

Ratio Study Narrative 2023

General Information	
County Name	Morgan

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
Julie Minton	765-342-1065	jminton@morgancounty.in.gov	
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Sales Window	1/1/2022 to 12/31/2022
If more than one year of sales were used, was a time adjustment applied?	If no, please explain why not.
	One year was used for all property classes except Commercial/Industrial vacant. Two sales years were used for this property class due to the limited number of total sales.
	If yes, please explain the method used to calculate the adjustment.
	Adjustments were not made to any prior year's sale.

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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****

Residential Vacant

Adams, Ashland, Monroe, Gregg and Clay (AAMGC)

Baker, Jefferson, Ray and Washington (RJBW)

Brown, Madison and Harrison (BMH)

Green and Jackson (JG)

Residential Improved

Adams and Ashland (AA)

Baker and Ray (BR)

The townships have been grouped by comparison of similar geographic location, school districts (where appropriate) and land size, as well as, proximity to amenities within the county.

Commerical/Industrial Vacant

ALLTWPVAC was used for commercial and industrial vacant and improved properties. This grouping includes the entire County. Two year's sales data was used due to the lack of sales of this property type. Adjustments were not made to 2020 sales.

Commerical/Industrial Improved

ALLTWP was used for commercial and industrial vacant and improved properties. This grouping includes the entire County.

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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	Baker Township Green Township Jefferson Township Ray Township Washington Township	Increased primary land (11) from \$25,000 to \$41,800 1 parcel purchased by State of Indiana for I-69 project (\$142,500) Changed primary land (11) from \$30,000 to \$42,400 Addition of 1 parcel (\$189,800). Changes in physical characteristics during cyclical reassessment Added 6 new commercial buildings (\$5,559,800). Increased neighborhood factor from 1.41 to 1.59. Changes to physical characteristics during cyclical reassessment
Commercial Vacant	Brown Township Harrison Township Jefferson Township Madison Township Ray Township Washington Township	Reclassified 1 parcel to commercial improved (\$538,800) Land rates along I-69 increased from \$80,000/\$21,000/\$8,000 to \$370,000/\$200,000/\$80,000 Agricultural rate increased for 3 large parcels with ag use Agricultural rate increased for 5 large parcels with ag use Reclassified 1 parcel to improved for new construction Increased land value from \$24,400/\$8,000/\$4,000 to \$65,000/\$30,000/\$12,500
Industrial Improved	Gregg Township Harrison Township Jackson Township Monroe Township	Reclassified 1 parcel from ag to industrial and added new building (\$396,900) Reclassified 3 parcels from commercial and added buildings during cyclical reassessment Reclassified 1 parcel from residential (\$144,200) Added 1 building 1,015,400 sq ft/ 32% complete (\$18,563,700)

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Industrial Vacant	Brown Township Washington Township	Reclassified 1 parcel to commercial improved (\$419,000) Reclassified 2 parcels from usable undeveloped (13) to primary (11)
Residential Improved	Ashland Township Baker Township Brown Township Gregg Township Harrison Township Jackson Township Jefferson Township Madison Township Ray Township Washington Township	Changed neighborhood factor from 1.48 to 1.63 Added 8 new dwellings. Increased homesite (9) from \$25,000 to \$41,800 Added 15 new dwellings. Increased neighborhood factor from 1.32 to 1.55 Added 18 new dwellings. Increased neighborhood factor from 1.44 to 1.65 Added 5 new dwellings. Increased neighborhood factor from 1.41 to 1.65 Added 8 new dwellings. Increased neighborhood factor from 1.44 to 1.65 Added 5 new dwellings. Increased neighborhood factor from 1.41 to 1.65 Added 124 new dwellings. Increased neighborhood factor from 1.26 to 1.46 Added 2 new dwellings. Increased neighborhood factor from 1.32 to 1.50 Added 30 new dwellings. Increased neighborhood factor from 1.39 to 1.57
Residential Vacant	Ashland Township Baker Township Jackson Township Madison Township Monroe Township	Reclassified 12 parcels from agriculture to residential Increased residential excess (91) from \$8,000 to \$10,600 Reclassified 1 parcel from agriculture to residential; Increased residential excess (91) from \$10,000 to \$12,900 Reclassified 44 parcels from developer rate Created 86 new parcels; Increased residential excess (91) from \$10,100 to \$11,200; Reclassified 28 parcels from developer rate

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Cyclical Reassessment

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

Phase 1 of the 2023-2026 cyclical reassessment has been completed. Agricultural parcels in Baker, Harrison, Ray, and Washington were reviewed. Residential parcels in Ray and Washington were reviewed. Commercial, Industrial, Exempt and Utility parcels from Baker, Harrison, Ray, and Washington were reviewed. This was completed per plan.

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.

We have continued to see an increase in market value and market activity within Morgan County. This coincides with continued increases in new construction during the year. With the completion of new homes, developer discounts are removed accordingly. The Location Cost Multiplier (LCM) for Morgan County remains unchanged at 1.00. Factors were only changed where there are an adequate amount of sales to support the change.