

Narrative

General Information

County Name: Whitley

Person Performing Ratio Study: Richard E. Schultz

Contact Information:

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Whitley County Assessor

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Vendor Name: Accurate Assessments Inc.

Additional Contacts:

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Sales Window (e.g. 1/1/17 to 12/31/18):

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; There was not a significant amount of data for number of sales on same properties over multiple years. No time adjustment was determined.

Groupings

Columbia Township along with Thorncreek Township Vacant residential Sales were Grouped. The Townships are contiguous, and the sales are similar in the fact that rural subdivision land sales accrued in both townships along with unplatted land sales and their close proximity to each other warranted grouping.

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	Etna/Troy Smith Union	Split, moved improvement to Residential class New Building New Building
Commercial Vacant	N/A	
Industrial Improved	N/A	
Industrial Vacant	N/A	
Residential Improved	N/A	
Residential Vacant	Columbia Etna/Troy Richland Smith	New Subdivisions, removed Dev Disc Splits, and Dev Disc Removed Splits, 500 changed to 510 due to Improvements 500 changed to 510 due to Improvements

Cyclical Reassessment

Richland Township Taxing District 92006 All Classes of Properties

Town of Larwill Taxing District 92007 All Classes of Properties

Columbia Township Taxing District 92003 All Classes of Properties

Columbia City Taxing District 92004 partial reassessment of All Classes of Properties

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 will be completed by the year 2022

Comments

. The sales comparison method was used to adjust the assessments in Whitley County for 2018. The assessments were derived using the Real Property Assessment Guidelines for 2012-Version A. The sales used for the 2019 annual adjustments were from 1/1/2017 to 12/31/2018. The land base rates and neighborhood factors were examined in each neighborhood and property class. Neighborhoods with an insufficient number of sales were compared to significantly similar neighborhoods. The criteria for comparison were geographic location, similarity of land size and improvement type and age, and any other factors deemed relevant. Comparisons were also made between adjoining neighborhoods and townships to insure the continuity of land base rates and neighborhood factors.

While conducting the ratio study, a small number of valid sales have been deemed invalid due to further research, new construction, appeals, pertinent to validity of the sale. Please feel free to contact me for any further assistance while reviewing Whitley County's 2019 Ratio Study