

An Overview of Noble County's 2008 Annual Trending January 30, 2009

The following steps were taken to conduct the 2008 annual trending in Noble County:

Step 1: Re-Delineation of Neighborhoods

The vast majority of neighborhoods in Noble County were completely re-examined and, where necessary, re-delineated for annual trending in 2008. This would include the creation of new neighborhoods and the combination of neighborhoods as well. This portion of trending included all property classes. Some new neighborhoods were established for new construction and/or to establish more accurate assessments.

The town of Ligonier was examined and neighborhoods were re-delineated.

Step 2: Calculation of New Land Values

New land values were calculated for 2008 and in only limited circumstances did sales warrant new land values for 2008. For residential property, small adjustments may have been made based on sales, but the market adjustment factor was the primary means of updating residential property values. For commercial and industrial properties, land values generally stayed consistent between January 1, 2006 and January 1, 2007. Some market areas or some use types warranted influence factors; these factors were reviewed and adjusted accordingly.

Step 3: Calculation of New Residential Factors & Residential Studies

Per 50 IAC 14, a preliminary ratio study was conducted for vacant and improved residential at the township level. This study dictated which property classes required further analysis, stratification, reassessment or calculation of a new neighborhood 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. This resulted in the calculation of new neighborhood factors, grade and condition studies, and effective age studies, with a primary emphasis on non-sold properties.

With regard to rental homes, the county has assembled a detailed income and expense data base that has allowed for the calculation of market rents, expenses, capitalization rates, and gross rent multipliers. This database is the primary method of valuing all rental homes, and in some cases larger apartment complexes.

Condo units have been stratified based on size and locations and placed in market areas based on those characteristics. The Town of Ligonier was also stratified due to the diverse property types and placed in market areas corresponding to the characteristics of the property. New Market areas were created for mobile homes that were converted to stick built housing per the DLGF memo. The market areas are based on single or double wide and effective age of the improvement.

Step 4: Updated Commercial & Industrial Improvement Values

New commercial and industrial cost table updates were the starting point for updating commercial and industrial improvement values. The county also changed the year of depreciation from 1999 to 2007. The Nexus Group Construction Cost Index (NCCIsm) was used to update these cost tables. In addition to the small percentage changes across all use and wall types, some uses were re-examined as a whole (ex. golf courses, landfills, mobile home parks, etc.) often resulting in

sizeable percentage changes. Adjustments above and below this average were applied for specific use types where more detailed construction costs were available. These detailed construction cost models have been constructed by Nexus Group and applied uniformly by property class based on specific usage, wall type and other characteristics.

In addition to updating the cost tables, sales, income, and appraisal data was used to update commercial and industrial improvement values. In cases where these methods produced widely divergent values, the most appropriate valuation method was used for the specific property class. When comparable non-sold properties were identified and values from sales and/or income justified changes, the non-sold property was likewise adjusted. Income data collected from the field and through the appeals process was also used by property class or for specific, unique properties. In some specified cases where little or no comparable property existed within the township or county, this comparison process extended beyond the county borders so as to identify the most appropriate comparisons and valuations.

New market areas exist for fast food and convenience stores.

For residential improved properties, if the 2006 and 2007 valid sales did not provide an adequate sample size, sales from 2005 were also included. The townships this was needed in were the predominately rural townships of Elkhart, Green, Jefferson, and Noble. In Noble Township, only the last six months of sales from 2005 were needed to produce an adequate sample size.

For other areas of the ratio study sales from 2004 and 2005 were also included to increase the sample size where needed.

Further Comments:

When testing the median percentage changes of unsold properties to that of sold properties by township 13 of the 13 townships were within .98% of each other with most .21% within each other.