

STATE OF INDIANA

DEPARTMENT OF LOCAL GOVERNMENT FINANCE



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Ratio Study Narrative 2024

General Information	
County Name	Fayette County

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
Jeff Coleman	765-825-4931	assessor@co.fayette.in.us	County Assessor
Jay Morris	765-457-6787	jay@avs-in.com	Ad Valorem Solutions, LLC
Jaime Morris	765-457-6787	jaime@avs-in.com	Ad Valorem Solutions, LLC

Sales Window	12/1/2020* to 11/30/2023
<p>If more than one year of sales were used, was a time adjustment applied?</p> <p>Due to the size of the county and in hopes of getting the best representation of sales to complete the trending process, as well as the sales ratio to be performed on all strata's containing 25 or more parcels, we used sales from 12/01/2021 - 11/30/2023 for all classes and groupings. Except C/I. For Commercial and Industrial vacant and improved we used sales from 12/01/2020 – 11/30/2023.</p>	<p>If no, please explain why not.</p> <p>We did not have enough paired sales to establish a reliable time adjustment.</p>
	<p>If yes, please explain the method used to calculate the adjustment.</p>

Groupings

Please provide a list of townships 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****

The Residential Vacant land was grouped (L1). Fayette County is mainly a rural county. Therefore, the homesites throughout the county are similar rural tracts and should be grouped for trending and ratio study purposes. There were only six vacant sales, and no more than 1 sales in any given Neighborhood. There were no changes made to the land values other than the updating of land order.

Fayette County except for Connersville is primarily an agricultural county. Many of the townships share the same school district, homesite rates and neighborhoods. Due to the number of sales and the similarity of neighborhoods in these townships, we have grouped Columbia, Fairview, Orange, and Posey Townships as (R1). We have grouped Jackson, Jennings, and Waterloo Townships as (R2). Harrison and Connersville Townships stand alone.

There were not enough vacant C/I sales to perform a ratio study. The DLGF's memo advises to remove the sales from the Ratio Study.

The commercial and Industrial properties are mainly in the City of Connersville. Connersville stretches across Connersville and Harrison Townships. The neighborhoods also stretch across those two townships. Therefore, the neighborhood regardless of the township was trended alike. For this reason, the commercial and industrial parcels were trended together in the ratio study (C1).

Cyclical Reassessment

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

For phase 2 of the reassessment, we completed the main portion of the city of Connersville.

Land Order

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

The land order is being completed with each phase of the reassessment. However, as to not split up Connersville Township – we did not update the land order this year. We will review the land order for All of Connersville Township with phase 3 of the reassessment.

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.

With the number of sales in Fayette County, during the trending process we would look at 3 to 4 years' worth of sales to assist with some neighborhoods that did not have a lot of sales. However, our final product was displayed with the sale dates established above.

The sale values have not dropped. In some cases, the number of sales are down and the sales are showing longer on the market, even in some cases seeing open houses. But the values are still much higher than our assessed values. Therefore, many of the townships are still witnessing large trending factors resulting in great increases in assessed value.

Fayette County has a permit system in place that assists the Assessor with updating their parcel records. Along with that the county has established a formula for changing effective years on parcels that add additions as well as do extensive remodeling. During the sales validation process, the county also utilizes this same method of establishing effective age. During the site visit, if an internal visit is denied, a call to the owner or seller provides additional information with the remodeling that may have occurred to the property. The Assessor also uses various websites to help establish the extent of internal remodeling not available from just outside appearance on sold as well as unsold property. On less extensive remodeling, change of condition may result.

Except for Posey Township, ALL townships went up greater than 10% due to reassessment but especially due to trending based on the ever-increasing sale prices.

We have highlighted in yellow within the formatted tab sales that are multi-parcel sales but do not have the same SDFID. There is one of them consisting of two total parcels.