

Narrative

General Information

County Name: **ORANGE**

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Sales Window (e.g. 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.

Residential Improved the number of 2020 sales was sufficient to provide an adequate sample for each sales pool.

Residential Vacant the sales window was expanded to include sales from January 1, 2017 through December 31, 2020. Due to the lack of year over year sales and other market data there was no time adjustment applied to pre-2020 sales.

Commercial Improved the sales window was expanded to January 1, 2017 through December 31, 2020 for sales in French Lick and Paoli, the sales window was further expanded to include 2016 sales in the other townships. There was not sufficient market data to establish a time adjustment to pre-2020 sales.

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 sales from Northeast, Northwest, Orangeville, Southeast and Stampers Creek Townships have been combined into one grouping. These townships are each away from the incorporated areas of French Lick, Orleans, Paoli and West Baden. The topography and terrain is the same in each of these townships with rolling, heavily wooded hills and valleys. These are very sparsely populated areas with scattered farms and houses which include a high concentration of Amish farms. The real estate market is relatively inactive in these areas. Demand for homes in these areas is similar with comparable homes selling in the same price ranges.

Residential Vacant Sales have been combined into two groupings. French Lick and Jackson Townships comprise the first group. These townships are adjacent, all in the same school district

and make up the western third of the county. Vacant sales are influenced by proximity to French Lick, West Baden and Patoka Lake. Vacant sales in this area are primarily for recreational type properties with many out of county buyers. All 3 townships are heavily wooded and rolling with little variance between townships. Sites would have similar appeal to buyers in each of the three townships. (* Vacant sales from Northwest Township would fall within this grouping, however no usable sales from this Township were available for the current sales window.)

The second grouping of residential vacant parcels is comprised of Greenfield, Orleans, and Paoli Townships. The terrain is similar to the western third of the county but there is a higher percentage of agricultural properties here. These townships make up the Orleans and Paoli school districts. Buyers in these areas tend to be more local buyers than non-resident buyers. (* Vacant sales from Northeast, Orangeville, Southeast and Stammers Creek Townships would fall within this grouping, however, no usable vacant sales from this Township were available for the current sales window).

Commercial Improved sales from French Lick and Paoli Townships have their own sales studies and are far more active commercial sales areas than the remainder of the county. Sales from the smaller townships have been **combined with Orleans Township** in a third sales study. Prices and demand for commercial properties in the outlying areas is more similar to Orleans Township.

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	Jackson Township (+13.67%)	There are only 6 parcels in this category. Parcel 59-13-11-200-031.000-005 was remodeled and changed during Phase 3. This accounted for the bulk of the increase in assessment of this group.
Commercial Vacant	Jackson Township (+ 12.20%)	There is only 1 parcel in this group, 59-13-11-200-031.001-005. The land was raised during Phase 3 after the addition of a leased land improvement.
Industrial Improved		
Industrial Vacant		

Residential Improved	Jackson Township (+11.1%)	The increase is due to two factors. The first being a substantial increase to the neighborhood/ trending factor in 9501-005 neighborhood (From 1.05 to 1.14) This was the largest factor change of any neighborhood for 2021. The second factor was the amount of new construction and changes made to properties during Phase 3. The increased trending factor was in part due to higher demand for properties near Patoka Lake including sales to out of area buyers.
Residential Vacant		

Cyclical Reassessment

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

Phase 3 included review of parcels in Greenfield, Jackson and Southeast 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 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.

Neighborhood anomaly – While most of Orange County is quite similar in the types of homes throughout, there is one area within the county with far more variance. Greenfield Township has neighborhood 9403-004 which is made up solely of “Wildwood Lake”. This is a rural recreational and hunting development with approximately 500 lots. Some of the lots are occupied year round but many are for weekend or seasonal use. Most of the property owners are from out of the county and there tends to be a fairly large number of lots that sell each year. Some of the sales are open market sales but many are private sales without market exposure. There is no consistent pattern to sales in this area. Adjacent lots with similar amenities and

topography may easily sell with variances of 50 to 200% in prices. Because of the abnormal sales patterns, many sales each year are excluded from the ratio study.