

Narrative

General Information

County Name: **Warrick**

Person Performing Ratio Study: **Scott Carden**

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Sales Window (e.g. 1/1/20 to 12/31/20): 1/1/20 to 12/31/20

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.

No. Felt there was an adequate amount of sales to obtain market value.

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/Skelton Townships were grouped together due to their economic factors and similar location in the Northeast section of the county. Campbell and Greer Townships were grouped together due to their similar economic factors and similar location in the Northwest section of the county. All other townships are grouped by themselves.

Residential Vacant:

Anderson/Campbell/Greer/Hart Townships were combined due to having similar location in the Northwest section of the county. Lane/Owen/Pigeon/Skelton Townships were combined due to being the more rural townships in the county and located in the Northeast part of 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.

Property Type	Townships Impacted	Explanation
Commercial Improved	Campbell Ohio Skelton	New parcels New construction/New parcels/Change in use Change in use
Commercial Vacant	Anderson Skelton	Influence removed from parcel Change in use
Industrial Improved	Ohio	New construction/New parcels/Change in use
Industrial Vacant	Boon Greer Ohio	Change in use New parcel New parcel/Change in use
Residential Improved		
Residential Vacant	Campbell Ohio Owen	New parcel/Change in use New parcel/Change in use New parcel/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 reviewed was the majority of Ohio Township, district 019 specifically. Warrick County’s most populated district.

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 further explanations.

Warrick County converted to INcama (X-Soft) from Proval this year.