

Narrative

General Information

County Name: Scott

Person Performing Ratio Study: Aaron Shelhamer

Contact Information: aaron.shelhamer@tylertech.com

Vendor Name (If Applicable): Tyler Technologies

Additional Contacts (For purposes of the ratio study): Diana Cozart Scott County Assessor

Sales Window (e.g. 1/1/20 to 12/31/21): 1/1/2020 to 12/31/21

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. **Time adjustments were not applied as the 2020 sales still represented the current market and a lack of paired sales to determine time adjustments.**

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.

Commercial Improved:

We grouped Commercial and Industrial properties together (this includes the Commercial Vacant and Industrial Vacant). The construction types and sizes for the Commercial and Industrial properties are very similar, so these two categories were grouped together when we were developing trending factors. They are grouped that way on the ratio study as well.

Residential Vacant:

The residential vacant sales that are occurring are mostly in residential/agricultural areas and have similar sales activity. These areas have similar desirability and economic factors. Only slight differences in sales prices are occurring within these areas.

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. **PCC=Property Class Change**

Property Type	Townships Impacted	Explanation
Commercial Improved	Lexington Twp	New Constr. & PCC 72-05-26-400-039.005-005 New Constr. 72-05-23-300-013.000-005 Data Change 72-06-34-330-018.000-005
Commercial Vacant	Johnson	5 Parcels had Property Class Changes Undeveloped Land Rate Change
Industrial Improved	Johnson Twp	Data Correction/Land Rate 72-02-11-300-026.001-004 Data Correction/Land Rate 72-02-11-300-027.000-004
Industrial Vacant		
Residential Improved	<p>Finley Township</p> <p>Jennings Township</p> <p>Johnson Twp.</p> <p>Lexington Township</p>	<p>38 Parcels PCC Change, Approx. 30 New Constuction Parcels, Cost Table Updates</p> <p>40 Parcels PCC Change, Approx. 47 Parcels New Construction, 2 Neighborhoods Trending Factor Changes, Cost Table Updates</p> <p>14 Parcelsl PCC, Approx. 49 Parcels New Construction, 1 Neighborhood Trending Factor Changes, Cost Table Updates</p> <p>83 Parcels PCC Change, Appox. 104 Parcels New Construction,2 Neighborhoods Trending Factor Changes, Cost Table Updates</p>

	Vienna Township	122 Parcels PCC Change, Approx. 60 Parcels New Constuction, Cost Table Updates, 15 Trending Factor Changes
Residential Vacant	Finley Township	69 Parcels PCC Undev. Land Rate Adjustment (Countywide) 2 Parcels Dev. Dis Count Removed.
	Jennings Township	10 Parcels PCC Change, Undev. Land Rate Adj(Countywide) 4 Parcels Dev Disc. Removed
	Lexington Township	19 Parcels PCC Change, Undev. Land Rate Adj. (Countywide) 2 Parcels Dev. Discount Removed
	Vienna Township	26 Parcels PCC Change Undev. Land Rate Adj. (Countywide),13 Parcels DevDisc Removed
	Johnson Twp,	27 Parcels had Property Class Changes, Undeveloped Land Rate Change. (Countywide)

Cyclical Reassessment

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

Remainder of Lexington and Johnson Townships

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 was completed during phase 4 of the cyclical reassessment.

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.

There were not any commercial or industrial unimproved valid land sales since most land available for sale in Scott County is in row crop.

Overall, we noticed an increase in value and market activity within Scott County. This coincides with an increased amount of new construction this year. Several new homes were built in 2021 which required removal of developer discounts; this showed a large value increase.

Most major property class groups had increases in value this year. This was due to the following factors', cost table updates, trending factor changes, res land rate changes, ag rate changes, larger than normal new construction counts.

We use an effective age calculator to determine effective ages if changes are needed.

Almost all neighborhoods that had a representative number of sales fell within acceptable range and if they did not, we applied a factor to get them 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. Please contact me if you have any questions.