

Narrative

General Information

County Name: Wayne

Person Performing Ratio Study: **Rick Clevenger**

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Vendor Name (If Applicable): **Nexus Group**

Additional Contacts (For purposes of the ratio study): **None**

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 market.

Residential Vacant

All townships were grouped together. Vacant residential properties have similar availability and marketability county wide.

Residential Improved

Clay and Harrison Townships were grouped together. Both are rural areas (both have over 90% of their property in residential and agricultural), they are located in the west-central part of the county, they adjoin each other and are in the same school district.

Dalton and Perry Townships were grouped together. Both are rural areas (both have over 90% of their property in residential and agricultural), they are located in the northwest part of the county, they adjoin each other, and are in the same school district.

Commercial Improved

All townships except Wayne were grouped together. The commercial areas outside of Richmond are all similar in make-up (mostly in small towns) and similar in marketability.

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	Harrison +31% Jackson +12%	There are only 6 improved commercial properties in Harrison Township. One of the them had a \$500,000 remodel and addition. 3 parcels were the cause of this increase. A large retail property had a correction of error and a remodel. Plus large portion of building was not being used and is now being used. A parcel that was previously vacant residential now has a new Dollar General built on it. And a large truck stop / travel center had a correction error and major remodel of the buildings.
Commercial Vacant	None	
Industrial Improved	None	
Industrial Vacant	Center +927% Franklin -17%	A 36 acre vacant parcel of land that was owned by the city of Richmond (exempt and zero value) was purchased by a pet food manufacturing plant to be used as support land and for future possible expansion. Now assessed as vacant industrial. 2 parcels owned by an industrial facility are both 80 acres of farm land. The drop in value is due to the states drop in the ag land rate.
Residential Improved	None	
Residential Vacant	Center -15%	2 parcels that were improved residential last year are now vacant residential. The homes were torn down and the homesites were changed to excess residential. The home and homesite

	Greene -22%	<p>values are in the previous year value, skewing the numbers to appear there was a big drop in value.</p> <p>2 parcels that were improved residential last year are now vacant residential. The homes were torn down and the homesites were changed to excess residential. The home and homesite values are in the previous year value, skewing the numbers to appear there was a big drop in value.</p>
	Washington -21%	<p>2 parcels that were improved residential last year are now vacant residential. The homes were torn down and the homesites were changed to excess residential. The home and homesite values are in the previous year value, skewing the numbers to appear there was a big drop in value.</p>

Cyclical Reassessment

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

Jackson Township

Washington Township

Southwest quadrant of Wayne 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.

No, land order was not completed for the current cyclical reassessment phase. Land order will be completed before end of the 4-year cyclical assessment period – January 1, 2022.

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.

Wayne County implemented the depreciation change to base year 2020, and no location cost multiplier change was indicated from the Department of Local Government Finance. Further, a preliminary ratio study was then conducted for improved residential properties at the township and neighborhood level. This study dictated which property classes required further analysis, stratification, reassessment, or calculation of a new neighborhood factor.