

Jay County Overview 2016

Overview

Jay County is a rural farming community with a small number of industrial properties located mainly in the city of Portland. The commercial properties are scattered throughout the small towns in the County, with the majority being located in the city of Portland.

Each ratio study is contained on a worksheet in the enclosed Excel spreadsheet. The tabs are self-explanatory. The tab marked “Summary” lists the results of the study on a township basis. There are separate tabs for each of the 6 property classes to be reviewed – residential vacant, residential improved, commercial vacant, commercial improved, industrial vacant and industrial improved. A formatted tab and a multi-parcel tab is also included per the DLGF request. All spreadsheets contain the thirteen entries required by 50 IAC 27-5-3 as well as the Median, COD and PRD. There is a “Sales Reconciliation” tab that includes a list of the sales that were marked valid in the sales file but were omitted from the study and why.

In order to have enough sales for a meaningful analysis, 2013 and 2014 sales were included in the ratio study. A 1.00% per year (applied by month) time adjustment was applied to the 2013 and 2014 sales.

Residential Improved and Vacant Analysis

There has been very little new construction in Jay County over the last few years resulting in no residential vacant sales.

The residential improved sales were of sufficient quantity to evaluate Wayne Township individually. The remaining townships were combined together into 2 groups by location. The first group includes Bearcreek, Greene, Jackson, Knox, Penn and Wabash Townships. The second group contains the remaining 5 Townships of Jefferson, Madison, Noble, Pike and Richland. These two groups are geographically as well as economically very similar.

The ratio study for the residential improved and vacant sales shows that all Townships meet the State requirements for the Median, COD and PRD.

Commercial Improved and Vacant Analysis

Due to the limited number of valid sales in any given township and the fact that the county is fairly consistent, the townships were grouped together for the commercial vacant and improved ratio studies. There were no commercial vacant sales. Therefore an analysis of the commercial land was completed and in all cases this land value was equal to or greater than the corresponding residential neighborhoods.

The Commercial Improved sales Median, COD and PRD fall with the state requirements on a countywide basis.

Industrial Improved and Vacant Analysis

There were no industrial vacant sales. Therefore an analysis of the industrial land was completed to ensure that in all cases the industrial land value was equal to or greater than a corresponding residential land value.

There were no valid industrial improved sales occurring in the timeframe. MLS listings, income information and appraisals gathered through the appeal process were evaluated to ensure an accurate assessment of the industrial improved parcels. The obsolescence was also reviewed on each property.