

Analyst Notes: 16181190170000

Eric Langowski

04 October, 2023

Subject Property

pin	class	total av	year built	recent sale	bldg av per sqft	build sqft
16181190170000	206	56575	1913		21.34	2241

Selected Comparables

pin	class	total av	year built	recent sale	bldg av per sqft	build sqft	distance	similarity	adj factor
16181190050000	206	52000	1915		20.47	2220	0.03	8.5	1.12
16181270150000	206	57000	1918		21.34	2297	0.11	8.5	1.14
16181210080000	206	63000	1908		23.18	2265	0.12	8.5	1.24
16181270170000	206	58000	1921		21.86	2270	0.12	7.5	1.07
16181270200000	206	60000	1916		22.11	2389	0.14	7.0	1.12
16181050110000	206	71000	1914		25.99	2348	0.22	7.0	1.06
16181150210000	206	60647	1913	\$575000, 2023- 04-12	22.28	2369	0.24	7.0	1.08
16181180100000	206	58000	1916		19.74	2332	0.08	6.5	1.15
16181120040000	206	56000	1903		21.46	2202	0.12	6.5	1.11
16181230010000	206	64000	1908		22.78	2349	0.23	6.5	1.15
16181200070000	206	76000	1921		25.17	2672	0.04	6.0	1.08
16181260070000	206	56000	1912		19.20	2585	0.16	5.5	1.14
16181310060000	206	81000	1913		26.51	2659	0.18	5.5	1.14
16181310280000	206	58000	1914		18.98	2564	0.24	5.0	1.17

Decision Scoring

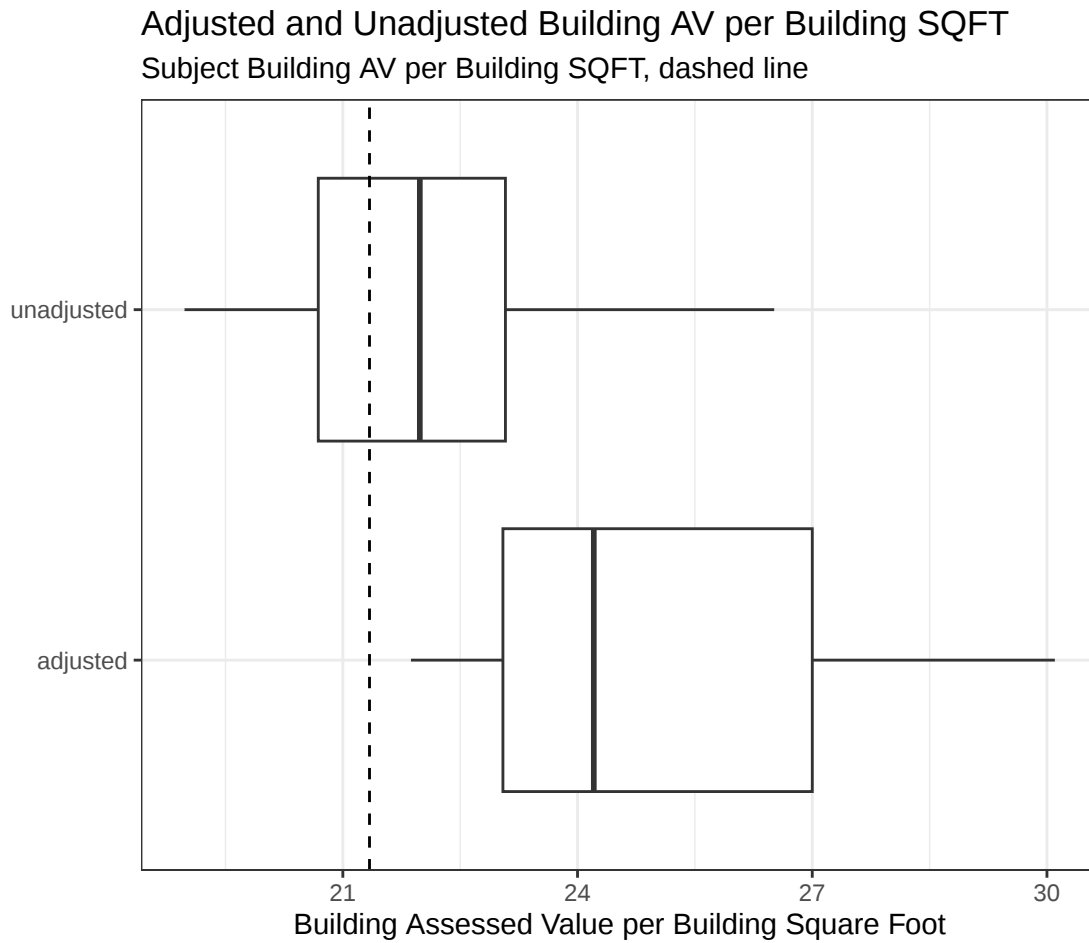
Each decision consists of a no change score and a change percent. See Methodology.

No Change Score

See methodology for additional information.

category	score
below_50_percentile	5
below_20_percentile	0
share_comps_greater	14
cod_score	5
prd_score	5
prb_score	5
no_change_score	29

Change Percent



Calculations

The median building assessed value per building square foot is calculated for all comparables, adjusted and unadjusted. The lower of adjusted and unadjusted values is selected.

See methodology for additional information.

name	value
subject_bldg_av_sf	21.34
unadj_bldg_av_sf	21.98
adj_bldg_av_sf	24.21
change_percent_unadj	0.00
change_percent_adj	0.00
change_percent	0.00

Final Decision

Per policy, no change scores above 35 or change/cut percentages below 2% are deemed no change. Note that change percentages apply only to the building assessed value portion of total assessed value.

name	value
pin	16181190170000
assessor_total	56575
decision	No Change
change_percent	0
bor_total	56575

Submitted Evidence (if applicable)

The following comparables were reviewed, if any. Note: some comparables may be excluded due to missing property characteristic data or if pin numbers were formatted incorrectly or incompletely.

pin	class	total av	year built	recent sale	bldg av per sqft	build sqft	distance	similarity	adj factor
16181180100000	206	58000	1916		19.74	2332	0.08	6.5	1.15
16181250220000	206	52000	1919		18.85	2294	0.36	5.0	1.18
16182100020000	206	51000	1913		18.55	2432	0.52	4.5	1.20

pin	analysis	bldg av sf
16181180100000	11 out of 14 BOR comparables had a higher building AV per building SQFT.	19.74
16181250220000	This comparable does not meet the standard criteria used by the BOR or is not within the top 25 comparables.	18.85
16182100020000	This comparable does not meet the standard criteria used by the BOR or is not within the top 25 comparables.	18.55

Methodology

Finding Comparables

Standard Method:

- Same Assessor Neighborhood (e.g. 12046)
- Same Exterior Wall (e.g. “Frame + Masonry”)
- Same Class (e.g. 234)
- Same Residence Type (e.g. “Split Level”)
- Year Built +/- 20 years
- Building Square Footage +/- 20%
- Land Square Footage between 1% and 199%

If less than 5 comparables are found with these standard filters, the search is expanded to:

- Same Township (instead of Assessor Neighborhood) within 3 miles
- Any Exterior Wall

Note: Comparables are excluded if Building Assessed Value Per Building Square Footage is less than 25% of target or more than 200% of target.

Similarity Scores

- (2 points) age plus minus 5
- (2 points) building sqft +/- 10%
- (2 points) land sqft +/- 30%
- (2 points) same block approximated by within 1/8-mile distance
- (0.5) full + half bath +/- 0.5
- (0.5) rooms +/- 1
- (0.5) air conditioning same type
- (0.5) garage same (rounded to nearest number of cars)
- (-2 points) different exterior wall (expanded search)
- (-2 points) farther than 3 miles (expanded search)

Adjustment Values

Adjustment is based on a simple AVM to calculate an adjustment factor based on the expected impact of changes in property characteristics on BABS between the comparable property and the target property.

Decisions

Decisions consist of no-change score and change percent based on adjusted and unadjusted comparables.

No-change score (out of 50)

- 5 pts, below 50th percentile comp bldg av per sqft
- 5 pts, below 20th percentile comp (property is valued much lower than comps)
- 25 pts, share of comps greater than target (percentage times 25, rounded)
- 15 pts, per IAAO standard met on NBHD (if not enough sales 0 pts)

Change Percent

Change percent is based on combination of similarity and adjustment values to select ‘best’ comparables.

Best are identified first on similarity score with tiebreaks by distance, between 5 and 25 comparables are selected based on similarity scores and the homogeneity/number of comparables.

The adjusted and unadjusted Building Assessed Value Per Building Square Footage (BABS) is then calculated.

The median adjusted BABS and median unadjusted BABS for selected comps is then calculated and the lowest median BABS from adjusted and unadjusted values is then selected.