They used sales from 1/1/16-12/31/17. We felt this better represented the current market in those areas.

In the “Residential Improved” section of the ratio study we used the following groupings:

Anderson
Campbell
Lane
Owen
Pigeon
Skelton

These areas were grouped together because they share similar economic factors. The following townships were not grouped with any other townships for the “Residential Improved” section of the ratio study. They are:

Boon

Greer

Hart

Ohio

Also, neighborhood factors have been applied to help bring the median ratios closer to 1.00 throughout the county where it was necessary.

For the “Residential Vacant” portion of the ratio study the following townships were grouped together. This allowed us to not base land rates on one or two sales, and these areas do share similar economic factors. The townships that were grouped together are:

Anderson

Campbell

Greer

Hart

Lane

Owen

Pigeon

Skelton

Two townships were not grouped with any other townships for the “Residential Vacant” portion of the ratio study. They are:

Boon

Ohio

We felt there were an adequate number of sales in those townships to get a clear understanding of the market and have them separated out from the other townships. We also created a “Countywide Ratio Study” to show the county, as a whole.

We did see an increase of 9.96017% for the Ohio Township “Residential Vacant”. Ohio Township is a rapidly expanding area and this increase is largely due to the removal of developer discounts of this growing area.

Commercial and Industrial

We grouped all Commercial and Industrial properties together (this includes the Commercial Vacant and Industrial Vacant). The construction types and sizes for the Commercial and Industrial properties are very similar, so these two categories were grouped together when we were developing trending factors. They are grouped that way on the ratio study as well. Trending factors were added to help bring the median ratios closer to 1.00, if they were needed at all.

In Greer Township there was one parcel that caused the “Industrial Vacant” to increase 16.4%. That parcels is:

87-04-18-102-002.000-007 (Combination/New Parcel)

We saw an increase of 54% in Greer Township for “Industrial Improved”. There was one parcel that caused this increase. That parcel is:

87-04-30-200-051.000-007 (New Construction)

We saw a decrease of 36.6% for the “Commercial Vacant” in Hart Township. Two parcels contributed to this decrease. Those parcels are:

87-05-03-306-061.000-010 (Removal of All Improvements)

87-05-03-306-025.000-010 (Removal of All Improvements)

Ohio Township had an increase of 21.6% to “Commercial Vacant”. This increase was caused by 8 parcels. Those parcels are:

87-13-19-106-020.000-019 (Developer Discount Removed)

87-13-19-106-021.000-019 (Developer Discount Removed)

87-13-19-106-022.000-019 (Developer Discount Removed)

87-12-32-300-227.000-019 (Land Change from Residential to Commercial)

87-12-33-400-066.000-014 (Land Change from Residential to Commercial)

87-12-26-103-041.000-019 (Change Land to Primary)

87-12-34-301-017.000-014 (Change Land to Primary)

87-15-03-201-062.000-014 (Land Change from Residential to Commercial)

Summary

Almost all neighborhoods that had a representative number of sales fell within acceptable range and if they did not, we applied a factor to get them to meet IAAO standards. Any areas that didn't have a fair representation of sales were combined with an adjoining area of similar economic factors.

Sincerely,

Sarah Redman