

An Overview of Shelby County's 2016 Annual Trending

March 8, 2016

The following steps were taken to conduct the 2016 annual trending in Shelby County:

Step 1: Re-Delineation of Neighborhoods

The vast majority of neighborhoods in Shelby 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 in neighborhood where those residential and commercial neighborhoods warranted a rate change because of sales data.

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

Shelby County implemented the depreciation change to base year 2016, 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 Shelby County, the preliminary ratio study indicated that assessments were both accurate and uniform. In other neighborhoods, further review was required.

Step 4: Updated Commercial & Industrial Improvement Values**

Shelby County updated the depreciation base year to 2016 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 1/1/2014 to 12/31/2015. Every attempt was made to ensure a representative sample for each property class. However, given the very low sales activity for vacant residential property and all commercial and industrial property in Shelby County, sufficient usable sales data was not yielded even when attempting to expand the sales window back to 2011. 2014 sales were used in the ratio study, but a need for time adjustment was not indicated from data analysis.**