

Summary of White County 2018 Annual Adjustment Methodology

Method

- The sales comparison method was used to adjust the assessments in White County for 2018.
- The assessments were derived using the 2012 Real Property Assessment Guidelines with updated cost tables and depreciation calculated from the current assessment year.
- The sales used for the 2018 annual adjustments were from January 1, 2016 to January 1, 2018 for all property classes with the exception of Residential Improved in Cass and Lincoln Townships where 2015 sales were also used. No time adjustment was used for the 2016 sales since there was no discernable stratification of sales between 2016 and 2017. No time adjustment was used for the 2015 sales. There was a slight stratification between the 2015 and 2017 sales but statistical compliance was achieved without an adjustment. A time adjustment of the 2015 sales would have only served to strengthen statistical compliance.
- The land base rates and neighborhood factors were examined in each neighborhood and property class. Neighborhoods with an insufficient number of sales were compared to similar neighborhoods. The criteria for comparison were geographic location, similarity of land size and improvement type and age, and any other factors deemed relevant. The neighborhoods with an insufficient number of sales were then adjusted in a similar manner to those with sufficient sales to which they had been compared. Comparisons were also made between adjoining neighborhoods and townships to insure the continuity of land base rates and neighborhood factors.
- Multiple parcel sales were used in the ratio study. Multiple parcel sales are denoted in the manner prescribed by the DLGF.

Industrial Properties

- All Industrial Improved sales were combined with the Commercial Improved sales due to the insufficient number of valid Industrial Improved sales.
- The Industrial Improved sales of all townships with the exception of Union Township were grouped together to create a sample large enough to analyze. Union Township was able to be analyzed separately.
- The townships that were combined all have similar economic influences. Access to major highways and supporting infrastructure is equivalent.
- The PRD's for both the combined townships and Union Township Sales is outside the boundaries of statistical tolerance. As a result, the Spearman Rank test was performed and indicated that the assessments are acceptable.

Commercial Properties

- There was only one Commercial Vacant sale in 2017. Prior to that, there were two Commercial Vacant sales in 2014. As a result of insufficient sales, no adjustments were made to commercial land rates.
- The Commercial Improved sales of all townships with the exception of Union Township were grouped together to create a sample large enough to analyze. Union Township was able to be analyzed separately.
- The townships that were combined all have similar economic influences. Access to major highways and supporting infrastructure is equivalent.
- The Commercial Improved PRD's for both the combined townships and Union Township Sales is outside the boundaries of statistical tolerance. As a result, the Spearman Rank test was performed and indicated that the assessments are acceptable.

Residential Properties

- The Residential Vacant sales of all townships with the exception of Prairie and Union Townships were grouped together to create a sample large enough to analyze. Prairie and Union Townships were able to be analyzed separately.
- Sales of Residential Vacant properties that have had improvements added since the sale were included in the ratio study with reference to the land value only.
- The Residential Vacant PRD's for both the combined townships and Union Township Sales is outside the boundaries of statistical tolerance. As a result, the Spearman Rank test was performed and indicated that the assessments are acceptable.
- 2015 Residential Improved sales were included with Cass and Lincoln Townships to increase the sample size for a broader representation of properties. In prior years Cass and Lincoln Townships had been combined with other townships to increase the sample size but this year there were enough sales in the other townships to stand alone.
- A slight time adjustment could have been used for the 2015 sales but wasn't since statistical compliance had been met. A time adjustment would have only served to strengthen statistical compliance.
- Residential Improved sales in Round Grove and West Point Townships were grouped together to create a sample large enough to analyze. These townships are adjoining and have similar economic influences. The addition of 2015 sales alone wouldn't have produced enough sales to analyze the two townships separately.
- The Residential Improved PRD for Big Creek Township Sales is outside the boundaries of statistical tolerance. As a result, the Spearman Rank test was performed and indicated that the assessments are acceptable.