

STATE OF INDIANA

DEPARTMENT OF LOCAL GOVERNMENT FINANCE



INDIANA GOVERNMENT CENTER NORTH
 100 NORTH SENATE AVENUE N1058(B)
 INDIANAPOLIS, IN 46204
 PHONE (317) 232-3777
 FAX (317) 974-1629

Ratio Study Narrative 2024

General Information	
County Name	Sullivan County

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
Michael Montgomery	(812) 484-6430	michael.montgomery@tylertech.com	Tyler Technologies
William Birkle	(317) 750-1627	bill.birkle@tylertech.com	Tyler Technologies
Daniel Solomon	(765) 745-0472	daniel.solomon@tylertech.com	Tyler Technologies

Sales Window	1/1/2022	to	12/31/2023
If more than one year of sales were used, was a time adjustment applied?	If no, please explain why not.		
	Sullivan is a mostly rural/agricultural county with very few sales occurring each year. We attempted to look at parcels that sold twice within the given timeframe with little success. Even looking at similar properties for possible adjustments with success. We are have a reasonable level of confidence that sales occurring within the two year window have remained virtually flat.		
	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****

ComImp and IndImp Countywide: These classes were grouped together on a countywide basis for the purpose of trending and ratio analysis. Commercial and Industrial properties within this rural county are virtually indistinguishable from each other when comparing sales. Nearly 43% of total improved commercial and industrial parcels are located with Hamilton Township, which contains the county seat of the City of Sullivan.

ResImp

Cass, Curry, Fairbanks and Jackson: These townships comprise the northeastern portion of the county. All are highly rural with a majority of the parcels being agricultural in use. Not only are they contiguous, but they surround the county seat, the City of Sullivan to the north and east. As you view this area, you will not see any differences in amenities and deficiencies affect property value.

Gill, Haddon, and Turman: Not dissimilar to the above grouping, these townships comprise the southwestern portion of the county. All are highly rural with a majority of the parcels being agricultural in use. Not only are they contiguous, but they surround the county seat, the City of Sullivan to the south and west. As you view this area, you will not see any differences in amenities and deficiencies affect property value.

Hamilton: This township is home to the county seat, the City of Sullivan and is one of the 9 townships. It contains nearly 27% of the county's real property parcels and is the most densely populated area in the county. It was not grouped for the residential portion of the ratio study.

Residential Vacant

Vacant residential sales in Sullivan County were grouped together countywide for the purpose of trending and ratio analysis because the sales we see on vacant land throughout the county do not differ greatly due to location or amenities, or lack thereof in the area.

--

Cyclical Reassessment

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

<p>The Commercial and Industrial parcels were reviewed in Sullivan City & Hamilton Township continuing our current cyclical reassessment plan.</p> <p>The Residential, Agricultural, Exempt, and Utility parcel review was conducted in Sullivan City and Hamilton Township continuing our current cyclical reassessment plan.</p>
--

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.

<p>We look at our land values every year, and make changes where it is deemed necessary, but a full land order will not be completed until year 4 of the cyclical reassessment plan.</p>
--

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.

