Narrative

General Information

County Name: **Starke County**

Person Performing Ratio Study: John Viveiros

Sales Window: (e.g. 1/1/18 to 12/31/19):

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.
A 4.7% per year time adjustment was used. See attached file '**Starke_Time_Adjustment_2020**' for details.

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.

Please note that groupings made for the sole purpose of combining due to a lack of sales with no similarities will not be accepted by the Department

For Residential Vacant sales, the following townships were grouped together for the reasons noted:

CALIFORNIA and NORTH BEND TOWNSHIP RESIDENTIAL VACANT SALES were grouped together (as **CalNB**). Reason: These two townships are adjoining and consist of predominantly Residential parcels with similar market characteristics including all of the Bass Lake Area which straddles the border of these townships.

DAVIS and OREGON TOWNSHIP RESIDENTIAL VACANT SALES were grouped together (as **DavOre**). Reason: These two townships are primarily agricultural, with the exception of the Town of Hamlet and the Koontz Lake Area. The Town of Hamlet straddles the border of these townships. Together these two townships comprise the entirety of the Oregon-Davis School District. (note: there are no valid vacant sales in Davis Township for 2018 or 2019.)

RAILROAD, JACKSON and WAYNE TOWNSHIP RESIDENTIAL VACANT SALES were grouped together (as **RRJacWay**). Reason: These three townships are completely contained within the North Judson-San Pierre school district and exhibit similar economic characteristics.

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		
Commercial Vacant		
Industrial Improved	Oregon	>10% Increase due to 40,907 square foot building addition on parcel 75-03-20-300-061.200-009
Industrial Vacant	Davis	>10% Decrease due to parcel 75-02-24-402-017.100-016 which was combined to an improved Commercial parcel.
Residential Improved		
Residential Vacant		

Cyclical Reassessment

Please explain in the space below which townships were reviewed as part of the current phase of the cyclical reassessment.
The 2020 cyclical reassessment included the majority of California (81.1%) and North Bend (55.8%) Townships; a portion of Center Township (33.4%); and smaller portions of Oregon (3.5%), Washington (3.4%) and Wayne (2.6%) 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.
Land Order was completed last year (for the 2019pay2020 reassessment).

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.

Included with files we are submitting this year is a five-tab workbook '**Starke_Effective_Age_SOP**' which explains the *weighted depreciation method* which we are now using to determine effective age. The fifth tab of the workbook is a template which abstracts the entire method down to a formula that automatically calculates the Effective Year Built when all five of the contingent variables are entered into the appropriate cells.

FOR 2020, market activity indicated the need for certain minor neighborhood re-delineations which were made as follows: In Neighborhood 405 ALL parcels in Binkley's 1st Addition & Lart Howards Sunrise Addition were moved to neighborhood 406 and repriced by the acreage (homesite) method and the pre-existing -40% location influence was removed. Only parcels in South Brook Sub (Phase I & II) & Sunnyside Estates remain in Neighborhood 405. Parcels in Patterson Estates 1st & 2nd Additions were moved from neighborhood 111 to 110.

Sales in which significant physical changes occurred between the date of sale and the assessment date were typically considered not valid for that reason. However, a few such sales have been utilized in this Ratio Study in cases where the changes can be <u>very</u> <u>simply</u> accounted for. (i.e., the value of newly built outbuilding can be subtracted from the improvement value of a parcel to reflect the status of the parcel at the time of sale.) Sales for which these types of adjustments occurred include yellow shaded cells in to indicate where the Land Value, Building Value and/or the Property Class differ from the current workbook data in order to reflect the status of the parcel at the time of the sale.

All parcels in Washington Township section 33 were reassessed for both 2019 & 2020 because of an adjustment to the cyclical reassessment plan which would have otherwise resulted in a five-year gap between the reassessment of these parcels.

Our initial ratio study submission consists of these six files:

1) **Starke_Sales_Reconciliation 02_12_2020**

2) **Starke_Narrative_2020** (this 4-page narrative)

3) **Starke_RATIO_STUDY_2020.xlsx** is the sales ratio study formatted per instructions from the DLGF.

4) **Starke_WORKBOOK_2020.xlsx** is the workbook showing the valuation of all parcels.

5) **Starke_Time_Adjustment_2020.xlsx** explains our time adjustment methodology.

6) **Starke_Effective_Age_SOP.xlsx** explains our effective age SOP.

John Viveiros, Accurate Assessments Inc.