

An Revised Overview of Noble County's 2011 Annual Trending June 6, 2011

The following steps were taken to conduct the 2011 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 2011.

Step 2: Calculation of New Land Values

New land values were calculated for 2011 and in only limited circumstances did sales warrant new land values for 2011. 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, 2011. 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 2011 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 townships, Sales from 2008 to 2011 were used. Sales back to 2008 were not needed to obtain a valid sample size in some townships. However for "consistency" issues they were included.

***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 source:
<http://www.bestplaces.net/county/indiana/noble>.***

For vacant residential to obtain an adequate sample size sales for 2011 to 2010 were used. Since no township had 5 or more valid vacant land sales in this time period a consolidated study was performed on a countywide basis.

For Vacant Commercial sales for 2006 through 2011 were used.

For Improved Commercial to obtain an adequate sample size sales for 2011 to 2010 were used. Since no township had 5 or more valid vacant land sales in this time period a consolidated study was performed on a countywide basis.

Sales from 2006 through 2011 were used to obtain a sample for Vacant Industrial properties. This only produced 4 valid sales so a study could not be preformed.

Sales for 2006 through 2011 were used to obtain a sample for Improved Industrial.

Multi-Parcels sales are noted with comments.

Where necessary comments were inserted where special circumstances were present.