



Sherri L. Bentley, AAS
Montgomery County Assessor

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Barry Wood
Director Assessment Division
Department of Local Government Finance
Indiana Government Center North
100 North Senate Ave. N1058 (B)
Indianapolis, IN 46204

Dear Barry:

We have completed the 2016 ratio study for Montgomery County's annual adjustment. We reviewed and used every sale that was deemed valid for the two year period January 1, 2014 – December 31, 2015. The market in Montgomery County is static, but stable; of the sales that are occurring, outside of family and forced sales, they 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 time adjustments to the 2014 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 Montgomery County, we determined that no time adjustment was necessary.

Residential Vacant and Improved

Given the limited number of vacant sales, we resorted to utilizing the land valuation to building valuation ratio methodology to verify the accuracy of the land values. The land values for improved residential parcels are consistently within 16%-22% with the median at 18%. No factor was applied to the land values. New neighborhoods have been created for new subdivisions, row-type dwellings and mobile home parks and factors applied when necessary to bring the neighborhoods within IAAO standards. Foreclosed sales have been reviewed by neighborhood to determine if that was the normal market for the area.

For improved residential parcels, we concluded the following: Union Twp had an adequate number of sales and could stand on its own; Brown Twp, Ripley Twp, Clark Twp, Scott Twp and Walnut Twp were combined based upon location and similarity of

economic characteristics; Coal Creek Twp, Franklin Twp, Madison Twp, Sugar Creek and Wayne Twp were combined based upon location and similarity of economic factors.

Commercial and Industrial Vacant and Improved

The majority of Commercial and Industrial parcels are in one township and a very low level of sale activity is taking place. Because of the lack of sales for Commercial and Industrial properties, we combined all the sales for trending and to perform a countywide ratio study. The extrapolation method and the land value to building value ratio were used to verify that the land was reasonable for the market. No adjustment was made to the land and no trending was performed on the improved Commercial and Industrial properties.

Large Percent Change Areas

In an effort to address questions that you may have regarding areas and classes of properties that increased or decreased greater than 10%, I am proactively including explanations with this narrative. Below are areas that met this criteria:

<u>TWP</u>	<u>Class</u>	<u>Prior Yr AV</u>	<u>Current Yr AV</u>	<u>Percent Change</u>
Clark Twp	Com Imp	\$4,538,800	\$5,117,400	(12.75%)
54-16-27-400-013.001-017 new construction; 54-16-18-332-003.011-009 split; 54-16-18-331-053.000-009 new construction				
Ripley Twp	Com Imp	\$797,200	\$943,000	(18.19%)
54-12-22-200-005.000-018 new construction				

Summary

All residential neighborhoods were reviewed and trending factors were applied accordingly.

We have included an explanation of sales that were originally submitted as valid and later deemed invalid.

If you have any questions, please contact me.

Respectfully,


Sherri L. Bentley, AAS
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