

Narrative

General Information

County Name: Fountain

Person Performing Ratio Study: Cathi Gould, Tyler Technologies
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Sales Window (e.g. 1/1/20 to 12/31/20):

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

Residential Grouping – Townships have been grouped together based on their location and similarities. Group 2 – Davis, Fulton, Shawnee and Wabash, which are rural areas with no towns. Groups 3 – Jackson, and Richland, which have small, incorporated towns.

Residential Vacant has been grouped together.

Commercial and Industrial are grouped together.

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	Millcreek	2 parcels changed from ag and res
Commercial Vacant	Richland	2 parcels changed to com imp
	Troy	1 res parcel change to com vac
Industrial Improved	Cain	1 parcel removed a building

	Jackson	1 parcel added a new building
Industrial Vacant		
Residential Improved	Davis	Land rate increase, nbhd factor, and new construction
	Fulton	Land rate increase, nbhd factor increase, and new construction
	Jackson	Land rate increase, nbhd factor increase, and new construction
	Logan	Phase 3 review, homesite rate increase, and new construction
	Shawne	New construction and nbhd factor
	Troy	Phase 3 review, homesite rate increase, and new construction
	Wabash	New construction, nbhd factor and land rate increase
Residential Vacant	Davis	New parcel and excess acre rate increase
	Fulton	3 property class changes from ag to res imp
	Jackson	3 new parcels
	Logan	6 parcels changed from res imp and 1 new parcel
	Millcreek	Land rate increase
	Richland	1 new parcel and 3 changed from exempt
	Shawnee	Excess land rate increased from 6000 to 7000 4 new parcels
	Troy	2 parcels changed from res imp and 1 changed from exempt
	Van Buren	

Cyclical Reassessment

Logan and Troy townships were reviewed as part of the current phase of the cyclical reassessment.

Was the land order completed for the current cyclical reassessment phase? If not, please explain when the land order is planned to be completed. Land was reviewed in areas that vacant sales indicated needed a change. Land order will be completed during phase 4

Comments

A standardized effective age form has been utilized during each phase of review, building permit remodels, sales disclosure verification, and appeals. Effective age form is an excel spreadsheet that uses the major components that effect sales based on the percent of effect it contributes to sale price. The items that have the biggest impact on sales are new roof, windows, siding, kitchen remodels, bathroom remodels and HVAC units. During sales verification we look at other homes in the area for updated exterior features and make the necessary effective age adjustment to them.