

2020 Narrative

General Information

County Name: Fountain

Person Performing Ratio Study: Cathi Gould

Contact Information: Cathi Gould, 317-402-7262, cathi.gould@tylertech.com

Vendor Name: Tyler Technologies

Additional Contacts:

Sales Window: Sales that occurred between 1-1-2019 and 12-31-19 were used to complete the 2020 ratio study.

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, Millcreek, and Richland, which have small incorporated towns.

Residential Vacant has been grouped together

Commercial and Industrial are grouped together

AV Increases/Decreases

In the space below, 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.

Commercial Improved –

Davis only has 1 commercial improved parcel and it had new building added

Commercial Vacant –

Troy – vacant land parcel changed from exempt to commercial.

Van Buren – property class change from commercial improved to vacant

Industrial Improved – N/A

Industrial Vacant – N/A

Residential Improved –

Jackson – new construction, property class changes to residential and neighborhood factors resulted in more than 10% increase

Van Buren – new construction, property class changes to residential and neighborhood factors resulted in more than 10% increase

Residential Vacant –

Davis – property class change from residential improved to vacant

Fulton – 4 parcels had property class changes to vacant

Shawnee – 7 parcels had property class changes to vacant

Troy – 5 parcels had property class changes to vacant

Wabash – 3 parcels had property class changes to vacant

Cyclical Reassessment

Districts reviewed during phase 2 were; Davis, Fulton, Troy, Covington

Land order will be completed during phase 4.

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.