

Narrative

General Information

County Name: MONTGOMERY
Person Performing Ratio Study: SHERRIL BENTLEY, AAS
Email Address: sherri.bentley@montgomerycounty.in.gov
Phone Number: 765-364-6420
Sales Window: 1/1/2020 – 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.

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 the market.

For residential improved parcels, these are the following groupings:

FRANKLIN, MADISON, COAL CREEK, SUGAR CREEK AND WAYNE

BROWN, RIPLEY, CLARK, SCOTT AND WALNUT

These townships were grouped together due to their similarity in property types, school districts and potential buyers.

Valid commercial improved and industrial improved sales were combined in this Study. This grouping has been labeled as COM/IND.

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. The calculation for the change uses the AV from the prior year with the prior year property class and the AV from the current year with the current year property class.

Property Type	Townships Impacted	Explanation
Commercial Improved	Ripley, Walnut	Commercial Improved in Ripley increased due to a use/class change. Commercial Improved in Walnut increased due to new construction.
Commercial Vacant		
Industrial Improved	Wayne	Industrial Improved in Wayne increased due to new construction.
Industrial Vacant		
Residential Improved		
Residential Vacant		

Cyclical Reassessment

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

Portions of Union and Ripley.

Was the land order completed for the current cyclical reassessment phase? If not, please explain when the land order is planned to be completed.

Our most recent land order was implemented in 2019.

Comments

Commercial Vacant and Improved

In this Study, both Commercial and Industrial sales were used. The Commercial and Industrial sales throughout Montgomery County act similarly in the market. Grouping them together allows for better statistical analysis. The extrapolation method and the land value to building value ratio were used to verify that the land was reasonable for the market. No adjustment was made to the land and no trending was performed on the improved Commercial properties.

Industrial Vacant and Improved

In this Study, both Commercial and Industrial sales were used. The Commercial and Industrial sales throughout Montgomery County act similarly in the market. Grouping them together allows for better statistical analysis. The extrapolation method and the land value to building value ratio were used to verify that the land was reasonable for the market. No adjustment was made to the land and no trending was performed on the improved Commercial properties.

Summary

All residential neighborhoods were reviewed and trending factors were applied accordingly.