An Overview of Noble County's 2018 Annual Trending
March 1, 2019

The following steps were taken to conduct the 2019 annual trending in Noble County:

Step 1: Calculation of New Land Values**

Noble County has a newly elected Assessor, Ben Castle. Mr. Castle took office on January 2, 2019 and within a few weeks hired Nexus Group to work for his office. For all involved, the process of familiarizing ourselves with the assessments of Noble County properties is still ongoing; however, even though there were roughly 6 weeks between the addition of Nexus Group and the ratio study statutory due date, annual trending was completed. As a part of this process, land values were reviewed within the scope of available sales data. Land values were adjusted where it was appropriate.

Step 2: Calculation of New Residential Factors & Residential Studies**

Noble County implemented the depreciation change to base year 2019, and no location cost multiplier change was indicated from the Department of Local Government Finance. Further, a preliminary ratio study was then conducted for improved residential properties at the township level. This study dictated which property classes required further analysis, stratification, reassessment or calculation of a new market area factor. In some instances, especially in rural areas of Noble County, the preliminary ratio study indicated that assessments were both accurate and uniform. In other neighborhoods, further review was required.

Step 2: Updated Commercial & Industrial Improvement Values**

Noble County implemented the depreciation base year to 2019 per the Department of Local Government Finance.

**Please note that every attempt was made to ensure a representative sample for each property class. However, given the very low sales activity for vacant commercial and vacant industrial property in Noble County, insufficient usable sales data was yielded even when attempting to expand the sales window back to 2014 for calculating ratio study statistics.