

Narrative

General Information

County Name: **Spencer County**

Person Performing Ratio Study: **Sam Monroe**

Contact Information: **812-483-0653, sam.monroe@tylertech.com**

Vendor Name (If Applicable): **Tyler Technologies**

Additional Contacts (For purposes of the ratio study): **Jane McGinnis**

Sales Window (e.g. 1/1/18 to 12/31/18): **1/1/19 to 12/31/19**

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 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 Improved– We grouped Harrison and Huff Townships together. These areas are similar because they have comparable economic factors, are mostly rural un-platted land, and have mostly similar sized houses. These townships make up the north east portion of the County. The majority of these townships are Agricultural with few small incorporated towns. Clay, Carter, Grass, Jackson, Hammond, Luce and Ohio Townships were not grouped with any other townships for the “Improved Residential” portion of the ratio study.

Residential Vacant–Clay and Carter Townships were not grouped with any townships due to there being enough sales to represent the market. All other Township were grouped together because they share similar economic factors being that they are mostly rural with limited small towns, have very limited market action, and are primarily an agricultural area.

Commercial & Industrial Improved & Vacant– We grouped the Commercial and Industrial properties within each township together when developing trend factors, since the construction types and sizes of these properties are very similar. We have adjusted building factors within Commercial neighborhoods that bring us closer to a market value. There are very few Commercial and Industrial vacant land sales due to the fact that most of the land for sale in Spencer County is in row crop. For this reason we did group the Commercial Industrial Improved and Vacant sales into one study group.

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	Grass Twp	Increased 18.6% or by a value of 282,500. Parcel 74-11-13-100-008.003-006 was found to be assessed with an incorrect wall type. After correcting the error the parcel increased \$293,500.
	Huff Twp	Decreased 19.5% or \$57,900. Parcel 74-06-34-204-020.000-013 was changed from PCC 499 to 511 and is currently assessed at \$57,800.
Commercial Vacant		
Industrial Improved		
Industrial Vacant	Huff TWP	Increased 9% or \$30,600. Parcel 74-09-20-400-021.001-013 was created as PCC 300 and is assessed for \$30,000
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.

We reviewed within Ohio and Huff Township, which you will see reflected in the workbook.

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

We plan to complete the land order in Phase 3 of the cyclical reassessment. However, we do review land rates and neighborhood delineation yearly while reviewing vacant land sales.

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.

Overall, even with the large Agricultural rate decrease, we noticed an increase in assessed value and market activity within Spencer County. This coincides with an increased amount of new construction this year. We applied factor adjustments and land rate adjustments where necessary to meet IAAO standards. Any areas

that didn't have a fair representation of sales were combined with an adjoining area of similar economic factors so that we could draw a more definitive representation of the market.

During our analysis this year we discovered that our assessed values were typically lower than market value. Where necessary we adjusted factors to bring properties more in line with the market. We are aware that our Major Class of Improved residential Countywide did increase by 10% or more for approximately 9.8% of the improved residential properties. This increase should bring our assessment level up for several areas of the County where market value was determined to be increasing beyond our previous assessment level. Factors were derived from the market and applied where necessary.