

# Narrative

## General Information

County Name: Warrick

Person Performing Ratio Study: Sarah Redman

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Vendor Name (If Applicable): Tyler Technologies

Additional Contacts (For purposes of the ratio study):

Brett Bombick

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Sales Window (e.g. 1/1/18 to 12/31/18): 1/1/18 to 12/31/18

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.

## 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.

### Residential Improved:

Lane/Owen/Pigeon Townships grouped together due to their economic factors and similar location in the Northeast section of the county. All other townships are grouped by themselves.

### Residential Vacant:

Anderson/Campbell/Greer/Hart/Lane/Owen/Pigeon/Skelton Townships were combined due to being the more rural townships in the county. Boon and Ohio Townships are grouped by themselves.

### Commercial/Industrial Improved and Vacant:

With the exception of Ohio Township, all townships were grouped together. These buildings have similar styles and building materials. Ohio Township is grouped by itself.

**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	Anderson Hart Lane Ohio	Change in use New Construction Change in use New Construction/New Parcels/Class Change
Commercial Vacant	Anderson Boon	New Parcel New Parcel/Class Change/Influence Removed
Industrial Improved	Campbell Hart Lane	Building Removed Convert Buildings from GCK to GCI Convert Buildings from GCK to GCI
Industrial Vacant	Boon Ohio	Change in use Change in use/Developer Discount Removed
Residential Improved	Anderson	New Construction
Residential Vacant		

**Cyclical Reassessment**

Please explain in the space below which townships were reviewed as part of the current phase of the cyclical reassessment.

All parcels were reviewed in the following townships:

- Anderson
- Campbell
- Lane
- Boon (Districts 002 & 005)

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 did not complete our land order. By the end of year three, we anticipate completing the Warrick County land order.

### **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.

For the AV Increases/Decreases, please see attached document for more information.