

## **Procedures for Annual Adjustments Warren County**

### **Residential**

- Step 1: The residential land was updated with this year's Cyclical Reassessment. A new land order was established, and some new neighborhoods were established. Sales were used of vacant parcels as well as improved parcels that were vacant at the time of sale. In most cases we also included abstraction or allocation of improved parcel sales. For the ratio study, due to a small number of vacant land sales – for the most part less than 5 in any one township, 2015 sales were included as well as all land was grouped together and trended as one stratum. (Group L1).
- Step 2: After the land factors were established, those values were added to the current improvement values and compared to the improved sale prices. A separate trending factor was then applied to the dwelling of the property to raise or lower the values to an acceptable median level. Again due to the number of sales, groupings of like townships were formed and trending was completed using these groupings instead of the trending being performed for a certain township. For this reason, some townships may fall outside the IAAO standards, but the groupings do not. The outbuildings were not trended.

Adams, Liberty, Medina, Prairie, Pine Townships (Group R1)  
Jordan, Kent, Mound, Pike, Stueben Townships (Group R2)  
Warren and Washington Trended on their own. (Group None)

Warren County is a primarily agricultural county. This county does not have a fast food restaurant or even a stop light. Based on the number of sales, even using three years worth of sales, we found it necessary to look at groupings in order to best trend and complete the sales ratio study. These groupings were based on geographic location, school district as well as homesite values established when creating the 2018 land order. We feel the groupings represent land with similar topography and values.

- Step 3: The newly established trending factors were applied to all properties within that neighborhood and a sales ratio study and abstract were ran to verify the changes.

### **Commercial / Industrial**

- Step 1: The Commercial and Industrial land was also updated in the 2018 land order. Due to lack of sales, the abstraction or allocation method using improved sales was utilized. Where there was no better evidence, residential land values were used. For the ratio study, there was one vacant land sale of commercial property in Warren County. That sale was for a Dollar General store – and does not represent the normal sales for this market.
- Step 2: There were very few commercial and industrial sales. Even using 2014 through 2017 sales there were only 6 sales. No one township had more than 2 sales. Therefore

trending was performed as a group of commercial and industrial properties. (Group C1).

With the lack of sales, even going back four years, grouping of commercial and industrial sales was needed. There were not enough sales to look at sales within a certain property class or even within a certain township. Therefore the trending of commercial and industrial properties was done as a whole.

Step 3: The newly established trending factors were applied to all properties within Warren County and a sales ratio study and abstract were ran to verify the changes.

**Due to the small amount of sales in Warren County, it was necessary to open the window of sales used. We used sales from 01/01/2015 through 01/01/2017 for residential and 01/01/2014 - 01/01/2017 for C/I. There were not enough sales in the pared sales analysis to establish a time adjustment other than 0%.**