

# Narrative

## General Information

County Name: Sullivan County

Person Performing Ratio Study: Michael Montgomery

Sales Window (e.g. 1/1/19 to 12/31/19): 1/1/19 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.

We reviewed and used every sale that was deemed valid for the two-year period January 1, 2019 – December 31, 2020. Not unlike virtually everywhere else, Sullivan County’s residential market has increased and continues to be a seller’s market and is reflected in the trending applied. We followed approved methods of reviewing parcels sold over the last two years to test for the necessity of time adjustments to the 2019 sales used. Given the limited number of occurrences of the same parcel selling in consecutive years of property sales in Sullivan County, we determined that no time adjustment was necessary.

## 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.

### Residential Improved

- **Hamilton Township** contains the county seat, the City of Sullivan. It contains the densest concentration of residential and commercial properties throughout the entire county.
- The northern portion of the county is predominantly mixed agricultural and rural residential. The townships in this area are all very similar in topography, location and use. For the purpose of this ratio study, we combined **Cass, Curry, Fairbanks and Jackson** townships.
- The southern portion of the county is also predominately agricultural and rural residential. The townships in this area are all very similar in topography, location and use. For the purpose of the ratio study, we combined **Gill, Haddon, Jefferson and Turman**.

### Residential Vacant

- With a limited number of sales for residential vacant, all sales countywide were grouped together.

### Commercial Improved

- Commercial sales were grouped together since they were a limited number of sale disclosures. 1 Valid sale

**\*\*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\*\***

**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.

<b>Property Type</b>	<b>Townships Impacted</b>	<b>Explanation</b>
Commercial Improved	Jackson Township	Improvements were moved from ComVac parcel 77-01-33-112-026.000-014 to ComImp parcel 77-01-33-112-025.000-014: +\$336,100
Commercial Vacant	Fairbanks Township  Jackson Township	Parcel 77-03-16-444-017.000-006 was a 499 use; imps removed and reclassified as 400; +\$1400  Improvements were moved to ComImp parcel 77-01-33-112-025.000-014 from ComVac parcel 77-01-33-112-026.000-014; -\$301,200
Industrial Improved		
Industrial Vacant		
Residential Improved		
Residential Vacant		

## **Cyclical Reassessment**

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

The **residential, agricultural, exempt** and **utility** review was conducted in Cass, Curry and Gill townships. New construction, change finder and other parcel corrections were made throughout the county and were included as part of the cyclical review.

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

No; the previous reassessment's land order was completed 3 years ago utilizing a land value to building value ratio because of a lack of sales. With no clear evidence to generate a land order, we will wait until Phase 4 of this 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.