

An Overview of the Pulaski County 2018 pay 2019 Annual Adjustment February 23, 2018

The county contracted with Nexus Group, Inc. to perform all aspects of the annual adjustment process. The same contractor was used last year for such services in this county. The following activities occurred in the various townships in regards to the annual adjustment process in Pulaski County for 2018 pay 2019:

County-wide

All valid sales occurring between 1/1/2017 and 12/31/2017 are included in the study. Valid sales from 2016 were also added, and no time adjustments were deemed necessary. Each class is broken down below.

Property class specific comments

Industrial Vacant:

There was no sale activity in this property class between 1/1/2016 and 12/31/2017. No study was able to be conducted for this property class.

Industrial Improved:

Sale activity was very limited in this class, in which only one sale occurred between 1/1/2016 and 12/31/2017. No study was able to be conducted for this property class.

Commercial Vacant:

There was no sale activity in this property class between 1/1/2016 and 12/31/2017. No study was able to be conducted for this property class.

Commercial Improved

Sale activity was very limited in this class, in which 6 sales occurred countywide between 1/1/2016 and 12/31/2017. The sales could not be combined into one study due to the proximity/dissimilarity of the sold parcels. There were not enough sales within a township to conduct a study.

Residential Vacant

Sale activity was limited in this class, 8 sales occurred countywide between 1/1/2016 and 12/31/2017. The 8 sales are located in 5 different townships (Beaver, Indian Creek, Monroe, Tippecanoe and Rich Grove). Based on the diverse locations (rural, urban, older and newer) and pricing methods (front foot/per acre), no study was able to be conducted for this property class.

Residential Improved

The rural areas of Beaver, Cass and Jefferson are neighboring townships that were combined into one group, named "East" due to the lack of sales in those townships. All of the other townships had at least five sales to support their own study.