

An Overview of Blackford County's 2016 Annual Trending March 28, 2016

Step 1: Re-Delineation of Neighborhoods

The vast majority of neighborhoods in Blackford County were completely re-examined and, where necessary, re-delineated for annual trending in 2016. This portion of trending included all property classes.

Step 2: Calculation of New Land Values

New land values were calculated for 2016 and in only limited circumstances did sales warrant new land values for 2016. For residential property, small adjustments may have been made based on sales, but the market adjustment factor was the primary means of updating residential property values. For commercial and industrial properties, land values generally stayed consistent between January 1, 2015 and January 1, 2016. Some market areas or some use types warranted influence factors; these factors were reviewed and adjusted accordingly.

Step 3: Calculation of New Residential Factors & Residential Studies

All neighborhoods had factors recalculated. This was due to any cost table updates, the depreciation date being changed and local cost multiplier updates.

Step 4: Updated Commercial & Industrial Improvement Values

The depreciation date and the local cost multiplier for this year's trending of commercial and industrial improvements were updated. Certain class codes in certain neighborhoods and/or townships did need adjusting. Market areas were created in these neighborhoods with a corresponding factor to the improvement.

Due to Cyclical Reassessment parcels were reassessed. Parcels that were reassessed for 2016 are noted in the Reassessed column of the workbook. Properties were examined via site visits as well as aerials along with property photos. Changes were made accordingly.

Sales from the Sales Reconciliation file provided by the DLGF were used in the study. The sales period provided in the file was from January 1, 2014 to January 1, 2016. Even with this expanded time frame there were not enough sales in the extended sales time frame to be able to perform a study for Vacant Commercial, Vacant Industrial, and Vacant Residential.

For the Industrial Improved portion of the study, there were not enough sales in Licking Township to perform a study. A consolidated study was not able to be done due to lack of valid sales.

For the Industrial Vacant portion of the study, there were not enough sales in any township to perform a study. A consolidated study was not able to be done due to lack of valid sales.

For the Commercial Improved portion of the study, there were enough sales in Licking Township to perform a study. A study was not able to be done for any other Townships due to lack of valid sales.

For the Commercial Vacant portion of the study, there were not enough sales in any township to perform a study. A consolidated study was not able to be done due to lack of valid sales.

For the Residential Vacant portion of the study, there were not enough sales in Licking Township to perform a study. A consolidated study was not able to be done due to lack of valid sales.

Trending for Washington Twp Improved Residential resulted to recalculation of the Home site value. Influence factors were also recalculated and applied. Stratification of properties was also done based on grade, condition and effective age.

There was not enough information obtained to indicate that there was a significant change in the market values in the last year so no time adjustments were needed. This was confirmed with <http://www.bestplaces.net/county/indiana/blackford> "Home appreciation the last year has been 0.00 percent."

Due to Parcel combinations, there are 122 fewer parcels in this year's workbook than there were in 2015.