

Narrative

General Information

County Name: Pulaski County

Person Performing Ratio Study: Michael Ryan

Sales Window (e.g. 1/1/19 to 12/31/19): 1/1/2019 to 12/31/2020

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.

There was no time adjustment for the 2019 sales used in the study. There was not enough paired sales or enough data to determine a time adjustment.

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.

One grouping were made for the **Com Imp tab**, the groupings are as follows; East Grouping (Tippecanoe Twp, Van Buren Twp)

Two groupings were made for the **Res Vac tab**, the groupings are as follows; South Grouping (Indian Creek Twp, Jefferson Twp), North (Cass Twp, Franklin Twp).

Two groupings were made for the **Res Imp tab**, the groupings are as follows; South Grouping (Indian Creek Twp, Beaver Twp) and Central Grouping (Franklin Twp, Jefferson Twp)

The groupings not only created due to the lack of sales, but also due to the similarities that exist. The townships in each group have similar land values, property types such as the amount of agricultural and rural residential properties. These groupings allow the townships to be trended accurately and not stay stagnate it with an ever-changing market.

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.

Property Type	Townships Impacted	Explanation
Commercial Improved	Salem	New Construction – a new dollar general store was added to parcel 66-15-04-332-020.000-014, this caused the 11% increase for the group.
Commercial Vacant	N/A	
Industrial Improved	Franklin Rich Grove Tippecanoe	New Construction - 2 parcels (same owner) had a new building added, creating an over 200% increase in AV. Added 40 x 60 Grain Bin added to parcel 66-03-12-200-018.000-012, created the increase of 27% for this grouping. Parcel 66-01-29-200-028.000-015 had a property class change, 480 to 345, this caused the group to have a large increase in value.
Industrial Vacant	Harrison Salem Van Buren White Post	Zero parcels in this property class prior to current year, now one parcel exists (moved from Commercial to Industrial). 66-15-09-341-004.000-014 was put in the correct neighborhood with a higher land rate, this caused the 12% increase for this grouping. Parcel 66-09-25-100-025.001-017 was created in current year and did not exist in the prior year, this created the almost 300% increase for this grouping. Parcel 66-13-04-246-008.000-019 was an improved parcel, the improvement were removed and the parcel is now vacant, this caused the value decrease of 51% for this grouping.
Residential Improved	Indian Creek	An improved parcel had the improvements removed and is not vacant. This caused a 10% value change in this group. New construction -new addition (30x76x9) added to property, parcel 66-03-09-400-01.000-012.

	Rich Grove Van Buren	Parcel 66-09-05-200-027.000-017 was an improved parcel, the improvement were removed and the parcel is now vacant, this caused the value decrease of 11% for this grouping.
Residential Vacant	Jefferson Rich Grove	Two parcels are responsible for the bulk of the 41% increase for this grouping. Parcel 66-06-27-400-020.003-009 is new for the current year and land influence was removed on parcel 66-06-01-400-009.001-008. 10 parcels were changed from AG to Res, this caused the 12% increase in this group.

Cyclical Reassessment

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

All the parcels in Rich Grove and Harrison townships were reviewed part of phase 3 along with the parcels in tax district 015 in Tippecanoe Township. The parcels in tax district 016 in Tippecanoe Township will be reviewed in 2022.

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 for this cycle was completed for 19 pay 20. The land order was signed by the PTABOA president and Assessor (Secretary of PTABOA) and sent to the DLGF.

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.