

Narrative

General Information

County Name: Ripley

Person Performing Ratio Study: Jim Davis CAE, AAS

Sales Window 1/1/19 to 12/31/19

Groupings

Townships

| |
|-------------|
| ADAMS |
| BROWN |
| CENTER |
| DELAWARE |
| FRANKLIN |
| JACKSON |
| JOHNSON |
| LAUGHERY |
| OTTER CREEK |
| SHELBY |
| WASHINGTON |

RESIDENTIAL VACANT

While no township except had more than 3 valid sales each, all sales were combined for a countywide study.

COMMERCIAL VACANT & IMPROVED

Because there were no vacant and only 5 valid improved commercial sales, all were combined for a countywide study.

INDUSTRIAL VACANT & IMPROVED

There were no valid vacant or improved industrial sales.

AV Increases/Decreases

| Property Type | Townships Impacted | Explanation |
|----------------------|---------------------------|-------------------------------------|
| Commercial Improved | Delaware +38.11 | New Construction |
| Residential Improved | Adams +11.91 | New Construction |
| | Center +10.06 | New Construction |
| | Delaware +18.28 | New Construction |
| | Franklin +15.31 | New Construction |
| | Jackson +11.33 | New Construction |
| | Laughery +10.15 | New Construction/New Subdivision |
| | Shelby +13.71 | New Construction |
| Residential Vacant | Washington +12.41 | New Construction |
| | Adams +22.19 | Splits due to new subdivision |
| | Brown -40.20 | Removed building |
| | Otter Creek -21.22 | Removed buildings and split parcels |
| | Washington +12.41 | Corrected land |

Cyclical Reassessment

Townships reviewed as part of the Phase II Cyclical Reassessment were:

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|-------------|
| ADAMS |
| CENTER |
| FRANKLIN |
| JOHNSON |
| OTTER CREEK |

Land Order

A land order is created for each cyclical reassessment phase.