

An Overview of Wayne County's 2013 Annual Trending June 14, 2013

The following steps were taken to conduct the 2013 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 for annual trending from 2008 to 2010. Additional re-delineation of some neighborhoods has occurred each year thereafter as further analysis indicated such action was appropriate. Five new residential neighborhoods were created for 2013.

Step 2: Calculation of New Land Values**

The market adjustment factor was the primary means of updating residential property values. The current state of the economy has caused most of the land values in Wayne County to be flat or decrease. Because of this and the lack of vacant land sales, the residential land values were kept the same as last year in all but 2 neighborhoods. 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 cost tables from the Department of Local Government Finance. Further, a preliminary ratio study was then conducted for improved residential properties at the township and neighborhood level. This study dictated which property classes required further analysis, stratification, reassessment or calculation of a new neighborhood factor. Now sitting at year past the statewide reassessment and with the new cost tables, only 41% of the neighborhood factors were adjusted.

Step 4: Updated Commercial & Industrial Improvement Values**

Wayne County implemented the new cost tables from the Department of Local Government Finance. In addition to updating the cost tables, 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 1/1/2012 to 2/29/2013. Every attempt was made to ensure a representative sample for each property class. However, given the very low sales activity for vacant commercial property and vacant industrial property in Wayne County, even going back to 2010, not enough valid sales were available to perform any statistical analysis. Also, due to the lack of sales, some townships had to be combined for select study sections.**