

# Narrative

## General Information

County Name: **Warrick**

Person Performing Ratio Study: **Scott Carden**

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

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 the market.

### **Residential Improved:**

**Lane/Owen/Skelton Townships were 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. The calculation for the change uses the AV from the prior year with the prior year property class and the AV from the current year with the current year property class.

Property Type	Townships Impacted	Explanation
Commercial Improved	Ohio Owen Skelton	New parcels/New construction/Change in use Change in use Change in use
Commercial Vacant	Boon Hart	New parcels/Improvements removed/Change in use/Developer discount removed New construction
Industrial Improved	Boon	New construction/Change in use
Industrial Vacant	Boon Greer Ohio	Change in use Change in use Change in use/New parcels
Residential Improved		
Residential Vacant	Greer  Ohio  Owen	New parcels/Improvements removed/Change in use  New parcels/Improvements removed/Change in use/Developer discount removed  New parcels/Change in use

**Cyclical Reassessment**

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

Parcels were reviewed in the following areas:

- Greer Township
- Owen Township
- District 002 of Boon Township
- District 020 & rural northern section of Ohio Township

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 four, 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.