

Narrative

General Information

County Name: White

Person Performing Ratio Study: Lisa Downey

Sales Window (e.g. 1/1/20 to 12/31/20): 1/1/2019 to 12/31/2020

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 definitive 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 market.

Residential Vacant sales were grouped for Honey Creek and Monon Townships. Both townships are geographically adjacent to each other and share a common highway that bisects them both and affected by similar market influences

Residential Vacant sales in Prairie Township were not grouped with any other townships even though there were only three sales. All three sales occurred in the same neighborhood that consists of only 32 total parcels that are part of a unique higher end subdivision.

Commercial Improved sales were combined for Liberty, Monon, and Prairie Townships. 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.

Residential Improved sales were grouped for Cass and Lincoln Townships. Both of these townships are rural and adjacent to each other on the Eastern side of the county and have similar market influences.

Residential Improved sales were grouped for Princeton and West Point Townships Both of these townships are rural and adjacent to each other on the Western side of the county and have similar market influences

Residential Improved sales were grouped for Prairie and Round Grove Townships. Both of these townships are rural and adjacent to each other on the Southern side of the county and have similar market influences.

****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****

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		
Commercial Vacant		
Industrial Improved		
Industrial Vacant		
Residential Improved	Big Creek and Prairie Monon Princeton	Significant increase to market factors to match an increase in sale prices. These two townships are influenced by their proximity to the Lafayette area. Significant increase to market factors to match an increase in sale prices to lakefront properties. Lakefront properties in Liberty and Union Townships were similarly affected but the total AV in those townships is much larger keeping them under a 10% change. Significant increase to market factors to match and increase in sale prices.
Residential Vacant	Liberty Monon	Increase to land values on lakefront properties Increase to land values on lakefront properties and adding 50 parcels to this class that had previously been agricultural

Cyclical Reassessment

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

Agricultural and Residential parcels were reviewed in the Town of Wolcott in Princeton Township, Big Creek Township, Honey Creek Township, and Monon Township.

Commercial and Industrial parcels were reviewed in Big Creek Township, Honey Creek Township, Prairie Township, and Princeton 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.

The land order is reviewed annually.

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.