

Narrative

General Information

County Name: Washington

Person Performing Ratio Study: Aaron Shelhamer

Contact Information: aaron.shelhamer@tylertech.com

Vendor Name (If Applicable): Tyler Technologies

Additional Contacts (For purposes of the ratio study): Greg Ball Washington County Assessor

Sales Window (e.g. 1/1/19 to 12/31/19): 1/1/2018 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. . **Time adjustments were not applied as the 2018 sales still represented the current market and a lack of paired sales to determine time adjustments.**

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.

Brown and Jefferson townships were grouped together: These townships are all rural/residential areas that adjoin each other and have similar location appeal. These areas have similar desirability and economic factors. Only slight differences in sales prices are occurring within these areas.

Vernon and Madison townships were grouped together: These townships are all rural/residential areas that adjoin each other and have similar location appeal. These areas have similar desirability and economic factors. Only slight differences in sales prices are occurring within these areas.

Commercial Improved:

We grouped Commercial and Industrial properties together. 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.

Residential Vacant:

The residential vacant sales that are occurring are mostly in residential/agricultural areas and have similar sales activity. These areas have similar desirability and economic factors. Only slight differences in sales prices are occurring within these areas.

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	Jackson	88-04-18-000-010.001-008 (New construction)
Commercial Vacant	Jefferson Washington	88-33-27-000-007.000-009 (Land rate change AG mixed used parcel) 6 Parcels property class where changed from Com Vac to Ind Vac/Com Imp
Industrial Improved	Brown	88-32-35-223-045.000-002 (parcel data correction)
Industrial Vacant	Vernon	88-23-07-000-001.000-020 (Land rate change AG mixed used parcel)
Residential Improved		
Residential Vacant	Vernon	88-22-10-000-012.001-020 New Parcel Split 88-22-13-000-004.001-020 New Parcel Split 88-22-13-000-005.001-020 New Parcel Split

Cyclical Reassessment

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

Washington Township was reviewed during phase 2 of the cyclical reassessment.

Was the land order completed for the current cyclical reassessment phase? If not, please explain when the land order is planned to be completed.

The land order will be completed during phase 4 of the 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.

Approximately 320 Residential vacant parcels decreased more than 10%. This was due to an updated countywide land rate for developer discount (incorrect rate was is system).

Approximately 54 Commercial improved parcels increased more than 10%. This was due to new construction, property class changes, neighborhood changes and cyclical reassessment changes. Washington township was reviewed this year which contains most of Washington County's commercial parcels.

Approximately 4 Industrial Vacant parcels decreased more that 10%. This was due to land use and acreage amount changes, land rate changes to parcels that where mixed use.

We use an effective age calculator to determine effective ages if changes are needed.

There were not any commercial or industrial unimproved valid land sales since most land available for sale in Jennings County is in row crop.

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. Please contact me if you have any questions.