

Summary of Dearborn County 2015 Annual Adjustment Methodology

Method

The sales comparison method using local market data was used to adjust the assessments in Dearborn County for 2015. The annually adjusted values used in the 2014 ratio study were developed based on updated land values, updated cost schedules Phase I Cyclical Reassessment and any changes in parcel characteristics discovered during 2014 / 2015 new construction field review activities. The sales used for the 2015 annual adjustments were from March 2, 2013 to March 1, 2015. 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.

Due to the lack of adequate paired sales or re-sales data, a reliable indication of overall market movement in Dearborn County, solely as a function of time, cannot be reasonably supported. Therefore, no time adjustment has been applied to any class.

Industrial Improved Properties:

Sales for improved industrial properties were expanded to include valid transactions occurring from March 2, 2012 to March 1, 2015. Only one valid improved industrial sale occurred in Dearborn County during that period. It was 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, 2012 to March 1, 2015. Data were combined from all commercial property sales to evaluate those areas where there were insufficient sales.

Commercial and Industrial Land:

Due to very low market activity, sales for commercial and industrial land have been expanded to include all valid transactions occurring from March 2, 2012 to March 1, 2015. Only 4 valid commercial land sales and no industrial land sales took place during the expanded time horizon. As a result the vacant commercial land sales have been combined with the improved commercial and industrial properties for analysis.

Residential Properties:

VACANT: Sales for vacant residential properties include all valid transactions occurring from March 2, 2013 to March 1, 2015. There were an insufficient number of sales to allow a credible analysis of any individual township.

IMPROVED: Sales for improved residential properties included all valid transactions occurring from March 2, 2013 to March 1, 2015. Similar townships were grouped in order to enhance the statistical reliability of the study.

NOTES:

The additional tab "Sales Reconciliation" provides an explanation of all sales identified in the "DEARBORN Sales Reconciliation 03-27-2015.xlsx" file received on 4/2/2015.