

Summary of Dearborn County 2014 Annual Adjustment Methodology

Method

The sales comparison method using local market data was used to adjust the assessments in Dearborn County for 2014. The annually adjusted values used in the 2014 ratio study were developed based on updated land values, and any changes in parcel characteristics discovered during 2013 / 2014 new construction field activities. The sales used for the 2014 annual adjustments were from March 2, 2012 to March 1, 2014. 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.

Commercial Industrial Improved Properties:

Sales for improved industrial properties were expanded to include valid transactions occurring from March 2, 2010 to March 1, 2014. There were only 2 valid improved industrial sales that occurred in Dearborn County during that period. No time adjustment to the sale price was deemed necessary. They were combined with the improved commercial properties for further analysis.

Commercial Properties:

Sales for improved commercial properties were expanded to include valid transactions occurring from March 2, 2010 to March 1, 2014. 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 March 2, 2010 to March 1, 2014. No time adjustments to the sale prices were deemed necessary.

Residential Properties:

VACANT: Sales for vacant residential properties include all valid transactions occurring from March 2, 2012 to March 1, 2014. Sales in townships were combined where an insufficient number of sales would not allow a credible analysis of any individual township. No time adjustments to the sale prices in this property class were deemed necessary.

IMPROVED: Sales for improved residential properties included all valid transactions occurring from March 2, 2012 to March 1, 2014. It was necessary to group townships in order to enhance the statistical reliability of the study. No time adjustments to the sale prices in this property class were deemed necessary.