

An Overview of the LaGrange County 2018 pay 2019 Annual Adjustment March 6, 2018

All valid sales occurring between 1/1/2017 and 12/31/2017 are included in the study. The valid sales from 2016 were also added. Time adjustment were not deemed necessary for the 2016 sales. The following outlines what steps were taken to conduct the 2018 annual adjustments in LaGrange County.

Industrial Vacant:

Only one sale took place within this property class between 1/1/2016 and 12/31/2017. No study was able to be conducted for this property class.

Industrial Improved:

Sales were limited, with only two happening between 1/1/2016 and 12/31/2017. No study was able to be conducted for this property class.

Commercial Vacant:

Sales activity was limited with only six sales occurring in five different townships between 1/1/2016 and 12/31/2017. No study was able to be conducted for this property class.

Commercial Improved:

Due to lack of sales activity between 1/1/2016 and 12/31/2017 several of the rural area commercial properties were combined together in two different grouping based on location. Townships located in the southern and eastern portions of the LaGrange County were combined into a group labeled “South/East Commercial Group” because of the commonality among townships. Townships located in the central part of LaGrange County were combined into a group labeled “Central County Commercial Group” because of the commonality among townships.

Residential Vacant:

Due to lack of sales activity between 1/1/2016 and 12/31/2017 several of the vacant land sales were combined together with townships of commonality. The townships of Eden, Lima, Van Buren and Newbury are all on the east side of LaGrange County and put together in a group labeled “East County ResVac”. Bloomfield and neighboring township Clay, were put together in a group labeled “Central County ResVac”. The townships of Clearspring, Johnson, and Milford all had sufficient number of sales to support a study on their own. No valid sales occurred in Greenfield or Springfield townships in this property class.

Residential Improved:

All the individual townships in LaGrange County had a sufficient number of sales between 1/1/2016 and 12/31/2017 to support a study on their own.

