

An Overview of Clark County's 2008 Annual Trending November, 2008

The following steps were taken to conduct the 2008 annual trending in Clark County:

Step 1: Calculation of New Land Values

New land values were calculated county wide using a combination of last year's values and 2006 and 2007 sales. Residential land values saw a small adjustment, but the overall assessment value of residential properties was updated due to the market adjustment factor. Commercial and industrial land values experienced both increases and decreases from last year's rates. Overall, land rates predominately remained unchanged for both residential and commercial/industrial properties. For statistical analysis of the unimproved residential classes, the townships of Bethlehem and Washington were combined together for statistical analysis. Both of these townships experienced only 2 sales each. Both townships reside in the same school corporation and are the most comparable of all of the townships.

For statistical analysis of the unimproved commercial and industrial classes, all townships were grouped together due to only 12 sales county wide between the two classifications. The unimproved industrial class had only 1 sale county wide (Jeffersonville Township). Only Jeffersonville Township has greater than 25 unimproved Industrial parcels. The townships of Bethlehem, Carr, Monroe, Owen, Union, Washington and Wood all have less than 25 unimproved commercial parcels.

Step 2: Calculation of New Residential Factors & Residential Studies

Per 50 IAC 14, a preliminary ratio study was conducted for vacant and improved residential properties at the township level. The study indicated property classes that needed further analysis, which included reassigning parcels to new class codes or stratifying neighborhoods. After final analysis was completed on parcels new neighborhood factors were assigned. Overall, very little changed occurred in values for residential property within all townships.

Bethlehem Township was combined with Washington Township for statistical analysis, due to only having 2 improved residential sales in the township. These two townships reside in the same school corporation and are the most comparable of all of the townships.

Step 3: Updated Commercial & Industrial Improvement Values

New commercial and industrial cost table updates were the starting point for updating commercial and industrial improvement values. The county also changed the year of depreciation from 2006 to 2007. The Nexus Group Construction Cost Index (NCCIsm) was used to update these cost tables. These detailed construction cost models have been constructed by Nexus Group and applied uniformly by property class based on specific usage, wall type and other characteristics.

Due to the lack of sales information and the limited number of parcels within the townships, all townships with the exception of Jeffersonville were grouped together for statistical analysis. Outside of Jeffersonville, five (5) townships have an improved commercial parcel count of less than 25 parcels. There were only two (2) improved industrial sales county wide (Silver Creek), thus the findings from the improved commercial analysis was reported for this classification. Only the township of Jeffersonville has greater than 25 improved industrial parcels.

Step 4: Property Class Code Correction

The parcels for the entire county were reviewed based on class code assignment. Upon review, it was seen that several parcels were being assigned to the wrong class code. This was especially evident for parcels that were assigned to a vacant class code but were improved properties and vice versa.