

# Narrative

## General Information

County Name: **FRANKLIN**

Person Performing Ratio Study: **Bradley Berkemeier, Nexus Group**

Sales Window (e.g. 1/1/20 to 12/31/20): **1/1/20 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. **N/A**

## 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.

**Brookville Township and Ray Township were each grouped separately. Both are the most urban townships in Franklin County. Brookville Township includes the county seat (Brookville), while Ray Township includes the incorporated towns of Batesville and Oldenburg and enjoys particular proximity to Interstate 74 that makes it unique in market from other Franklin County townships. The remaining rural townships were grouped together, resulting in an East and a West grouping. The East grouping includes Fairfield, Bath, Springfield, Highland, and Whitewater Townships, while the West grouping is comprised of Posey, Laurel, Blooming Grove, Salt Creek, Metamora, and Butler Townships. The East grouping was based upon proximity to more populated areas just across the state line, such as Cincinnati and Hamilton, Ohio. The West grouping was based on the rural nature of these townships and improvement similarities in the area.**

## 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.

<b>Property Type</b>	<b>Townships Impacted</b>	<b>Explanation</b>
Commercial Improved	<b>NONE</b>	
Commercial Vacant	<b>NONE</b>	

Industrial Improved	NONE	
Industrial Vacant	NONE	
Residential Improved	NONE	
Residential Vacant	NONE	

**Cyclical Reassessment**

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

**Fairfield Township  
Whitewater Township  
Salt Creek 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.

**No, land order was not completed for the current cyclical reassessment phase. However, the land order is prepared now and is planned to be submitted to PTABOA at their next meeting.**

**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.

**Franklin County implemented the depreciation change to base year 2021, and no location cost multiplier change was indicated from the Department of Local Government Finance. Further, a preliminary ratio study was then conducted for improved residential properties at the township level. This study dictated which property classes required further analysis, stratification, reassessment, or calculation of a new neighborhood factor.**

**There were not enough residential vacant (Res Vac) land sales within any grouping to perform any ratio studies. Note that in the EAST grouping, there were a total of six “valid” Res Vac land sales. However, two of the six sales were in platted subdivisions in Whitewater Township, a suburban setting of Cincinnati, Ohio, while the remaining four sales were in rural township settings. Because of these comparative differences, further stratification of the vacant land sales data was necessary and appropriate, but it left insufficient data (less than five valid sales per stratum) with which to conduct any ratio studies.**