

An Overview of Jefferson County's 2009 Annual Trending May, 2009

The following steps were taken to conduct the 2009 annual trending in Jefferson County:

Step 1: Calculation of New Land Values

New land values were calculated county wide using a combination of last year's values and 2007 and 2008 sales. Land rates for the county for the majority of the parcels remained at last year's rates. Various market areas or use types warranted influence factors; these properties were reviewed and had factors applied to them accordingly. The analysis showed that very few neighborhoods warranted a change in the base rate.

Step 2: Calculation of New Residential Factors & Residential Studies

Per 50 IAC 14, a preliminary ratio study was conducted for vacant and improved residential properties at the township level. The study indicated property classes that needed further analysis, which included reassigning parcels to new class codes or stratifying neighborhoods. After the ratio study analysis was completed on parcel, an analysis on sold vs. unsold properties at the neighborhood level was conducted to determine the relationship between the two.

Step 3: Analysis of Residential Sold versus Unsold Properties

A study was performed to determine if sold properties changed at the same rate as those properties that had not sold. The study was performed at both a township and a neighborhood level due to the fact that some areas are unique and must be treated separately from the rest of the township.