

Washington County Trending 2008

Overview

Washington County is mainly a rural farming community that is located in the southern central portion of the State. There is little industry in the County. The majority of the commercial property is concentrated in the Town of Salem.

Each ratio study is contained on a worksheet in the enclosed Excel spreadsheet. The tabs are self explanatory. The tab marked "Summary" lists the results of the study on a Township basis. There are separate tabs for each of the 7 property classes to be reviewed – residential vacant, residential improved, commercial vacant, commercial improved, industrial vacant, industrial improved and agriculture. All spreadsheets contain the thirteen entries required by 50 IAC 14-5-3 as well as the Median, COD and PRD.

In order to have an adequate amount of sales for a meaningful and reflective analysis, 2005 sales were included in the ratio study. A 2.00% per year (applied by month) time adjustment was applied to all of the 2005 sales.

Residential Improved and Vacant Analysis

Due to the limited number of residential vacant sales Brown, Gibson, Jefferson, Monroe and Vernon Townships were combined as was Howard and Madison. These Townships were grouped together by being geographically and economically comparable and were assessed accordingly. The remainder of the Townships was evaluated on an individual basis.

All of the townships had sufficient residential improved sales to be evaluated on an individual basis.

The ratio study for the residential improved and vacant sales shows that all Townships meet the State requirements for the Median, COD and PRD.

Commercial Improved and Vacant Analysis

There were no valid commercial vacant sales that occurred in the time span for this ratio study. Since there were no vacant commercial sales a analysis of the commercial land was completed to verify that in all cases the commercial land value was equal to or greater than a corresponding residential land value.

Due to the limited number of valid sales in any given township and the fact that the county is fairly consistent, the townships were grouped together for the commercial improved ratio studies.

The commercial improved sales Median, COD and PRD fall within the State requirements on a countywide basis.

Industrial Improved and Vacant Analysis

There were no valid industrial vacant or improved sales that occurred in the time span for this ratio study. There are only 13 vacant industrial parcels and 22 improved industrial parcels throughout the entire County.

Since there were no vacant industrial sales an analysis of the industrial land was completed and in all cases the industrial land value was equal to or greater than a corresponding residential land value.

Since there were no valid industrial improved sales that occurred within the timeframe of this ratio study an alternative method was used.

As indicated by the rule “If assessing officials determine that there are insufficient sales of commercial or industrial property in a township or county to determine an annual adjustment factor, the county shall use one (1) or more of the following to derive annual adjustment factors or modify the values of commercial and industrial property . . .” Since there were no sales, Marshall and Swift cost analysis was used. Using the Comparative Cost Multipliers from the Indianapolis area along with the 3 building classes most predominate in the county from Marshall and Swift, a cost factor of 1.047 was calculated. This factor was the increase from January 1, 2006 to January 1, 2007. The factor was then applied to all of the industrial building improvements in the county. An additional year of depreciation was applied to these buildings. The total previous building values were then compared to an updated building value based on the Marshall and Swift factor resulting in the annual adjustment factor of 1.014. An annual adjustment factor of 1.01 will be applied to all the improvements of industrial properties. (See calculation on the industrial improved tab on the ratio study)

Agricultural Vacant Ground Analysis

Assessment to Assessment Study

28 agricultural parcels were randomly selected from various townships within the County. These parcels were sorted by soil ID and soil type. The productivity factor of each entry was then multiplied by \$1,200 (Agriculture ground base rate set by State) and then multiplied by the entry acreage. This amount was then divided by the acreage amount to produce a per acre price.