

## **Summary of Floyd County 2018 Annual Adjustment Methodology**

### **Method**

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

The 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 developed or applied to any property class.

For each of the study groups with less than 20 sales samples the Spearman Rank test was performed and resulted in no indication of vertical inequity.

### **Industrial Improved Properties:**

There were 2 valid industrial sales during the study period countywide.

### **Commercial Properties:**

There were 22 valid improved commercial sales during the study period countywide.

### **Commercial and Industrial Land:**

Because there were no valid industrial land sales and only 1 valid commercial sale it was added to the 24 improved properties for analysis.

### **Residential Properties:**

**VACANT:** There were 34 total valid vacant residential sales county wide. Twenty two were combined for analysis. Due to the limited number of valid sales in townships other than New Albany, it was necessary to group similar townships to enhance the statistical reliability of the study. This grouping conforms to reasonable mass appraisal judgement, adhere to general criteria for market stratification such as physical and economic similarities and are consistent with previous year's analysis. Townships Franklin, Georgetown, Greenville and Lafayette are primarily rural whereas New Albany is the most densely populated.

**IMPROVED:** There were 1,273 total valid improved residential sales county wide.