

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 analyzed during the reassessment and a new land order was developed. This land order was built using vacant sales as well as abstracted or allocated land values from improved sales. These values were not trended and the base rates were updated in the system. Due to lack of sales, the vacant sales throughout the county were grouped for one stratum (L1).

Step 2: After the land values 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. Due to the change in cost tables – not only were sales looked at but consideration was also given to % of change from 2011 to 2012. The older homes again seemed to see the increases while newer homes although increasing in cost – did not increase as much.

Due to lack of sales in some of our townships, we grouped Forest, Johnson, Sugar Creek and Warren Townships (R1) for trending and sales ratio purposes.

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. A new land order was established for the reassessment. Those land values had no additional trending factors applied. There is only one vacant sale in our ratio study.

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 values 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 01/01/2010 through 03/01/2012. The sales were time adjusted by -1% annual, which was established by using paired sales analysis.