

Summary of Floyd County 2017 Annual Adjustment Methodology

Method

The sales comparison method using local market data was used to adjust assessed values in Floyd County for 2017. The annually adjusted values used in the 2017 ratio study were developed based on updated Location Cost Multipliers, updated application of physical depreciation and any changes in parcel characteristics discovered during the 2018 Cyclical Reassessment Phase III review and new construction field activities. The sales used for the annual adjustments were from January 1, 2015 to December 31, 2016.

Land base rates and neighborhood factors were examined in each neighborhood and property class. Neighborhoods with an insufficient number of sales were compared to significantly similar neighborhoods. The criteria for comparison were geographic location, similarity of land size and improvement type and age, and any other factors deemed relevant. Comparisons were also made between adjoining neighborhoods and townships to insure the continuity of land base rates and neighborhood factors.

Due to the lack of adequate paired sales or re-sales data, a reliable indication of overall market movement in Floyd County, solely as a function of time, cannot be reasonably supported. Therefore, no time adjustment has been applied to any property class.

The additional tab "Sales Reconciliation" provides an explanation of all sales identified in the "*Floyd Sales Reconciliation 02-06-2017.xlsx*."

Industrial Improved Properties:

Sales for improved industrial properties were expanded to include valid transactions occurring from January 1, 2014 to December 31, 2016. There were 5 valid improved industrial sale during this expanded sales horizon. They were combined with the improved and vacant commercial property sales, as well as, the vacant industrial property sales for analysis.

Commercial Improved Properties:

Sales for improved commercial properties were expanded to include valid transactions occurring from January 1, 2014 to December 31, 2016. There were 49 valid sales countywide whose data were combined for analysis.

Commercial and Industrial Land:

Sales included in the analysis for vacant commercial and industrial properties were expanded to include valid transactions occurring from January 1, 2014 to December 31, 2016. There was 1 valid industrial vacant sale and 6 commercial vacant sales during this time period. They were combined with the improved commercial and industrial properties sales for analysis.

Residential Properties:

VACANT: Sales for vacant residential properties include all valid transactions occurring from January 1, 2015 to December 31, 2016. There were an insufficient number of sales to allow for a credible analysis of any individual township except for New Albany with 58. All other townships were combined for analysis.

IMPROVED: Sales for improved residential properties included all valid transactions occurring from January 1, 2015 to December 31, 2016.