

STATE OF INDIANA

DEPARTMENT OF LOCAL GOVERNMENT FINANCE



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Ratio Study Narrative 2024

General Information	
County Name	JOHNSON COUNTY

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
Jon Lawson	(812) 890-8323	jon.lawson@tylertech.com	Tyler Technologies
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Sales Window	1/1/2023 to 12/31/2023
If more than one year of sales were used, was a time adjustment applied?	If no, please explain why not.
	Only sales during the above time frame were included.
	If yes, please explain the method used to calculate the adjustment.

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****

Residential Improved

There was no grouping necessary.

Residential Vacant

Residential Vacant was grouped together. These were grouped as a whole because they share a similar economic factor in that they are a thriving market with growing new construction. All areas of Johnson County have seen an increase in construction over the past year. I-65, I-69(IN 37), and IN 31 all run North and South through the entire county creating a thriving market for the entire County.

Commercial Improved & Vacant

Commercial Improved & Vacant- Blue River, Clark, Franklin, Hensley, Needham, Nineveh, Union, & White River townships were grouped together when developing trend factors, since the construction types and sizes of these properties are very similar. In addition to that, all areas of Johnson County have benefited from I-65, I-69, IN 31, and IN 135 corridors that run North and South through the county. Pleasant townships had enough market sales to stand on its own. Due to the lack of land sales, we did focus on land to building ratios to determine if a rate change was warranted and applied adjustments at the neighborhood level to achieve more consistent land to building ratios when necessary. There are very few valid commercial vacant land sales due to the fact that most of the land for sale is already developed, sustains a change in use after it is purchased, or is in row crop. For this reason, we did group the commercial improved and vacant sales together.

Industrial Improved & Vacant

Industrial Improved & Vacant-We reviewed the industrial properties as a county wide grouping when developing trend factors, since the proximity to the interstate, construction types, and sizes of these properties are similar. Due to the limited number of industrial properties in general, we had to use a broader grouping to get a fair reflection of the market. We have adjusted building use factors as necessary. There are very few valid industrial vacant land sales due to the fact that most of the land for sale is already developed, sustains a change in use after it is purchased, or is in row crop. For this reason, we did group the industrial improved and vacant sales together. While there are minimal market transactions for industrial properties, we fell they do represent the industrial market for the county.

Cyclical Reassessment

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

We reviewed within the townships of Blue River Township, Clark Township, Franklin Township, Hensley Township, Needham Township, Nineveh Township, Pleasant Township, Union Township, and White River Township. All of which you will see reflected in the workbook.

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.

Partially. The land order for the year 1 review area commercial and industrial parcels was completed. The year 2 and 3 review area commercial and industrial parcels will be completed in year 3. The year 4 review area commercial and industrial parcels will be completed in year 4. All residential properties will be completed in year 4.

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, we noticed an increase in assessed value within Johnson County. While there was a decrease in overall transactions and in valid sales, the market remains strong.

We did implement new neighborhood boundaries and rates for commercial and industrial parcels in the year 1 review area. After doing this, market adjustment factors were adjusted to bring the improved parcels in line with market.

Due to the new legislative rule pertaining to apartments, all apartment cost values were reviewed and updated to reflect current conditions of the facility.

The 2024 Cost table updates were applied. The base year for depreciation was updated to 1/1/2024. The updated 2024 Agricultural land rate of \$2,280 was applied. The updated 2024 Classified land rate of \$16.67 was applied. While not applicable, the 2024 Solar land rate of \$14,201 that applies to the Central District was setup.

For all properties, both outside and within our review areas, we applied factor adjustments and land rate adjustments where necessary to meet IAAO standards. Any areas that did not 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.