

STATE OF INDIANA

DEPARTMENT OF LOCAL GOVERNMENT FINANCE



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Ratio Study Narrative 2024

General Information	
County Name	POSEY COUNTY

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
JON LAWSON	(812) 890-8323	jon.lawson@tylertech.com	Tyler Technologies

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. Sales from 2021 and 2022 were also looked at to confirm the increases that have been made this year. Those sales were adjusting for time with an appreciation rate of .83% a month. This represents approximately 10% a year, which was established through resale analysis. While we did pull in sales from 2021 and 2022 to confirm the increases that were made this year, we felt that only the 2023 sales needed to be included.		
	If yes, please explain the method used to calculate the adjustment.		

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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

Bethel, Point, and Smith Townships were combined for analysis. These townships were grouped together because they share similar economic factors within these areas. They are primarily rural non-densely populated areas that are mostly un-platted residential / agricultural land and there is marginal development going on throughout these townships. Geographically these townships are the west part of the County. Black, Center, Harmony, Lynn, Marrs, Robinson, and Robb Township were not grouped with any other townships.

Residential Vacant

We grouped all townships together for the Vacant Residential analysis. The townships are all similar within the county in this class because they share similar economic factors. This is a rural, non-densely populated area with very minimal vacant land sales and within each township vacant land makes up about 15% of the residential parcels.

Commercial Improved & Vacant

Commercial and Industrial properties within each township were grouped together when developing trend factors, since the construction types and sizes of these properties are very similar. We have adjusted building factors within 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 Posey County is in row crop. There were (2) commercial and (1) industrial valid vacant land sales over the past year. With such a minimal number of land sale, there was a lack of market information to have a separate commercial and/or industrial vacant study of its own. For this reason, we did group the Commercial/Industrial Improved and vacant sales into one study group.

Cyclical Reassessment

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

We reviewed within Center Township, Harmony Township and Robinson Township. More specifically the taxing districts of Center Township, Harmony Township, New Harmony Town, and Robinson, 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.

This was completed for the review area parcels only.

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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.
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Overall, we noticed a steady increase in assessed value within Posey County. Resale analysis indicated a 10% annual appreciation rate, which we feel is reflective of the market for this area.

We do recognize that there is a significant number of parcels increasing 10% or more in the review area. This is primarily in Robinson Township which abuts Vanderburgh County and has been thriving the past two years due to the close proximity to Evansville. All neighborhoods that have increased 10% or more on average we looked at the percent of representation and confirmed that there was sufficient market activity to substantiate the increase in assessed value.

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 2022 Solar land rate of \$6,535 that applies to the South District was setup (this is 50% lower than the rate utilized by the rest of the state). The updated golf course cap rate of 11.85% was used to value the golf courses.

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.