An Overview of Franklin County's 2012 Annual Trending
July 18, 2012

The following steps were taken to conduct the 2012 annual trending in Franklin County:

Step 1: Re-Delineation of Neighborhoods

The vast majority of neighborhoods in Franklin County were completely re-examined and, where necessary, re-delineated for annual trending in 2006. Additional re-delineation of some neighborhoods has occurred each year thereafter as further analysis indicated such action was appropriate.

Step 2: Calculation of New Land Values**

As required in the General Reassessment, new land values were established in July, 2011 and have been implemented since that time. No other changes have been made to the land order since that time. The new agricultural land rate has also been implemented. Nexus Group established the July 2011 land order for Franklin County in this manner: First, over time (since 2006) annual adjustments were applied to both land and improvements. As such, historical sales data has accumulated and the land rates that were in place for Franklin were both current to market value and the starting place for the land order. Secondly, since there were no usable vacant residential sales in Franklin County, a review of the improved sales (in terms of a land-building ratio) was completed and land rates were adjusted if needed. Finally, all land rates were compiled and the land order was finalized.

Step 3: Calculation of New Residential Factors & Residential Studies**

Franklin County implemented the new cost tables from the Department of Local Government Finance. Further, a preliminary ratio study was then conducted for improved residential properties at the township level. This study dictated which property classes required further analysis, stratification, reassessment or calculation of a new neighborhood factor. In some instances, especially in rural areas of Franklin County, the preliminary ratio study indicated that assessments were both accurate and uniform. In other neighborhoods, further review was required.

Step 4: Updated Commercial & Industrial Improvement Values**

Franklin County implemented the new cost tables from the Department of Local Government Finance.

****Please note that the period of time from which sales were used for this ratio study was from 1/1/2010 to 2/29/2012. Every attempt was made to ensure a representative sample for each property class. However, given the very low sales activity for improved and vacant industrial property in Franklin County, even going back to 2006, no additional sales data was yielded.**