

Ratio Study Narrative 2024

General Information	
County Name	Montgomery

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
Sherri Bentley, AAS	765-364-6420	Sherri.bentley@montgomerycounty.in.gov	
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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.
	<p>There were sufficient residential sales for studies in all areas.</p> <p>Insufficient commercial and industrial sales within the last few years for a study.</p>
	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****

Union Township is the largest township in Montgomery County. Union Township had sufficient sales to run a study by itself.

Group 1: Brown, Clark, Ripley, Scott and Walnut Townships are all heavily rural/agricultural townships in the same school district. There were insufficient sales to run a study for these townships alone and were grouped together.

Group 2: Coal Creek, Franklin, Madison, Sugar Creek and Wayne Townships are all heavily rural/agricultural townships in the same school district. There were insufficient sales to run a study for these townships and were grouped together.

Group 3: Montgomery County has a limited number of commercial sales. All valid commercial sales run together in this grouping.

Cyclical Reassessment

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

Franklin, and parts of Union and Wayne.

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?

Yes. A Land Order was completed and presented to the Montgomery County PTABOA,

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.

New values from the land order were applied this year, causing significant changes.