

Procedures for Annual Adjustments Carroll County

Residential

- Step 1: The Residential land values were trended by sales of vacant land within the neighborhood. Sales were used of vacant parcels as well as improved parcels that were vacant at the time of sale. During the trending process, land adjustments were made in conjunction with the improvement trending factors. Due to lack of sales, all residential land was grouped in one group (L1)
- Step 2: After the land factors were established, those values were added to the current improvement values and compared to the improved sale prices. A separate trending factor was then applied to the dwelling of the property to raise or lower the values to an acceptable median level. If there were no sales in the neighborhood, then consideration was given to homes for sale in the neighborhood or the neighborhood was trended using similar neighborhoods or a township trending factor. In Adams, Carrollton, Madison, Rock Creek and Washington Townships there were not at least 5 sales in any one township, therefore we used 2010 sales. To keep consistent with last year's request from the DLGF, these townships were also grouped together (R1). All other townships included 2011 – 2012 sales. The sales were time adjusted by 2% annual.
- Step 3: The newly established trending factors were applied to all properties within that neighborhood and a sales ratio study and abstract were ran to verify the changes.

Commercial / Industrial

- Step 1: The C/I land values were trended by sales of vacant land within the neighborhood. Sales were used of vacant parcels as well as improved parcels that were vacant at the time of sale. Due to lack of sales, the counties vacant properties were reviewed by the county wide strata. Values were adjusted using trending factors; there were only 2 vacant sales available for the ratio study – so land values were adjusted with the same factor as improved parcels.
- The land values for rural commercial and industrial properties were trended with the same factor applied to the residential land.
- Step 2: After the land factors were established, those values were added to the current improvement values and compared to the improved sale prices. A separate trending factor was then applied to the improvements of the property to raise or lower the values to an acceptable median level. If there were no sales in the neighborhood, then consideration was given for sales of an earlier time period in the neighborhood or the neighborhood was trended as similar neighborhoods. Due to the size of the county, the commercial and Industrial properties were looked at from the county wide strata, and all trending factors adjusted evenly throughout the county. Sales were used from 2011 through 2012 and were time adjusted by -1% annual. We also reviewed including 2010 sales - and found that although 6 additional sales would be found, no change was found in the ratio statistics.
- Step 3: The newly established trending factors were applied to all properties within that neighborhood and a sales ratio study and abstract were ran to verify the changes.

The sales were time adjusted by 2% annual, which was established by using paired sales analysis.