

Ratio Study Narrative 2022

General Information	
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County Name	BENTON COUNTY
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Person Performing Ratio Study			
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Name	Phone Number	Email	Vendor Name (if applicable)
KELLY BALENSIEFER	765-884-1205	assessor@bentoncounty.in.gov	

Sales Window	1/1/2021	to	12/31/2021
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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

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.

****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****

Com Improved were group as all twsps. We are a very rural county and have very few sales of commercial and or improved. There is no difference in where it is located.

Commercial vacant had insufficient sales to perform a study.

Industrial improved had insufficient sales to perform a study.

Industrial vacant had insufficient sales to perform a study.

Residential improved Groupings are done by taxing and township districts. Group “Remaining Townships” includes 6 townships that are similar in the amenities available and lack of incorporated towns and the lack of valid sales in any single township.

Bolivar Township = Bolivar Township

Center Township = Center Township

Grant Township = Grant Township

Oak Grove Township = Oak Grove Township

Richland Township = Richland Township

Remaining Townships = Gilboa, Parish Grove, and Union. These townships have no incorporated towns.

The following Townships had insufficient sales to perform a study = Hickory Grove, Pine, and York Townships

Residential Vacant parcels: There were insufficient sales in each taxing district. There were 4 sales in Bolivar, 1 in Parish Grove, 3 in Center and 1 in Richland. These districts are not similar therefore cannot be combined. When a ratio is run on the individual districts there is no trending needed.

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	Bolivar	Cost table increased 7.13% rest reassessment
	Grant	3 parcels were exempt and now Commercial improved, 1 NC, all totaling \$1,928,100 in AV
	Parish	The new cost tables increased the av by 8.5%, only 2 parcels and 1 had NC reassessment
	Union	2 parcels and 1 has 2 dwellings on it
Commercial Vacant	Bolivar	Added a parcel from 500 to 400 class
Industrial Improved	Gilboa	Only has 3 parcels 1 appealed
	Hickory Grove	Went from 8 parcels to 7 decreasing class by \$282300 or 25%
Industrial Vacant	Grant	Went from 2 parcels to 3
	Hickory Grove	Went from 5 parcels to 6 with value change of \$282,300

Residential Improved	Bolivar,	The new cost tables increased the av by <u>7.6%, Reassessment, 5 NC</u>
	Center	The new cost tables increased the av by <u>7.9%, 5 new dwells, 6 had the % comp change, 13 NC, 6 change of use, 4 changed from MLS/Sale Questionnaire, trending</u>
	Gilboa	The new cost tables increased the av by <u>6.97%, 1 New parcel, AV OF 25% is trending, - 6 had % comp changed, 3 class change, 16 NC, 4 use ch, 3 split, 15 per sr/mls/quettonnaire Trending, Gilboa Borders Tippecanoe County, and the amenities it provides</u>
	Grant	The new cost tables increased the av by <u>7.86% 1 new parcel, 5 NC, 2 had % comp change, I combine, 1 use change and 1 sr/mls/questionnair</u>
	Oak	The new cost tables increased the av by <u>7.64%, 4 % complete,9 NC, 1 class change and trending</u>
	Parish	The new cost tables increased the av by <u>8.17% reassessment, 5 new parcel, and trending</u>
	Pine	The new cost tables increased the av by <u>9.18%, trending based on market.</u>
	Richland	The new cost tables increased the av by <u>8.31%, 1 new parcel, 1 NC</u>
	Union	Cost tables increased the AV by <u>8.37%, 4 NC, 2 SR\Questionnaire, reassessment, and trending</u>
Residential Vacant	Bolivar	4 less parcels and 4 use changes
	Gilboa	Removed dev disc from 2 of the 7 parcels
	Oak Grove	2 less parcels
	Pine	2 less parcels

Cyclical Reassessment

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

Bolivar, Parish, Pine, and Union were reassessed this year.

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 was completed 2019 and will be done again in 2023.

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.

The county reviewed a workbook before cost tables and again after cost tables. The differences are shown in the cost table increases work sheet.

The Market in Benton County, as with the entire state, has increased. To confirm the trending increase the county asked local appraisers and realtors their opinion. The following response was received.

“Well, unless someone has been living under a rock, the aggressive nature of the housing market has long been known. The reasoning for the increase is the extremely low rates, relaxed lending standards and thriving economy (until Covid). Even then, our state has fared well due to the lower than typical housing prices prior to the surge. If anything, this is a bit of balancing with the competing states around Indiana. To add fuel to the fire are the politics and a divided nation, where half of the nation believes Happy Days are Here Again while the other half is moving into the more rural areas (what is more rural than Benton)”

It is the policy of Benton County to physically review all properties that have sold. We also send questionnaires to both buyer and seller. When we are informed of new construction prior to sale, a weighted age is applied using information gathered from questionnaire, MLS, photos, and calls to the realtor and or seller. The percent complete chart in the Assessors manual is used to determine the adjustment percentage and weighted age chart to determine effective age. Weighted age is applied to reassessment areas as well. When an appraised value is given, we use that in our sales ratio study, as appraisals are the best indication of value.