

Starke County Narrative

General Information

County Name: Starke

Person Performing Ratio Study: John Viveiros

Contact Information: jviveiros@co.starke.in.us 574-772-9166

Vendor Name (If Applicable): Accurate Assessments Inc.

Additional Contacts (For purposes of the ratio study):

msnowdon@co.starke.in.us 574-772-9108

Sales Window:

1/1/17 to 12/31/18 for all Residential and 1/1/16 to 12/31/18 for all Commercial and Industrial

If more than one year of sales were used, was a time adjustment applied? If no, please explain why not. If yes, please explain the method used to calculate the adjustment.

A time adjustment of 3.0% per year was derived from a Resale Analysis of 16 properties that had two valid sale prices occurring within the sales window. See the attached file **2019_Starke_Time_Adjustment.xlsx** for documentation including a complete sale date lookup table.

Groupings

In the space below, please provide a list of township and/or major class groupings (if any). Additionally, please provide information detailing how the townships and/or major classes are similar in market.

Residential Improved sales were not grouped.

Because of the relatively low number of Residential Vacant sales, the following townships were grouped together for the reasons noted:

CALIFORNIA, CENTER and NORTH BEND TOWNSHIP RESIDENTIAL VACANT SALES were grouped together (as **CalCenNB**). Reason: These three townships are adjoining and consist of predominantly Residential parcels including the City of Knox and the Bass Lake Area. They include almost all of the two southwesterly School Districts of Starke County (except for Washington Township which had enough sales to be considered separately and exhibited differing economic characteristics that have been accounted for in this year's updated land order).

DAVIS and OREGON TOWNSHIP RESIDENTIAL VACANT SALES were grouped together (as **DavOre**). Reason: These two townships are primarily agricultural, with the exception of the Town of Hamlet and the Koontz Lake Area. The Town of Hamlet straddles the border of these townships. Together these two townships comprise the entirety of the Oregon-Davis School District.

RAILROAD, JACKSON and WAYNE TOWNSHIP RESIDENTIAL VACANT SALES were grouped together (as **RRJacWay**). Reason: These three townships are completely contained within the North Judson-San Pierre school district and exhibit similar economic characteristics.

WASHINGTON TOWNSHIP RESIDENTIAL VACANT SALES were considered separately (as **Was**).

Because of the low number of Commercial Improved sales, we grouped all townships together (as **ComImp2**) except for Center Township which had more valid sales than all other townships combined and is considered separately (as **ComImp1**).

AV Increases/Decreases

If applicable, please list any townships within the major property classes that either increased or decreased by more than 10% in total AV from the previous year. Additionally, please provide a reason why this occurred.

Property Type	Townships Impacted	Explanation
Commercial Improved	none	
Commercial Vacant	none	
Industrial Improved	North Bend & Oregon	The 16.9% increase in North Bend Twp. is due mostly to a new warehouse addition on parcel 75-11-18-200-001.000-008. The 20.5% increase in Oregon Twp. is due mostly to a new industrial building on parcel 75-03-25-400-023.100-009. <i>Note: parcel 75-02-24-204-003-016 was combined with 75-02-24-204-011-016 which creates the false impression of a large value increase for Davis Twp. in this group.</i>
Industrial Vacant	none	<i>Note: A newly created industrial parcel split from a commercial parcel is now the only industrial vacant parcel in Davis Twp.</i>
Residential Improved	none	
Residential Vacant	none	

Cyclical Reassessment

Please explain in the space below which townships were reviewed as part of the current phase of the cyclical reassessment.

Most, but not all of Oregon & Washington, smaller parts of Davis, North Bend & Wayne Townships are included in this first year of the cycle. We have attached the file **2019_Starke_CYCLICAL_MAP.pdf** for illustration. These specific delineations were made to divide the county's parcels relatively proportionately by property class into 25% parts.

Was the land order completed for the current cyclical reassessment phase? If not, please explain when the land order is planned to be completed.

YES, Land Base Rates were updated.

Comments

In this space, please provide any additional information you would like to provide the Department in order to help facilitate the approval of the ratio study. Such items could be standard operating procedures for certain assessment practices (e.g. effective age changes), a timeline of changes made by the assessor's office, or any other information deemed pertinent.

In the Ratio Study all multi-parcel sales are indicated in **red text**.

Sales in which significant physical changes occurred between the date of sale and the assessment date were typically considered not valid for that reason. However, a few such sales have been utilized in this Ratio Study in cases where the changes can be very simply accounted for. (i.e., the value of newly built outbuilding can be subtracted from the improvement value of a parcel to reflect the status of the parcel at the time of sale.) Sales for which these types of adjustments occurred include **yellow shaded cells** in to indicate where the Land Value, Building Value and/or the Property Class differ from the current workbook data in order to reflect the status of the parcel at the time of the sale.

Note that for 2019 we completely redesigned our methodology for adjusting and depreciating manufactured homes. Because of this (and as reflected in the workbook), parcels with manufactured homes have value changes that are far more variable than parcels with stick-built homes. For example, a much greater percentage of manufactured home parcels (class 540-545) increased by 5% or more in value while, at the same time, a greater percentage also decreased in value as compared to parcels with stick-built homes (class 510-515).

Our initial ratio study submission consists of these six files:

- 1) **2019_Starke_Narrative** (this 4 page narrative)
- 2) **2019_Starke_RATIO_STUDY.xlsx** is the sales ratio study formatted per instructions from the DLGF.
- 3) **2019_Starke_WORKBOOK.xlsx** is the workbook showing the valuation of all parcels.
- 4) **2019_Starke_Time_Adjustment.xlsx** explains our time adjustment methodology.
- 5) **2019_Starke_Cyclical_Map.pdf**
- 6) **STARKE Sales Reconciliation 02-14-2019**

John Viveiros, Accurate Assessments Inc.