

# Narrative

## General Information

County Name: Dearborn

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): Megan Acra Dearborn County Assessor

Sales Window (e.g. 1/1/19 to 12/31/20): 1/1/2019 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. **Time adjustments were not applied as the 2019 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.

### **Residential Improved:**

**Caesar Creek and Clay townships were grouped together.**

**These townships are all rural/residential areas that adjoin each other and have similar location appeal. These areas have similar desirability and economic factors. Only slight differences in sales prices are occurring within these areas.**

### **Commercial Improved:**

**We grouped Commercial and Industrial properties together. 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**

<b>Property Type</b>	<b>Townships Impacted</b>	<b>Explanation</b>
Commercial Improved	Kelso Twp.  Manchester Twp.  York Twp.	New Construction: 15-02-11-400-057.001-011 New Construction: 15-02-23-100-006.002-010  PCC: 15-05-17-400-013.000-019  PCC: 15-06-19-200-017.000-024
Commercial Vacant	Kelso Twp.  Sparta Twp.  Washington Twp.	New Split: 15-02-11-300-081.001-011 New Split: 15-02-11-300-081.002-011 New Split: 15-02-11-300-081.003-011  PCC: 15-09-10-102-002.000-022  PCC: 15-11-09-100-007.001-023 PCC: 15-11-11-100-046.000-023 PCC: 15-11-11-200-042.000-023
Industrial Improved		
Industrial Vacant	Center Twp.	PCC: 15-07-28-200-009.000-003 PCC: 15-07-28-200-010.000-003
Residential Improved		
Residential Vacant	York Twp.	PCC: 15-05-03-200-060.000-024 PCC: 15-05-03-200-070.000-024 PCC: 15-05-12-400-021.002-024 PCC: 15-06-19-400-054.000-024

## Cyclical Reassessment

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

CENTER TOWNSHIP  
LAWRENCEBURG TOWNSHIP  
SPARTA TOWNSHIP  
WASHINGTON TOWNSHIP  
YORK TOWNSHIP  
HOGAN TOWNSHIP  
MANCHESTER TOWNSHIP

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 is created for each cyclical reassessment phase.

## 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 industrial or commercial unimproved valid land sales since most land available for sale in Dearborn County is in row crop.

Overall, we noticed an increase in value and market activity within Dearborn County. This coincides with an increased amount of new construction this year.

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.