

An Overview of Rush County's 2018 Annual Trending February 28 2018

The following steps were taken to conduct the 2018 annual trending in Rush County:

Step 1: Re-Delineation of Neighborhoods

The vast majority of neighborhoods in Rush County were completely re-examined and, where necessary, re-delineated for annual trending in 2006. Additional re-delineation of some neighborhoods has occurred each year thereafter as further analysis indicated such action was appropriate.

Step 2: Calculation of New Land Values**

As required in the General Reassessment, new land values were established in July, 2011 and have been implemented since that time. No other changes have been made to the land order since that time, except where rate changes were warranted because of sales data.

Step 3: Calculation of New Residential Factors & Residential Studies**

Rush County implemented the depreciation change to base year 2018, 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 neighborhood factor. In some instances, especially in rural areas of Rush County, the preliminary ratio study indicated that assessments were both accurate and uniform. In other areas, further review was required. Rural Townships with very few sales were grouped together, resulting in a North and a South grouping. As a result, the North grouping comprises Center, Washington, Union, Jackson, and Posey Townships, while the South grouping is comprised of Walker, Orange, Anderson, Richland, and Noble Townships. The North grouping was arranged based upon proximity to more populated areas of Hancock and Henry counties as well as the I-70 corridor. The South grouping was based on the rural nature of these townships and improvement similarities in the area.

Step 4: Updated Commercial & Industrial Improvement Values**

Rush County depreciation base year was updated to 2018 per the Department of Local Government Finance.

****Please note that the period of time from which sales were used for this ratio study was from 1/1/2016 to 12/31/2017. Every attempt was made to ensure a representative sample for each property class. However, given the very low sales activity for vacant residential, all commercial property, and all industrial property in Rush County, sufficient usable sales data was not yielded even when attempting to expand the sales window to include sales prior to 2016. 2016 sales were used in the ratio study, but a need for time adjustment was not indicated from data analysis.**