

Steuben County Assessor  
Kim Anderson

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**An Overview of Steuben County's 2019 Annual Trending**

**Overview:**

As in the past basic trending, utilizing neighborhood factors and in limited cases land rates, was all that was needed. Some neighborhood delineation also took place.

**Sales:**

Sales dating from 1/1/2018-12/31/2018 were utilized.

Due to the low number of sales in a couple of townships, combining townships was needed in some cases. See Not below.

**Land Values:**

Land values were adjusted as need where sales were available. This was not typical as very few areas have sufficient land sales to warrant changes.

**Market Adjustment Factors (Residential):**

Residential factors were derived from sales. At times, similar neighborhoods were compared in an attempt to have a uniform change in areas where homes are similar.

**Commercial & Industrial Adjustments**

Commercial and Industrial properties were updated via the new cost tables and updated depreciation if applicable.

Addition Activity's Effecting Values-

Additionally, Steuben has begun to consolidate neighborhoods as needed. For the most part this process will follow along with the Cyclical plan. As of 2018 Steuben had over 700 neighborhoods and we anticipate reducing that number to approximately 450 by the end of this cycle.

- Note on Combining Townships –

Every effort was used to calculate stats where 5 sales are in the study. If less than 5 sales are found, that township (each property class is looked at individually) was combined based on township characteristics. If more than one township would work based on characteristics, geographical location between the townships was given preference.