

An Overview of the Jasper County 2018 pay 2019 Annual Adjustment February 26, 2018

The county contracted with Nexus Group, Inc. to perform all aspects of the annual adjustment process. The same contractor has been used since 2006 pay 2007 for such services in this county. The following activities occurred in the various townships in regards to the annual adjustment process in Jasper County for 2018 pay 2019:

County-wide

All valid sales occurring between 1/1/2017 and 12/31/2017 are included in the study. Valid sales from 2016 were also added, and no time adjustments were deemed necessary. Each class is broken down below.

Property class specific comments

Industrial Vacant:

Sales activity was non-existent in this class, no sales occurred between 1/1/2016 and 12/31/2017.

Industrial Improved:

Sales activity was very limited in this class, only four sales occurred between 1/1/2016 and 12/31/2017.

Commercial Vacant:

Sales activity was very limited in this class. Only two sales occurred between 1/1/2016 and 12/31/2017.

Commercial Improved

Sales activity was somewhat limited in this class. Wheatfield sales were combined to the Keener study, and the Newton sale was combined to the Marion study. Barkley, Gillam, Hanging Grove, Jordan, Kankakee, Milroy, Union and Walker had no sales that occurred between 1/1/2016 and 12/31/2017, therefore, no study could be produced for these areas.

Residential Vacant

Sales activity was somewhat limited in this class in the rural areas. Gillam, Hanging Grove, Newton and Union were combined into one study, and Carpenter was combined into the Marion study. Barkley, Jordan, Kankakee and Milroy had no sales occurring between 1/1/2016 and 12/31/2017, therefore no study could be produced for these areas.

Residential Improved

Milroy only had one sale, and that was combined to the Hanging Grove study. All other townships had at least five sales to support their own study.

