

Narrative

General Information

County Name: **Dubois County**

Person Performing Ratio Study: **Jon Lawson**

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Vendor Name (If Applicable): **Tyler Technologies**

Additional Contacts (For purposes of the ratio study): **Natalie Jenkins**

Sales Window (e.g. 1/1/18 to 12/31/18): **1/1/18 to 12/31/18**

If more than one year of sales were used, was a time adjustment applied? If no, please explain why not. If yes, please explain the method used to calculate the adjustment.

Groupings

In the space below, please provide a list of township 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—Columbia Township and Hall Township were combined; all other areas had increased sales activity and were able to stand on their own. Columbia and Hall Township were combined because they are both rural, farming communities with a few small towns within them that share similar housing and economic factors.

Residential Vacant—Bainbridge, Boone, and Madison Township were not grouped with any townships due to there being enough sales to represent the market. Cass and Patoka Township were grouped together because they share similar economic factors being that they are in the same school district, they are mostly rural with limited small towns, and primarily an agricultural area. Columbia, Hall, Harbison, and Marion Townships were grouped together because they are in the same school district, predominately agricultural, very rural areas, and have very limited market action. Ferdinand, Jackson, and Jefferson Township were grouped together because they are mostly rural, they share the same school district, are mostly agricultural, and make up the southeast part of the County.

Commercial & Industrial Improved & Vacant— We grouped the Commercial and Industrial properties within Bainbridge Township by itself. Bainbridge Township encompasses the city of Jasper and this area had enough open market transactions to be reviewed by itself. We grouped the Commercial and Industrial properties outside of Bainbridge Township together when developing trend factors since these are mostly smaller commercial or industrial businesses in a rural environment with similar economic factors. These were grouped together because they share similar economic factors with the construction types and sizes of these properties being very uniform. These areas also have minimal new construction. We have adjusted building

factors within Commercial 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 Dubois County is in row crop. An exception to that is the city of Jasper. While there is very minimal row crop in the city of Jasper there is also very minimal undeveloped land. However, there were two valid vacant land sales in the County. With only two valid land sales, there was a lack of market information to have a separate commercial and industrial vacant study of its own. For this reason we did group the Commercial / Industrial Improved and Vacant sales into only two groupings, one for Bainbridge Township and the other for outside of Bainbridge Township.

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	010-Madison Township	Two parcels created a 20%, or \$890,200, increase. Parcel #19-06-19-104-216.000-016 and 19-05-24-100-005.016 – both went from vacant to improve due to New Construction.
Commercial Vacant	005-Ferdinand Township	Three Parcels created a 27%, or \$229,500, increase in Ferdinand. 19-15-28-302-202.001-008 and 19-15-28-302-231.001-008 were both new splits. 19-15-28-400-054.006-008 – land was converted from Agricultural to Primary Commercial Land.
	010-Madison Township	Three Parcels created an 18%, or \$56,600, increase in Madison. 19-05-24-100-005.007-016 – went from Agricultural to Commercial 19-06-20-302-110-002-016 – was updated to Utility 19-05-24-100-005.000-016 – went from Commercial vacant to Commercial Improved
Industrial Improved		
Industrial Vacant		
Residential Improved		
Residential Vacant	002-Boone Township	Six parcels created a 10%, or \$72,900, increase in Boone. Two parcels were changed from Agricultural to Residential creating \$28,900 in new residential vacant land value, those parcels are listed below. 19-06-07-300-024.001-003

19-04-27-100-005.005-003

Four parcels are new splits creating \$37,200 in new residential vacant land value, those parcels are listed below.

19-06-07-800-002.004-003

19-06-07-800-002.002-003

19-06-07-800-002.003-003

19-03-21-300-528.001-003

**005-Ferdinand
Township**

Twenty-three parcels created roughly a 14%, or \$600,900, increase in Ferdinand. Two parcels were changed from Agricultural to Residential created \$73,400 in new residential vacant land value, those parcels are listed below.

19-15-10-100-006.000-007

19-15-20-400-007.000-008

Sixteen parcels are new splits creating \$53,300 in new residential vacant land value, those parcels are listed below.

19-15-20-400-007.011-008

19-15-20-400-007.012-008

19-15-18-400-035.006-007

19-15-20-400-007.016-008

19-15-20-400-007.015-008

19-15-20-400-007.017-008

19-15-20-400-007.013-008

19-15-20-400-007.008-008

19-15-20-400-007.006-008

19-15-20-400-007.007-008

19-15-20-400-007.003-008

19-15-20-400-007.014-008

19-15-20-400-007.004-008

19-15-20-400-007.010-008

19-15-20-400-007.009-008

19-15-20-400-007.005-008

Five parcels went from Residential improved to vacant due to the improvements being removed; this added \$90,600 to the residential vacant land value.

19-15-28-203-328.000-008

19-15-18-400-039.000-007

19-15-28-203-301.000-008

19-15-18-400-036.000-007

19-15-18-400-034.000-007

**008-Jackson
Township**

The main reason for this 15%, or \$603,300, increase is that there were several splits that resulted in new parcels to the assessment roll. The below (18) parcels are new parcels that equate to approximately \$277,400 of the overall increase, or basically half of the increase that is occurring.

19-10-33-200-007.001-013
19-10-29-100-034.007-013
19-10-29-100-034.005-013
19-15-06-300-004.008-013
19-10-16-500-013.021-013
19-15-06-300-004.010-013
19-10-16-500-013.020-013
19-10-16-500-013.022-013
19-10-29-100-034.004-013
19-10-33-200-007.002-013
19-10-16-500-013.015-013
19-10-16-500-013.013-013
19-10-29-100-034.006-013
19-10-22-400-017.004-013
19-10-22-400-017.005-013
19-10-29-100-034.003-013
19-10-29-100-034.002-013
19-10-29-100-034.001-013

The remaining increase is attributed to neighborhood 339 which is a new neighborhood that was created.

Cyclical Reassessment

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

We reviewed within Bainbridge Township the taxing district of Jasper City, which you will see reflected in the workbook.

Was the land order completed for the current cyclical reassessment phase? If not, please explain when the land order is planned to be completed.

We plan to complete the land order in Phase 4 of the cyclical reassessment. However, we do review land rates and neighborhood delineation yearly while reviewing vacant land sales.

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 value and market activity within Dubois County. This coincides with an increased amount on new construction this year. With several new houses being built, that did result in several developer discounts being removed. We continue to value our built-as duplex properties with the income approach and were able to confirm the accuracy of that effort with several sales this year that overall was in line with the market. We applied factor adjustments and land rate adjustments where necessary to meet IAAO standards. Any areas that didn't 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.