

An Overview of Noble County's 2010 Annual Trending June 2, 2010

The following steps were taken to conduct the 2010 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 2010.

Step 2: Calculation of New Land Values

New land values were calculated for 2010 and in only limited circumstances did sales warrant new land values for 2010. 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, 2007 and March 1, 2010. 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.

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.

Step 4: Updated Commercial & Industrial Improvement Values

Nexus Group 2008 cost tables were implemented in Noble County for 2010 trending. The depreciation date was also 2008. After examination of the preliminary ratio study it was determined that cost updates were not needed. Additionally, reassessment and other field work have potentially changed the value of individual parcels.

For improved residential property, in all most townships, it was determined to get an adequate sample size sales for 2008, 2009 and 2010 were used. In some townships 2007, 2006 and 2005 sales had to be used to get an adequate sample size. (Elkhart 2006, Jefferson, Noble, Washington, and York 2007)

Sales occurring outside of the prescribed time frame were time adjusted. The time adjustment is show at the top of each worksheet it was needed. The time adjustment factor used for Noble County was obtained from the Office of Federal Housing Enterprise Oversight (OFHEO). Since Albion is not one of the cities that is tracked by the OFHEO the adjustment for Kokomo was used as a comparable city.

For vacant residential to obtain an adequate sample size sales for 2010 to 2005 were used. This varied by township. Every attempt was made to limit the number of years used.

For Vacant Commercial sales for 2004 through 2010 were used.

For Improved Commercial sales for 2004 through 2010 were used to obtain adequate an sample size where necessary.

Sales from 2004 through 2010 were used to obtain a sample for Vacant Industrial properties.

Sales for 2006 through 2010 were used to obtain a sample for Improved Industrial.

A Market Areas were created for Property class 340 County Wide.

A Market Area was created for Property Class 429 in Wayne Township.

Multi-Parcels sales are noted with comments in their respective cells.

Where necessary comments were inserted in cells where special circumstances were present.