

Narrative

General Information

County Name:

Greene County

Person Performing Ratio Study:

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Sales Window (1/1/2018-12/31/2019):

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.

We reviewed and used every sale that was deemed valid for the two-year period from January 1, 2018 to December 31, 2019. The market in Greene County remains static, but stable. The sales that are occurring, outside of family, or forced sales, are not increasing or decreasing in any significant manner. We followed approved methods of reviewing parcels sold over the last two years to test for the necessity of making a time adjustment to the 2018 sales used. Given the limited number of occurrences of the same parcel selling in consecutive years, and the knowledge of the static nature of property sales in Greene County, we determined that no time adjustment was necessary.

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.

Commercial Improved

- With a limited number of sales for commercial improved property classes, all sales countywide were grouped together. There was a total of 9 sales used in this study and will be represented by Group 001.

Residential Vacant

- With a limited number of sales for residential vacant property classes, all sales countywide were grouped together. There was a total of 10 sales used in this study and will be represented by Group 002.

Residential Improved

- Beech Creek, Center, and Highland Townships are contiguous, and located in the north eastern Greene County. These three townships are highly influenced by expansion from Bloomington, IN. It is for primarily this reason that we have grouped these three townships together. They also share very similar property types. Sales in this grouping are represented by Group 003.
- Jackson, Cass, Stafford, Taylor, and Washington Townships make up the southern border of Greene County. These townships are used predominantly for agricultural purposes and are highly rural. They also contain very similar improvement types, so grouping them together was an easy choice. Sales in this grouping will be represented by Group 004.
- Stockton, Grant, and Fariplay Townships are located in west central Greene County, and run from the western bank of the White river to the border with Sullivan County. The uses of these townships again are largely agricultural, with the occasional stripper pit from the old mines dotting the landscape. We grouped these townships together because of the geographical proximity, and their uniform property types. Sales in this grouping will be represented by Group 005.
- Jefferson, Wright, and Smith Townships are adjacent, and located in northwestern Greene County. The town of Worthington is in Jefferson Township, and the town of Jasonville is in Wright Township, and Smith Township sits right between these two towns. The majority of sales in this grouping came from the two towns, but overall, these townships are used very similarly, and their property types are also highly comparable. Sales in this grouping will be represented by Group 006.
- Richland Township contains the Greene County seat of Bloomfield, IN. It is unique and is not comparable to the other townships and will be represented by Group 007.

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.

Commercial Improved

- Smith Township Commercial Improved overall value decreased by 14% (\$19,400) due to the decrease in the agricultural base rate on a mixed-use parcel. The parcel number is 28-04-15-000-009.000-015.
- Taylor Township Commercial Improved increased by 164% (\$2,622,500) largely due to the addition of a new hotel on 28-13-36-000-015.010-019.

Commercial Vacant

- Jefferson Township Commercial Vacant decreased by 12% (\$22,700) due to 28-04-12-000-008.000-011 being changed from a property class 400 to property class 100.
- Taylor Township Commercial Vacant decreased by 87% (\$25,600) due to 28-13-36-000-015.010-019 being changed from property class 400 to 411.

Industrial Vacant

- Jackson Township Industrial Vacant decreased by 18% (\$5,000) due to 28-11-14-000-003.000-010 being changed from a property class 300 to 100.
- Jefferson Township Industrial Vacant decreased by 18% (\$10,200) due to 28-04-12-000-017.000-011 being changed from a property class 300 to 100.
- Washington Township Industrial Vacant decreased by 19% (\$500) due to 28-13-18-000-008.000-020, which is coded as a property class 300, but has only agricultural land types, decreasing due to the agricultural base rate decreasing.

Residential Vacant

- Beech Creek Residential Vacant increased by 18% (\$210,600) due to the addition of 5 new vacant residential parcels. Those parcel numbers are: 28-02-11-000-007.002-001, 28-01-29-000-026.003-001, 28-02-11-000-007.003-001, 28-01-23-000-008.002-001, and 28-02-14-000-002.001-001.
- Fairplay Township Residential Vacant increased by 11% (14,200) by adding 1 new residential parcel via split, 28-08-07-000-004.003-005, and by the increase in acreage via a new survey on 28-07-23-222-003.000-006.
- Jackson Township Residential Vacant increased by 11% (\$127,400) due to several new residential splits. Their parcel numbers are: 28-11-05-000-008.028-010, 28-11-06-000-

006.062-010, 28-11-08-000-005.041-010, 28-11-05-000-008.027-010, 28-11-06-000-006.063-010, 28-11-27-000-013.001-010, 28-11-28-000-007.001-010, and 28-12-13-000-003.002-010.

- Smith Township Residential Vacant increased by 18% (\$17,400) due to several new residential splits. Their parcel numbers are: 28-04-10-000-028.002-015, 28-04-11-000-014.003-015, and 28-04-11-000-019.003-015.
- Stafford Township Residential Vacant decreased by 10% (48,900) because 28-15-22-000-019.000-016, which was coded a 501, but had only agricultural land types, decreased due to the decrease in the agricultural base rate. That parcel has now been property coded with a 100 property class code.
- Wright Township Residential Vacant increased by 24% (\$569,000) due to several new residential splits. Their parcel numbers are: 28-05-11-000-007.001-022, 28-05-15-000-014.005-022, 28-05-11-000-006.002-022, 28-05-15-000-013.001-022, 28-05-15-000-010.001-022, 28-05-11-000-009.001-022, and 28-05-11-008.001-022.

Cyclical Reassessment

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

The Commercial and Industrial parcels were reviewed in Beech Creek, Center, Grant, and Jackson townships in accordance with our current cyclical reassessment plan.

The Residential, Agricultural, Exempt, and Utility review was conducted in Beech Creek, Center, Grant, and Jackson townships in accordance with our current cyclical reassessment 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.

No; the previous reassessment's land order was completed just two years ago utilizing a land to building value ratio due to a lack of sales. With no clear evidence to generate a land order, we will wait until Phase 4 of this Cyclical Reassessment Cycle to complete a new land order.

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.