

STATE OF INDIANA

DEPARTMENT OF LOCAL GOVERNMENT FINANCE



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Ratio Study Narrative 2022

General Information	
County Name	Greene County

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
Mike Montgomery	812-484-6430	michael.montgomery@tylertech.com	Tyler Technologies

Sales Window	1/1/2020	to	12/31/2021
If more than one year of sales were used, was a time adjustment applied?	If no, please explain why not.		
	<p>We reviewed and used every sale that was deemed valid for the two-year period from January 1, 2020, to December 31, 2021. The market in Greene County remains static, but stable. The sales that are occurring, outside of family, or forced sales, are not increasing, or decreasing in any significant manner. We followed approved methods of reviewing parcels sold over the last two years to test for the necessity of making a time adjustment to the 2020 sales used. Given the limited number of occurrences of the same parcel selling in consecutive years, and the knowledge of the static nature of property sales in Greene County, we determined that no time adjustment was necessary.</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****

Residential Improved

- Richland Township contains the Greene County seat of Bloomfield, IN. It is unique and is not comparable to the other townships.
- Beech Creek, Center, and Highland Townships are contiguous, and located in the northeastern Greene County. These three townships are highly influenced by expansion from Bloomington, IN. It is primarily for this reason that we have grouped these three townships together. These townships are mostly agricultural with sporadic residential pockets throughout. The topography is also very similar which contains large areas of hilly terrain.
- Jackson, Cass, Stafford, Taylor, and Washington Townships make up the southern border of Greene County. These townships are used predominantly for agricultural purposes and are highly rural. They also contain very similar improvement types, so grouping them together was an easy choice.
- Stockton, Grant, and Fairplay Townships are located in west central Greene County and run from the western bank of the White River to the border with Sullivan County. The uses of these townships again are largely agricultural, with the occasional stripper pit from the old mines dotting the landscape. We grouped these townships together because of the geographical proximity, and their uniform property types.
- Jefferson, Wright, and Smith Townships are adjacent, and located in northwestern Greene County. The town of Worthington is in Jefferson Township, and the town of Jasonville is in Wright Township, and Smith Township sits right between these two towns. The majority of sales in this grouping came from the two towns, but overall, these townships are used very similarly, and their property types are also highly comparable.

Residential Vacant

- Vacant residential sales in Greene County do not vary wildly depending on location, and with a limited number of sales for residential vacant property classes, all sales countywide were grouped together. There was a total of 39 sales used in this study.

Commercial Improved

- Greene County is a largely agricultural community. We have two townships that have only one industrial parcel each. If these parcels are isolated from the rest of the county when a ratio study is completed, then they are likely to fall behind the trends the rest of the community is reflecting. We have a limited number of sales for commercial improved property classes each year, therefore all sales countywide were grouped together. There was a total of 22 sales used in this study.

AV Increases/Decreases

If applicable, please list any townships within the major property classes that either increased or decreased by more than 10% in total AV from the previous year. Additionally, please provide a reason why this occurred.

Property Type	Townships Impacted	Explanation
Commercial Improved	Cass Smith Stafford Wright	Almost all of the increases we had in our Commercial Improved values, other than new construction, came from the cost table increases. After discussing these increases with the Assessor, we have decided that these increases are warranted. I have a list of parcels that were the most impacted by the cost table increases and will list them below. Cass: 28-14-35-000-003.000-002 +\$38,300 Smith: 28-04-15-000-009.000-015 +\$14,800 Stafford: 28-15-30-000-001.000-016 +\$132,000 Wright: 28-05-04-224-092.000-023 +\$64600 28-05-04-114-015.000-023 +\$61,500 28-05-27-000-011.001-022 +\$48,100
Commercial Vacant	Richland	Richland Townships Commercial Vacant decreased by 12% because two parcels changed use from commercial to residential. The two parcels are: 28-08-23-442-002.000-025 28-08-23-442-007.000-025
Industrial Improved	Fairplay Grant Jefferson	All of the following Industrial Improved increase explanations are due to cost table increases. Again, these increases were discussed with the assessor, and were deemed warranted. The parcels most impacted by the cost table increases are:

	Richland Stockton Washington	Fairplay: 28-07-12-000-001.000-005 +\$1,123,400 28-07-02-000-014.001-005 +\$163,500 28-07-01-000-010.000-005 +\$94,500 Grant: 28-07-20-000-006.000-007 +\$243,100 Jefferson: 28-03-20-444-046.000-012 +\$87,000 28-03-16-000-012.000-011 +\$40,400 Richland: 28-08-23-000-033.000-025 +\$428,900 Stockton: 28-06-23-000-010.000-018 +\$138,300 Washington: 28-14-04-224-034.000-021 +\$26,800
Industrial Vacant	Stockton Washington	Stockton Township Industrial Vacant decreased by 49% due to two parcels changing use from Industrial to Agricultural. Those parcels are: 28-06-23-000-008.000-018 28-06-23-000-009.000-018. Washington Township Industrial Vacant increased by 18% because the acreage associated with parcel number 28-13-18-000-008.000-020 was corrected by the Auditor's office. The total assessed value increase was \$400 from \$2200 to \$2600.
Residential Improved	Grant Highland Smith	The cost table increases this year affected Residential Improved properties as well, so most properties are increasing this year. I will list explanations that increased the most in these three townships and have increased more than any other Residential parcel in the township. Grant: 28-07-04-000-008.003-007 +\$125,600 (New Dwg) 28-07-03-000-007.001-007 +\$94,900 (New Dwg) 28-07-06-000-018.001-007 +\$80,400 (New Dwg) Highland: 28-03-23-000-002.000-009 +\$236,300 (New Dwg) 28-03-23-000-002.001-009 +\$200,900 (New Dwg) Smith: 28-04-20-000-009.002-015 +\$174,000 (New Dwg)
Residential Vacant	Fairplay Jackson Taylor	Fairplay Township Residential Vacant increased 34% this year due to four new splits, and one property changing use from agricultural to residential. Those parcels are: 28-08-29-000-005.003-005 +\$15,400 (New Split)

		<p>28-08-29-000-005.000-005 +\$ 11,400 (Changed from Ag to Res)</p> <p>28-08-21-000-012.005-005 +\$9,000 (New Split)</p> <p>28-08-21-000-004.002-005 +\$4,500 (New Split)</p> <p>28-08-21-000-003.005-005 +\$4,400 (New Split)</p> <p>Jackson Township Residential Vacant increased by 27% this year mostly due to forty-three new splits and use parcels changing use and being added into the Residential Vacant property class. I will provide a list of the new splits if needed but will list some of the larger ones here that account for the greatest increase. These parcels are:</p> <p>28-12-01-000-001.035-010 +\$39,700</p> <p>28-12-01-000-001.033-010 +\$38,100</p> <p>28-11-08-000-005.046-010 +\$24,900</p> <p>28-11-08-000-005.050-010 +\$23,800</p> <p>28-11-03-000-004.022-010 +\$23,400 (591 to 501)</p> <p>28-12-26-000-015.008-010 +\$9,100 (149 to 501)</p> <p>Taylor Township Residential Vacant increased by 12% this year due to five new splits, and two parcels changing use from improved to vacant. Those parcels are:</p> <p>28-13-25-000-005.008-019 +\$27,600 (New Split)</p> <p>28-12-27-000-004.002-019 +\$22,300 (New Split)</p> <p>28-13-25-000-005.007-019 +\$16,200 (New Split)</p> <p>28-12-08-000-017.003-019 +\$15,000 (New Split)</p> <p>28-12-08-000-007.000-019 +\$6,000 (511 to 501)</p> <p>28-13-15-000-001.001-019 +5,800 (101 to 501)</p>
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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 Stockton and Stafford townships finishing our current cyclical reassessment plan.</p> <p>The Residential, Agricultural, Exempt, and Utility parcel review was conducted in Stockton and Stafford townships finishing our current cyclical reassessment plan.</p>	

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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 in process and will be applied for the next cyclical cycle.

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.

None at this time.