

Vicky Kent-Haire
CLARK COUNTY ASSESSOR
501 E. Court Ave., Room 111
Jeffersonville, IN 47130
812-285-6228

August 10, 2012

An Overview of Clark County's 2012 Annual Trending

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

General Overview:

Overall the Clark County market remains low. Home sales are occurring, however there is little to no consistency in occurring sales trends. Foreclosures and short sales are predominate in certain areas, while other areas are experiencing sales that have small losses and some small gains. Overall I would rate the trend as being soft at best. With the exception of a few housing additions that continue to grow, new construction is very limited within the county. As a result, vacant land sales are almost non-existent. The exception being a planned neighborhood development area. In these areas, developers are transferring properties to other developers/builders. For the entire trending process sales from 1/1/2010 through 2/28/2012 were used. There was no time adjustment of any sales, due to the inconsistency in sales prices throughout the county. Selling prices were related more to the individual properties and locations as opposed to time.

The newly revised cost tables provided by the state were implemented for all residential and commercial/industrial properties. Every residential neighborhood was analyzed. Sales were the primary base for any market factor changes. Additional information such as appealed properties and the net result of the cost table updates was also taken into consideration.

Commercial and Industrial cost tables were also implemented and property classes were factored accordingly.

Land Values:

As required in the General Reassessment, new land values were established in July, 2011 and been implemented since that time. The new agricultural land rate has also been implemented. Minor revisions to the previously established land values were warranted in just a few neighborhoods.

Market Adjustment Factors (Residential):

Clark County has approximately 490 residential neighborhoods defined. As a result of the updated cost tables every improved residential property was affected in some manner. The combination of the cost table changes along with sales information resulted in neighborhood factors being adjusted downward. As stated above, Clark County sales are on the flat to low side. Although the percentage of change is not constant throughout the entire county.

Cost Table Updates (Commercial/Industrial):

New commercial and industrial cost table updates were the starting point for updating commercial and industrial improvement values. The depreciation year was also changed. Only the townships of Jeffersonville and Silver Creek had any real commercial improved activity. There were only a total of 5 sales outside of these two areas. Wood township had one (1) sale and it was combined with SilverCreek. The townships of Utica, Charlestown and Oregon had a collective total of four (4) sales. These were combined with Jeffersonville. Groupings were based upon taxing districts assigned to the same school corporation. The townships of Bethlehem, Carr, Oregon, Owen, and Union have less than 25 improved commercial properties . Only the townships of Jeffersonville and Silver Creek have greater than 25 improved industrial properties. The entire county was grouped together for the statistical analysis. Additionally, sales from 2009 also had to be used in this groups study so that the analysis would have at least five (5) sales. In addition to the cost table changes, property classes were reviewed and factored according to values more appropriate for Clark County.

Use of Sales information

Clark County is committed to utilizing as many valid sales as possible. As stated above, sales from January 1, 2010 through February 28, 2012 were used. Where applicable multiple parcel sales were also used. There are a total of 2165, of which 42 are multiple parcel sales used collectively throughout the study. There were zero (0) vacant industrial sales within the county. Only the township of Jeffersonville has more than twenty-five (25) vacant industrial properties. For reporting purposes, the vacant commercial analysis is being reported for this township. All townships were grouped together for the commercial vacant study. Only the townships of Charlestown, Jeffersonville, Oregon, and Silver Creek have greater than twenty-five (25) parcels assigned to this class.

I have identified 261 sales that had originally been marked as being valid were trimmed for a wide variety of reasons. These sales are in a separate file submitted along with the ratio study and this narrative. Fifty-three (53) of these trimmed sales were cut due to the property re-selling again at a later date. Another seventy (70) parcels were trimmed as they should have never been marked valid. These seventy (70) sales were deemed invalid due to containing AG land, duplicates, zero price, developer to developer or another form of relationship. Approximately another sixty-five (65) parcels were trimmed due to being outliers, significant change or the improvements were not reflective of the market (i.e dilapidated buildings, garages, etc.). Clark County is committed to using as many sales as possible during the trending process and has taken steps to ensure that the sales used provides the most accurate information relating to the housing and commercial/industrial market within the county. An additional file is also being submitted indicating those sales that were originally marked invalid but deemed warranted for use in the study.