

Narrative

General Information

County Name: White

Person Performing Ratio Study: Lisa Downey

Email Address: ldowney@wcgconline.net

Phone Number: (574) 583-7755

Sales Window (e.g. 1/1/19 to 12/31/19): 1/1/2018 to 12/31/2019

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 time adjustment was applied since no discernable stratification was found between the two years.

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.

****Please note that groupings made for the sole purpose of combining due to a lack of sales with no similarities will not be accepted by the Department****

Residential Vacant sales were grouped for Honey Creek, Liberty, Monon, Princeton, and Prairie Townships. White County is largely rural and all of these townships are rural and all have similar land base rates. The land rates in any one of these townships could be substituted into any of the townships grouped together.

Residential Improved sales were grouped for Cass, Jackson, and Lincoln Townships. These three townships are adjacent to each other on the eastern side of the county. They are all rural and are affected by similar market influences.

Residential Improved sales were grouped for Round Grove and West Point Townships. Both of these townships are adjacent to each other on the western side of the county. They are both rural and are affected by similar market influences.

Commercial Improved sales were combined for the entire county. Improvement values are homogenous throughout the county. Any differences for location are reflected in the land rates. Land rates have remained the same for several years due to a lack of sale activity.

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	Round Grove	Only 4 parcels in the class. Decrease in value due to increase in physical depreciation on the newer improvements on 2 of the parcels. 2 of the parcels have large tracts of agricultural land on them and the agricultural land base rate decreased.
Commercial Vacant		
Industrial Improved	Lincoln	Only 7 parcels in the class. Decrease in value due to increase in physical depreciation on the newer improvements to the grain elevator in Idaville.
Industrial Vacant		
Residential Improved		
Residential Vacant		

Cyclical Reassessment

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

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.

There were no valid sales of Industrial Vacant, Industrial Improved and Commercial Vacant properties, therefore no adjustments were made for these classes of property.