

Procedures for Annual Adjustments Clinton 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. Due to the number of sales, we combined the land sales for the county.

We note that the PRD is 1.042 but with the lack of sales this could not be helped.

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. With the change requiring five sales per strata, most of the townships were trended by township, not by neighborhood.

We note that the median and PRD for Sugar Creek township is outside of the IAAO standards. However with the low number of sales that we had in Forest, Johnson and Sugar Creek Townships – we trended these townships together and show in the ratio study as grouping #2. This grouping is located at the bottom of the Res-improved tab.

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 the number of sales we combined the land sales for the county. With still not enough sales the values were reviewed in conjunction with improved parcels. Values were adjusted using trending factors; there were no base rates changed.

The land values for rural commercial and industrial properties were trended with the same factor applied to the residential land.

Step 3: 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. Due to lack of sales, all commercial and industrial properties throughout the county were reviewed together.

For income producing properties, income data sheets were mailed out and GRM's or capitalization of income was used to assist in determining the values.

Step 4: 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.

Due to the number of sales in Clinton County, it was necessary to open the window of sales used. We used sales from 01/01/2009 through 03/01/2011. The sales were time adjusted by 1% annual, which was established by using paired sales analysis.