

Summary of Dearborn County 2013 Annual Adjustment Methodology

Method

The sales comparison method using local market data was used to adjust the assessments in Dearborn County for 2013. The annually adjusted values used in the 2013 ratio study were developed based on updated land values, updated cost schedules and any changes in parcel characteristics discovered during 2012 / 2013 new construction field activities. The sales used for the 2013 annual adjustments were from March 2, 2011 to March 1, 2013. Additional years were added when there were an insufficient number of sales in a particular property class. The land base rates and neighborhood factors were examined in each neighborhood and property class. Neighborhoods with an insufficient number of sales were compared to significantly similar neighborhoods. The criteria for comparison were geographic location, similarity of land size and improvement type and age, and any other factors deemed relevant. Comparisons were also made between adjoining neighborhoods and townships to insure the continuity of land base rates and neighborhood factors.

Industrial Improved Properties:

Sales for improved industrial properties were expanded to include valid transactions occurring from January 1, 2010 to March 1, 2013. Only one valid improved industrial sale occurred in Dearborn County during that period. No time adjustment to the sale price was deemed necessary. It was combined with the improved commercial properties for further analysis.

Commercial Properties:

Sales for improved commercial properties were expanded to include valid transactions occurring from January 1, 2010 to March 1, 2013. Data were combined from all commercial property sales to evaluate those areas where there were insufficient sales. No time adjustments to the sale prices were deemed necessary.

Commercial and Industrial Land:

Due to very low market activity, sales for commercial and industrial land have been combined and the years have been expanded to include all valid transactions occurring from January 1, 2009 to March 1, 2013.

Residential Properties:

VACANT: Sales for vacant residential properties include all valid transactions occurring from January 1, 2011 to March 1, 2013. There were an insufficient number of sales to allow a credible analysis of any individual township. No time adjustments to the sale prices were deemed necessary.

IMPROVED: Sales for improved residential properties included all valid transactions occurring from January 1, 2011 to March 1, 2013. It was necessary to group Clay and Hogan, Jackson and Washington, Sparta, York and Caesar Creek Townships in order to enhance the statistical reliability of the study.

NOTE: The additional tab “Invalid Sales” was added to indicate the sales that were invalidated as a result of closer examination during the ratio study process.