

An Overview of the Jasper County 2012 pay 2013 Annual Adjustment June 2012

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 2012 pay 2013:

County-wide

With the reassessment activities, townships and neighborhoods have been field reviewed as well as data entered into the 2012 database. The cost tables were updated, as well as the County location multiplier. Of course, this leads to individual parcel characteristic changes (corrections) that are different than the average or median parcel change. This is to be expected as part of the General Reassessment and a critical component of the process toward achieving measurably better assessments. All valid sales occurring between 3/2/2010 and 3/1/2012 are included in the study.

Property class specific comments

Industrial Vacant:

Sales activity was very limited in this class. Only one sale was found between 2009 and 3/1/12.

Industrial Improved:

Sales activity was very limited in this class. Only one sale was found between 2009 and 3/1/12.

Commercial Vacant:

Sales activity was very limited in this class. Only three sales were found.

Commercial Improved

Sales activity was limited in this class. Sales combined countywide as a result.

Residential Vacant

Marion combined with Keener TWP due to low sales counts. Carpenter, Milroy, Union and Wheatfield TWPs were also combined due to low sales counts.

Residential Improved

Barkley Township combined with Union due to low sales counts. Gillam, Jordan, Milroy & Hanging Grove were also combined due to low sales counts.