

An Overview of Wayne County's 2016 Annual Trending April 8, 2016

The following steps were taken to conduct the 2016 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 4 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 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 34 of the 112 neighborhoods (30%) 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 1/1/2015 to 12/31/2015. 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, not enough valid sales were available to perform any statistical analysis. Due to lack of sales in 2015, sales from 2013 and 2014 were used in the improved industrial study section 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.

Clay, Dalton, Harrison & Perry Townships – 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.

Webster & Greene Townships – These 2 townships are in the north / north central part of the county. Both are in the same school district and adjoin each other.

Residential Vacant

All sales in county –To have enough sales for a representative sample, sales for the entire county were combined. The 13 sales used come from 6 different townships and 10 different neighborhoods. Vacant residential parcels make up only 5% of the total parcels in the county. No single township had enough sales to do a meaningful analysis. Combining all sales in the county was the best workable solution.

Commercial Improved Grouping:

All townships except Wayne Twp. – 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. New Garden is the only township of the 4 that did not have a valid sale in 2015. A sale from Clay Township was used. Clay Township has 19 improved commercial properties and has a similar make up as New Garden Township. Combining all sales in the county has been used in previous ratio studies.

Industrial Improved Grouping:

All sales in county – 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. There are not enough sales in any township to do a meaningful analysis without combining all sales in the county.

There were only 2 valid sales in the county for the period of 1/1/15 to 12/31/15. To have a more meaningful analysis, sales from 2013 and 2014 were also used. Based on the sales and economy of Wayne County, it was determined that no time adjustment was needed.