

Dekalb County Assessor
Sheila Stonebraker

June 6, 2012

An Overview of Dekalb County's 2012 Annual Trending

The following steps were taken to conduct the 2012 annual trending in Dekalb County:

Sales Overview:

While sales in Dekalb County are down over the last few years, sufficient sales data was available for most property classification; the exception being Vacant Commercial and Vacant Industrial sales. In those two areas additional sales data was pulled from the 1/1/2008 through 12/29/2009 time frame with an adjustment of 2% downward per year, to the assessment date. That adjustment is reflected in the "Adjusted Sale Price" in the study. An additional Excel sheet has been sent along with the study indicating sales which were VALID in the sales data base, but have been excluded for various reasons. If the department has any questions regarding any sale removed from the study please ask. A short reason has been included, but a more in-depth explanation can be submitted.

Land Values:

As required in the General Reassessment, new land values were established in July, 2011 and been implemented since that time. The new agricultural land rate has also been implemented.

Market Adjustment Factors (Residential):

Residential factors were derived from both sales and construction cost updates. At times similar neighborhoods were compared to attempt to have a uniform change in areas where homes are similar. As a result of the updated cost tables every improved residential property was affected in some manner. The newly updated cost tables did not produce a uniform adjustment for all properties. Several properties decreased in value, with several properties also increasing in value. As a result of these changes, newly created factors were implemented. Depending on the property type, the incurred sales, market factors experienced all three scenarios (increased, decreased, no change). The change is not constant throughout the entire county.

Cost Table Updates (Commercial):

New commercial and industrial cost table updates were the starting point for updating commercial and industrial improvement values. The depreciation year was also changed. Dekalb has experienced little turnover of both commercial and industrial property. So in addition to the cost table changes, property classes were reviewed and market areas were created to have similar property types change uniformly.