An Overview of Wayne County's 2018 Annual Trending
March 16, 2018

The following steps were taken to conduct the 2018 annual trending in Wayne County:

Step 1: Re-Delineation of Neighborhoods
　　　The vast majority of neighborhoods in Wayne County were completely re-examined and, where necessary, re-delineated during the previous reassessment. 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**
　　　The market adjustment factor was the primary means of updating residential property values. Some areas of Wayne County have shown a slight recovery from the recession, but other areas have not.   Because of this and an analysis of vacant land sales, the residential land values were kept the same as last year in all but 1 neighborhood. Some market areas or use types (such as gas stations, convenience markets and fast food restaurants) warranted influence factors; these factors were reviewed and adjusted accordingly. The new agricultural land rate has also been implemented.

Step 3: Calculation of New Residential Factors & Residential Studies**
　　　Wayne County implemented the new location cost multiplier provided by the Department of Local Government Finance. A statistical analysis of the sales of improved residential properties at the township and neighborhood level was completed. This analysis identified which properties and neighborhoods required further analysis, stratification, reassessment or implementation of a new neighborhood factor. The factors of 39 of the 114 neighborhoods (34%) were adjusted accordingly.

Step 4: Updated Commercial & Industrial Improvement Values**
　　　Wayne County implemented the new location cost multiplier provided by the Department of Local Government Finance. In addition to updating the location cost multiplier, sales, income, and appraisal data was used to update commercial and industrial improvement values where appropriate.

**Please note that the period of time from which sales were used for this ratio study was from 1/1/2017 to 12/31/2017. Every attempt was made to ensure a representative sample for each property class. However, given the very low sales activity for vacant industrial property in Wayne County, not enough valid sales were available to perform any statistical analysis. Due to lack of sales in 2017, sales from 2016 were used in the improved industrial, vacant commercial, and vacant residential study categories to be able to perform a meaningful statistical analysis. Also, due to the lack of sales, some townships had to be combined for select study sections. See explanations for the groupings below:

Residential Improved

Abington & Boston Townships – These 2 townships run along the southern part of the county, they adjoin each other, they have a similar make up of property classes and have been combined in previous ratio studies.

<u>Clay, Dalton, Harrison & Perry Townships</u> – These 4 townships are in the west / northwest part of the county, they adjoin each other, they are all in the same school district and have been combined in previous ratio studies.

<u>Residential Vacant</u>

<u>All sales in county</u> –To have enough sales for a representative sample, sales for the entire county were combined and sales from 2016 were used. Seven sales from 2016 and four sales from 2017 were used. The 11 sales come from 3 different townships and 7 different neighborhoods. Vacant residential parcels make up only 5% of the total parcels in the county.

<u>Commercial Improved Grouping:</u>

<u>All townships except Wayne Twp.</u> – Only 4 townships (excluding Wayne Twp.) have the required number of parcels to perform an analysis. These 4 townships are Center, Jackson, Jefferson & New Garden. Combining all sales in the county has been used in previous ratio studies.

<u>Commercial Vacant Grouping:</u>

<u>All sales in county</u> –To have enough sales for a representative sample, sales for the entire county were combined and sales from 2016 were used. Three sales from 2016 and five sales from 2017 were used. The 8 sales come from 2 different townships and 5 different neighborhoods. Vacant commercial parcels make up less than 1% of the total parcels in the county.

<u>Industrial Improved Grouping:</u>

<u>All sales in county</u> – Industrial improved parcels make up only 1% of the total parcels in the county and only 2 townships have more than 25 parcels of improved industrial. To have enough sales for a representative sample, sales for the entire county were combined and sales from 2016 were used. Four sales from 2016 and five sales from 2017 were used.

<u>Industrial Vacant:</u>

There were not enough sales of industrial vacant properties to perform a meaningful analysis. There are only 63 industrial vacant parcels in the county. There were 2 valid sales for 2016 and 2 valid sales for 2017.