

Summary of Switzerland County 2013 Annual Adjustment Methodology

Method

The sales comparison method using local market data was used to adjust the assessments in Switzerland County for 2013. The annually adjusted values used in the 2013 ratio study were developed based on updated land values, updated cost schedules and any changes in parcel characteristics discovered during 2012 / 2013 new construction field activities. The sales used for the 2013 annual adjustments were from March 2, 2011 to March 1, 2013. Additional years were added when there were an insufficient number of sales in a particular property class. Land base rates and neighborhood factors were examined in each neighborhood and property class.

Industrial Improved Properties:

Sales for improved industrial properties were expanded to include valid transactions occurring from March 2, 2010 to March 1, 2013. There were no valid industrial sales during this expanded sales horizon.

Commercial Properties:

Sales for improved commercial properties were expanded to include valid transactions occurring from March 2, 2010 to March 1, 2013. There were 8 valid sales whose data were combined for analysis. The Price Related Differential indicates an out of tolerance condition. Due to the low sales sample size, the Spearman Rank Test was performed showing no significant vertical inequity. No time adjustments to the sale prices were deemed necessary.

Commercial and Industrial Land:

Sales included in the analysis for vacant commercial and industrial properties were from March 2, 2011 to March 1, 2013. There were no valid individual sales for vacant commercial and industrial properties during this time period. The only sale was part of the multi-parcel transaction identified by SDFID number C78-2012-1813. 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, 2011 to March 1, 2013. There were an insufficient number of sales to allow for a credible analysis of any individual township. Even though the Price Related Differential is within statistical tolerance, due to the low sales sample size, the Spearman Rank Test was performed showing no significant vertical inequity. No time adjustments to the sale prices were deemed necessary.

IMPROVED: Sales for improved residential properties included all valid transactions occurring from March 2, 2011 to March 1, 2013. It was necessary to group Craig, Pleasant and York Townships in order to enhance the statistical reliability of the study. No time adjustments to the sale prices were deemed necessary.

NOTE: The additional tab “Invalid Sales” was added to indicate the sales that were invalidated as a result of closer examination during the ratio study process.