

An Overview of Tipton County's 2012 Annual Trending May 17, 2012

The following steps were taken to conduct the 2012 annual trending in Tipton County:

Step 1: Re-Delineation of Neighborhoods

The vast majority of neighborhoods in Tipton County were completely re-examined and, where necessary, re-delineated for annual trending in 2006. 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

As required in the General Reassessment, new land values were established in July, 2011 and have been implemented since that time. No other changes have been made to the land order since that time. The new agricultural land rate has also been implemented.

Step 3: Calculation of New Residential Factors & Residential Studies

Tipton 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 level. This study dictated which property classes required further analysis, stratification, reassessment or calculation of a new neighborhood factor. In some instances, especially in rural areas of Tipton County, the preliminary ratio study indicated that assessments were both accurate and uniform. In other neighborhoods, further review was required. Due to the limited availability of sales data, market areas were relied upon to establish trending factors. The market areas used are virtually the same areas that have been relied upon for the last several trending cycles.

Step 4: Updated Commercial & Industrial Improvement Values

Tipton County implemented the new cost tables from the Department of Local Government Finance. Given the lack of sales data, it was not possible to further analyze the new values.

****Please note that the period of time from which sales were used for this ratio study was from 1/1/2010 to 2/29/2012. Every attempt was made to ensure a representative sample for each property class. However, given the very low sales activity for both industrial and commercial property classes (improved and vacant) in Tipton County, even going back to 2008, no additional sales data was yielded.**