

Summary of Jefferson County 2015 Annual Adjustment Methodology

Method

The sales comparison method using local market data was used to adjust the assessments in Jackson County for 2015. The annually adjusted values used in the 2015 ratio study were developed based on revised cost schedules, market sales transactions and any changes in parcel characteristics discovered during Phase I Reassessment and 2014 / 2015 new construction field activities. The sales used for the 2015 annual adjustments were from March 2, 2013 to March 1, 2015. Additional years were added when there were an insufficient number of sales in a particular property class. 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 Jefferson County, solely as a function of time, cannot be reasonably supported. Therefore, no time adjustment has been applied to any property class.

The additional tab "Sales Reconciliation" provides an explanation of all sales identified in the "*Jefferson Sales Reconciliation 04-07-2015.xlsx* file."

Industrial Improved:

Sales for improved industrial properties were expanded to include valid transactions occurring from March 2, 2012 to March 1, 2015. There were no valid industrial sales during this expanded sales horizon.

Industrial Vacant:

Sales included in the analysis for vacant industrial properties were expanded to include valid transactions occurring from March 2, 2012 to March 1, 2015. There were no valid individual sales for vacant industrial properties during this time period.

Commercial Improved:

Sales for improved commercial properties analysis were from March 2, 2013 to March 1, 2015. There were 43 valid sales from Madison Township, 3 from Hanover and 1 from Saluda whose data were combined for analysis.

Commercial Vacant:

There were 2 valid sales for vacant commercial properties during the time period of between March 2, 2013 and March 1, 2015. They were combined with the improved commercial properties for analysis.

Residential Improved:

Sales for improved residential properties included all valid transactions occurring from March 2, 2013 to March 1, 2015. It was necessary to group Lancaster, Graham, Saluda, Milton, Monroe, Smyrna, Shelby and Republican Townships in order to enhance the statistical reliability of the study.

Residential Vacant:

Sales for vacant residential properties include all valid transactions occurring from March 2, 2013 to March 1, 2015. A countywide analysis was performed because there were an insufficient number of sales to allow for a credible analysis of any individual township.