

STARKE COUNTY RATIO STUDY – 2012 pay 2013

The Ratio Study for 2012 pay 2013 was completed on May 25, 2012.

All classes of properties (excluding golf courses) were trended using the Sales Comparison Method. All single-parcel sales that were determined to be valid arms-length transactions occurring between 3/2/2010 and 3/1/2012 were utilized. All validated multi-parcel sales were utilized in the study unless they represented more than one economic unit or were non-contiguous. The only exception to the sales window listed above is for Commercial & Industrial sales only, for which additional sales dating back two months further (to 1/1/2010) were used. Because of the narrowness of the time frame no time adjustments were used.

As part of the reassessment process, all neighborhood delineations were re-examined.

There are now 43 delineated RESIDENTIAL neighborhoods in Starke County:

- 11 of these are rural neighborhoods comprising most of the non-incorporated areas and defined foremost by School District rather than Township boundaries.
- 6 of these are in Knox Corporation.
- 4 of these are in North Judson Corporation.
- 1 of these is Hamlet Corporation.
- 1 of these is the village of San Pierre
- 13 of these are Lake Area neighborhoods.
- The remaining 7 are specific subdivisions.

There are 4 COMMERCIAL/INDUSTRIAL neighborhoods in Starke County.

The DLGF memo titled “Classification and Valuation of Agricultural Land” dated 2/12/2008 gave specific instructions for classifying Agricultural parcels. As with some other counties, the methodology used in Starke County erroneously utilized parcel size to determine the classification. It was not until the county-wide reassessment that we had the opportunity thoroughly review all land classifications and make all the appropriate changes. As a result of this process 578 parcels in Starke County that were previously classified as Agricultural have been re-classified as Residential. This often resulted in a significant value increase for these affected parcels.

Residential Vacant parcels in Oregon Township show an increase of over 10% in value. The reason for this lies primarily with the Ag-to-Res land reclassification. There are 22 residential vacant parcels in Oregon Township for which the land was reclassified from Agricultural to Residential. A parcel sort of the workbook data reveals that the value of these 22 parcels changed from \$217,700 to \$850,200. The remaining 549 Residential Vacant parcels show a value increase of only 2.02%.

Because of the limited amount of residential vacant sales, certain townships were grouped together.

Center Township was grouped with Washington Township:
Both are in Center/Knox School District

Davis Township was grouped with Oregon Township:
Both are in Oregon-Davis School District

Jackson, Railroad & Wayne Townships were grouped together:
All three are in North Judson-San Pierre School District

Along with this narrative we have included the two required files:

- 1) 2012_Starke_RATIO_STUDY.xlsx is the sales ratio study formatted per instructions from the DLGF memo dated 12/2/2011. An additional tab labeled "notes" is included. This tab includes five tables in which we have attempted to document the reasons for all discrepancies that exist between the ratio study data, the workbook and the previously submitted Sales Disclosure Data File.
- 2) 2012_Starke_WORKBOOK.xlsx is the workbook showing the valuation of all parcels.

Rhonda R. Milner,
Starke County Assessor

John Viveiros,
Property Systems Co.