



How Property Values Are Determined

Upson County

How Property Values Are Determined



Facts

These are the actual steps taken to determine the fair market value for properties in Upson County



Fiction

Dispelling Myths of the How and Why of Property Assessment



Presumption

Let's clarify any and all misconceptions

Property Assessments are not increased to provide schools, county and other tax levying authorities with additional income and/or fund special projects. -

PRESUMPTION

I don't receive enough county service or I don't have kids in school, so my assessment should be lower- *FICTION*

I have made no changes to my property, therefore my property assessment should not increase.- *FICTION*

Property Assessments are increased or decreased based on market activity and real estate sales throughout the county- *FACT*

How Property Values Are Determined

PRESUMPTION

Property Assessment are not increased to provide schools, county and other tax levying authorities with additional income and/or funding for special projects.

- The Assessors Office is an extension of the State of Georgia.
- Assessment Changes are determined via Market Activity not the influence of the schools, county or the municipalities.
- Assessment changes are not derived to provide additional revenue for schools, county or the municipalities.
- Assessment changes ARE NOT made to provide the schools, county or the municipalities with funding for special projects.

How Property Values Are Determined

FICTION

I have made no changes to my property, therefore my property assessment should not increase.

- The Assessors Office is charged to assess property for the current tax year using the previous market activity and sales data and any changes made to property.
- Changes to the property, whether negative or positive can trigger a reassessment. This is identified as “real” growth.
- It is still possible to see a reassessment even if there are no changes to the property. This is identified as “inflationary” growth and is tied directly to market activity.

How Property Values Are Determined

FICTION

I don't receive enough county services or I don't have kids in school, so my assessment should be lower.

- The Assessors Office is charged to assess property for the current tax year using, the previous market activity and sales data and any changes made to property. This is not an option.
- If you believe that your tax dollars are not covering services, this is a county grievance not a reason for a lower assessment.
- If you do not have kids in school, this again is not a reason for a lower assessment, but a grievance to be addressed to the school.
- Both issues are tax issues, not assessment issues. The Assessors Office can not affect a change in those areas. A change can only come from those tax levying authorities.

How Property Values Are Determined

FACT

Property Assessments are increased or decreased based on market activity and real estate sales throughout the county as compared to what the Assessors Office value is.

- The Assessors Office is charged to assess property for the current tax year using, the previous market activity and sales data and any changes made to property. This is not an option.
- There are many factors that are considered and used to determine the fair market value; these factors will be addressed.
- The appraisal staff DOES NOT visit every property in any given year. Therefore, while assessment may change due to logical reasoning and understanding of the real estate sales data and market activity the Assessors Office could have incorrect information about your property.
- In addition, the comply data is subject to human error, meaning sometimes data is entered wrong or calculation mistakes can be made. These issues can be corrected during the appeal process.

How Property Values Are Determined

- Assessment made by the Appraisal staff ARE NOT like a real estate appraisal. They are considered mass appraisal meaning data is compiled from the entirety of the county. . **FACT**
- Sales data is analyzed and the data is either qualified or not qualified to be used for determining market values for assessments. **FACT**
- The appraisal staff DOES NOT just qualify all the higher sales, this process will be explained a little later – **FACT**
- The assessments ARE NOT generated in bias. **FACT**

How Property Values Are Determined

The Road Map to valuation



- *Generate a Sales Ratio Study before any changes*
- *Examine land sales*
- *Analysis Land schedules*
- *Analysis Market Trends*
- *Examine New Construction Sales*
- *Examine all sales collectively, remove all non-market sales*
- *Compare New Construction base \$/SF to Existing base \$/SF*
- *Change the schedules, if warranted*
- *Again, generate a Sales Ratio Study after these changes are made*
- *Next, we look at area and neighborhood activity. This accomplished by generating a ratio study for each area or neighborhood.*
- *During this process, sales are qualified or not qualified to be used to determine market value.*
- *Ratio studies are run once again. If still out of compliance, the appraisal staff will make adjustment accordingly.*
- *Once these are corrected, the overall ratio is generated to determine if values are in compliance, uniform and without bias.*

Step 1: Sales Ratio Study (before any changes)

Before the appraisal staff can consider or perform any changes, we must first compare sales data to what we currently have the properties valued at.

Performing this study gives the appraisal staff a good overview of values, uniformity, and/or bias.

The data will let us know what needs to be adjusted, if anything.

Let's take a look at the "before" ratio for the land and the improvements for the 2023 tax year.

Step 1: Sales Ratio Study (before any changes)

Rural Land Values

WinGAP - Sales Ratio Analysis - [User ID = charles] AY2023

	LCI	Actual	UCI
Median	0.2774	0.2961	0.3256
Aggregate	0.1949	0.2262	0.2575

COD: 0.3384
PRD: 1.3691

Number of Samples: 71
Lowest Ratio: 0.1062
Highest Ratio: 0.6933
Min Sample Size: 6
Standard Deviation: 0.1344

100%

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Exit

- It is an established fact according to sales statistics that rural land values were, overall, 35% lower than what rural land is selling for.
- Furthermore, we see that the land in the county was not uniformly assessed.
- Based on these stats we also noticed that there was some assessment bias this will be explained later.
- Given all the information provided in this dataset we knew we were deficient in our rural land in all three phases: value, uniformity and bias.

Step 2: Examine Land Sales

Rural Land Values

SALES DATE	PARCEL ID	AREA	ACRES	Sales Price	TIME ADJ	Adj SP	Acc Bldg	POND	TIMBER	Adj LV	SP/A	Acc/Des
Jul-22	067 032D	LAN	12.35	\$ 118,000	1.00	\$ 118,000	\$ -	\$ -	\$ -	\$ 118,000	\$ 9,555	1B
Apr-22	069 075A	LAS	39.02	\$ 357,500	1.00	\$ 357,500	\$ 58,445	\$ -	\$ -	\$ 299,055	\$ 7,664	1C
Jun-22	056 003	LAN	83.91	\$ 335,700	1.00	\$ 335,700	\$ -	\$ -	\$ -	\$ 335,700	\$ 4,001	2B
Aug-21	012 017A	CREST	14.47	\$ 126,000	1.00	\$ 126,000	\$ -	\$ 7,799	\$ -	\$ 118,201	\$ 8,169	2B
Dec-21	034 059	LAW	356.66	\$ 796,065	1.00	\$ 796,065	\$ -	\$ -	\$ 116,800	\$ 679,265	\$ 1,905	2B
Apr-21	045 035D	THMSACRE	12.06	\$ 77,000	1.00	\$ 77,000	\$ -	\$ -	\$ -	\$ 77,000	\$ 6,385	2C
Mar-22	42 108		21.33	\$ 50,000	1.00	\$ 50,000				\$ 50,000	\$ 2,344	2D
Feb-22	041A 008	APPLEWOOD	2.91	\$ 16,500	1.00	\$ 16,500	\$ -	\$ -	\$ -	\$ 16,500	\$ 5,670	2E
Jun-22	020 013	FRANKLIN	18.12	\$ 109,000	1.00	\$ 109,000	\$ -	\$ -	\$ -	\$ 109,000	\$ 6,015	3A
Nov-21	023A 003A	HICKMAN	10.18	\$ 60,000	1.00	\$ 60,000	\$ -	\$ -	\$ -	\$ 60,000	\$ 5,894	3B
Nov-21	031 196	LAW	57.00	\$ 231,500	1.00	\$ 231,500	\$ -	\$ -	\$ -	\$ 231,500	\$ 4,061	3B
Jun-21	047 060	LAS	192.36	\$ 854,890	1.00	\$ 854,890	\$ -	\$ -	\$ -	\$ 854,890	\$ 4,444	3B
Sep-21	071 068B	LAS	123.59	\$ 432,565	1.00	\$ 432,565	\$ -	\$ -	\$ -	\$ 432,565	\$ 3,500	3B
Jul-22	023 117	WEST CREST	10.00	\$ 75,000	1.00	\$ 75,000	\$ -	\$ -	\$ -	\$ 75,000	\$ 7,500	3B
Oct-17	020 041	LAW	41.49	\$ 110,000	1.40	\$ 154,000	\$ -	\$ -	\$ -	\$ 154,000	\$ 3,712	3C
Oct-18	033 019	LAW	126.63	\$ 259,592	1.30	\$ 337,470	\$ -	\$ -	\$ -	\$ 337,470	\$ 2,665	3C
May-22	081 017	LAN	163.70	\$ 525,000	1.00	\$ 525,000	\$ -	\$ 7,598	\$ 102,300	\$ 415,102	\$ 2,536	3C
Jan-22	053 032G	J'TWN RD	65.00	\$ 208,000	1.00	\$ 208,000	\$ -	\$ -	\$ -	\$ 208,000	\$ 3,200	3C
Jun-22	030 031B	LAW	32.62	\$ 125,000	1.00	\$ 125,000	\$ 16,831	\$ 7,799	\$ -	\$ 100,370	\$ 3,077	3C
Jan-21	006 043	LAWRENCE	14.33	\$ 60,000	1.00	\$ 60,000	\$ -	\$ -	\$ -	\$ 60,000	\$ 4,187	3C
Jun-22	069 046	LAS	38.24	\$ 166,300	1.00	\$ 166,300	\$ -	\$ -	\$ 7,648	\$ 158,652	\$ 4,149	3C
Jun-22	070 055	LAS	38.24	\$ 161,200	1.00	\$ 161,200	\$ -	\$ -	\$ 7,648	\$ 153,552	\$ 4,015	3C
Feb-22	005 037A	CREST	2.11	\$ 17,504	1.00	\$ 17,504	\$ -	\$ -	\$ -	\$ 17,504	\$ 8,296	3C
Feb-22	005 037C	CREST	2.35	\$ 19,496	1.00	\$ 19,496	\$ -	\$ -	\$ -	\$ 19,496	\$ 8,296	3C
Feb-22	005 037B	CREST	2.01	\$ 20,000	1.00	\$ 20,000	\$ -	\$ -	\$ -	\$ 20,000	\$ 9,950	3C
Mar-22	023A 007A	GLENNCLIFF	2.12	\$ 20,000	1.00	\$ 20,000	\$ -	\$ -	\$ -	\$ 20,000	\$ 9,434	3C
Apr-22	021 029	LAW	85.47	\$ 265,100	1.00	\$ 265,100	\$ -	\$ -	\$ 74,800	\$ 190,300	\$ 2,227	3C
Nov-21	015 020B	LAW	45.63	\$ 170,000	1.00	\$ 170,000	\$ -	\$ -	\$ -	\$ 170,000	\$ 3,726	3C
Dec-21	016 022	LAW	5.25	\$ 38,000	1.00	\$ 38,000	\$ -	\$ -	\$ -	\$ 38,000	\$ 7,238	3C
Jul-21	026 024A&C	LAW	47.00	\$ 199,750	1.00	\$ 199,750	\$ 883	\$ 7,500	\$ 17,200	\$ 174,167	\$ 3,706	3C
Mar-21	030 133A	SPRING CREEK	9.04	\$ 55,000	1.00	\$ 55,000	\$ -	\$ -	\$ -	\$ 55,000	\$ 6,084	3C
Feb-21	058 025	LAS	62.72	\$ 193,600	1.00	\$ 193,600	\$ -	\$ -	\$ -	\$ 193,600	\$ 3,087	3C
Apr-21	061 007	LAS	23.53	\$ 97,750	1.00	\$ 97,750	\$ -	\$ -	\$ -	\$ 97,750	\$ 4,154	3C
Apr-21	061 007A	LAS	65.00	\$ 241,250	1.00	\$ 241,250	\$ -	\$ -	\$ -	\$ 241,250	\$ 3,712	3C
Jul-21	061 007B	LAS	19.25	\$ 80,000	1.00	\$ 80,000	\$ -	\$ -	\$ -	\$ 80,000	\$ 4,156	3C
Nov-21	061 007C	LAS	31.47	\$ 115,958	1.00	\$ 115,958	\$ -	\$ -	\$ -	\$ 115,958	\$ 3,685	3C
Aug-21	070 045	LAS	26.40	\$ 155,000	1.00	\$ 155,000	\$ -	\$ -	\$ -	\$ 155,000	\$ 5,871	3C

- We arrayed all rural land sales whether qualified or not
- This step is important as we extract timber value from the sale: provided by a forester.
- At this point we put a preliminary ACC/DES code on these sales.
- We look for contrasting and complementing data in size, location, based on the criteria set forth by the Department of Revenue.

Step 3: Analysis Land Schedules

Rural Land Values

Previous Year's Land schedules

Rural Land Valuation Base Schedule

CODE	DESC	CLASS1	CLASS2	CLASS3	CLASS4	CLASS5	CLASS6	CLASS7	CLASS8	CLASS9
1	Open Land	2630	2340	2150	1930	1700	1400	1220	940	690
2	Orchards	2630	2340	2150	1930	1700	1400	1220	940	690
3	Ponds	5740	4020	2870	2300	1720	1720	1720	1720	1720
4	Woodlands	2060	1850	1690	1550	1330	1250	1090	940	770
5	Small Parcels	1300	1300	1300	1300	1300	1300	1300	1300	1300
6	Homesites	0	0	0	0	0	0	0	0	0
7	Wasteland	50	50	50	50	50	50	50	50	50
8	Pasture	0	0	0	0	0	0	0	0	0
9	River Front	2670	0	0	0	0	0	0	0	0
10	River Front Exc	0	0	0	0	0	0	0	0	0
11	Easements	730	730	730	730	730	730	730	730	730

Current Year's Land schedules

Rural Land Valuation Base Schedule

CODE	DESC	CLASS1	CLASS2	CLASS3	CLASS4	CLASS5	CLASS6	CLASS7	CLASS8	CLASS9
1	Open Land	2000	2000	2000	2000	2000	2000	2000	2000	2000
2	Orchards	2000	2000	2000	2000	2000	2000	2000	2000	2000
3	Ponds	5600	5600	5600	5600	5600	5600	5600	5600	5600
4	Woodlands	2000	2000	2000	2000	2000	2000	2000	2000	2000
5	Small Parcels	2000	2000	2000	2000	2000	2000	2000	2000	2000
10	Wasteland	50	50	50	50	50	50	50	50	50
11	Easements	730	730	730	730	730	730	730	730	730

- If the land schedules are skewed, any and all sales analysis will be for nothing.
- For our 2023 analysis, it was found that our land schedules were skewed and this was the cause of our uniformity issues in our rural land values.
- Land Schedules should be established on how market participants are buying and selling properties.

Step 4: Verify Rural Land Codes

Rural Land Values

It was in this area of the analysis that the appraisal staff found the assessment bias issues.

There are two codes and five subcodes, during the analysis it was discovered that of the two codes only two of the sub codes were being used. Therefore creating assessment bias throughout the rural land schedules.

As a result of code correction, some properties saw larger increases and some saw decreases. Because all code were corrected for each rural property in the county.

For transparency, the appraisal staff used current aerial photography to determine the codes for every rural property in the county as compared to the code description provided by Department of Revenue.

Acc. Code	Definition
1	Best location in county; the areas where sales have indicated the highest values, or due to the appraiser's judgment because of similarities between areas the location has been designated as one of the best. Generally, those location on mountains with good view, around lakes or rivers with good view and/or water depth, close proximity to towns or major highway intersections, or any other highly regarded area would fall into this classification.
2	Those areas where sales have indicated that values are less than those in the best locations but higher than the values in other areas. Also, those areas where there are no sales but due to the appraiser's judgment and knowledge of the county they have been designated as the second highest. Generally, those areas, which are somewhat further, removed from the best locations or the view and/or water depth is not as good.
3	The average location within the county as indicated by sales or the appraiser's judgment. Generally, those areas away from city, lake, mountain, river, or any other influence that would cause the value to be in a higher range.
4	Locations or areas within the county where values are somewhat lower than in the average location. Generally, those areas located in the rural part of the county and off the main highways and county paved roads.
5	The poorest locations within the county as indicated by sales or the appraiser's judgment and knowledge of the county. Generally, those areas located in the rural and remote parts of the county with no or very little accessibility.

Des. Code	Definition
A	The tracts will have the best shape and topography. These tracts may be well developed with excellent landscaping, well and septic tank or city/county water and sewage. The parcel will have excellent road frontage. In the larger small parcels with very heavy stands of timber, this classification could be used to compensate for the timber value.
B	The tracts will have good shape and topography. These tracts may be developed with good to average landscaping, well and septic tank or city/county water and sewage. The parcel will have better than average road frontage. This classification could also be used to help compensate for the heavier stands of timber on those small parcels where such value may affect the selling price.
C	The tracts will have average shape and topography. These tracts in most cases will not have a home site except in the larger small parcels where the influence of the home site value has diminished. The larger small parcels with fair timber stockings or exceptionally good farmland could be placed in this category.
D	The tracts in this category will have poor shape. The topography of these tracts will make them less desirable than the average or above tract. No development will have taken place on these parcels. Very little timber will be present to affect the value of the larger tracts.
E	These tracts will be the least desirable of all the parcels in the small acreage category. They will be characterized by poor shape and road frontage, no development and very poor topography. There will be no timber to influence the value of the larger small parcels.

Step 5: Re-valuation of Rural Land

Rural Land Values

During the valuation phase, it was discovered that a partial land analysis was performed nine years ago in 2014. Through discovery, the sales used for that analysis were land sales that happened during the “great recession”. This is why going forward land sales increased but county values remained the same.

Now that these issues are corrected the appraisal staff will examine the land sales more frequently to determine if changes are needed to be made to the land schedules.

As we see, with the current data, the rural land values are in compliance with the State of Georgia regulations.

WinGAP - Sales Ratio Analysis - [User ID = charles] AY2023

	LCI	Actual	UCI
Median	0.3953	0.4019	0.4149
Aggregate	0.3183	0.3399	0.3615
COD	0.2182		
PRD	1.1898		
Number of Samples	120		
Lowest Ratio	0.1008		
Highest Ratio	0.6720		
Min Sample Size	5		
Standard Deviation	0.1207		

100%

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Report Title

Exit

Step 6: Sales Ratio Study (before any changes)

Home Values

	LCI	Actual	UCI
Median	0.3118	0.3228	0.3347
Aggregate	0.3173	0.3288	0.3403

COD	0.2070
PRD	1.0474

Number of Samples	269
Lowest Ratio	0.1639
Highest Ratio	0.6984
Min Sample Size	3
Standard Deviation	0.0963

100%

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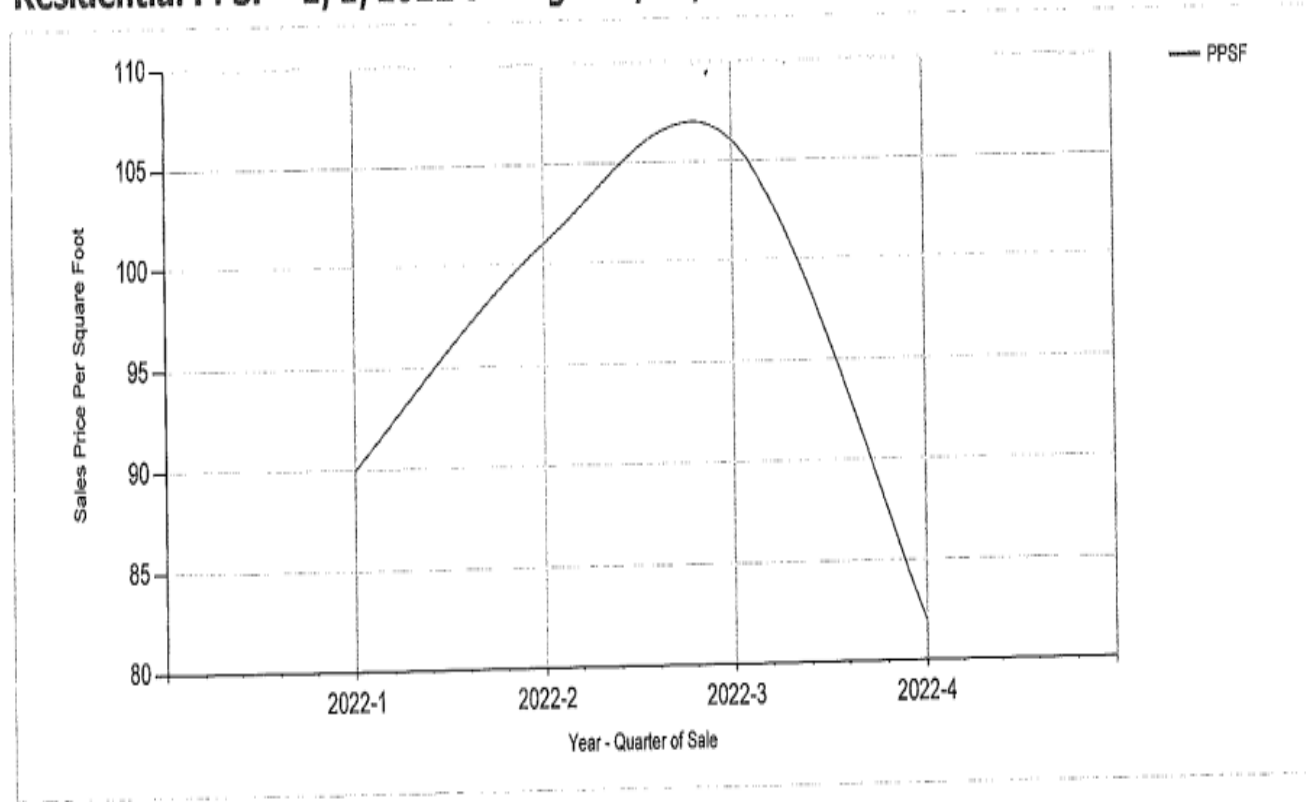
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- It was our hope that the land increase would statistically cover any short fall in the ratio of home sales in the county, however that was not the case. The values we had on the homes were 24%, overall lower than what properties were selling for. ***This was after the land had been corrected.***
- Furthermore, we see that the residential properties in the county were not uniformly assessed. This number should be .1500 or lower.
- When analyzing these numbers the uniformity issue generally corrects itself when the values are corrected.
- Given all the information provided in this dataset we knew we were deficient in our residential properties in two of the three phases; value, uniformity.

Step 7: Analysis Market Trends and Data

Home Values

Residential PPSF - 1/1/2022 through 12/31/2022



- At the end of 2021, the base value for residential properties in Upson County was \$65.00/SF.
- By the end of the 1st Quarter of 2022, the base value determined strictly by home sales includes new and existing homes was \$90.00/SF.
- Near the end of the 3rd Quarter of 2022; the base value determined strictly by home sales was \$107/SF
- A decision was made to hold off on making any value correction until the 4th Quarter of 2022. This was mainly due to the appraisal staff seeing a decline in market value. The base value determined by the home sales in the 4th Quarter was \$82.00/SF

Step 8: Examine New Construction

Home Values

PARCEL NO	YR BUILT	GRADE	AREA	FUNC	ECON	%COMP	PHY	CDU	ADJ POINTS	NET SP	LANDVAL	BLOG RESID	BLDG RES - ADJ	POINT VALUE
023A 003A	2022	1.3	2576	1	1	1	0.99	1	2719	369000	29729	339271	342698	126.04
023A 003B	2022	1.2	2321	1	1	1	0.99	1	2264	329000	46855	282345	285197	126.53
023A 003C	2022	1.3	2225	1	1	1	0.99	1	2502	352000	36890	315110	318293	127.22
045 040U	2022	1	1575	1	1	1	0.97	1	1340	225000	28000	197000	203093	151.56
045 040V	2022	1	1305	1	1	1	0.97	1	1205	222000	28000	194000	200000	165.84
045 040W	2022	1	1575	1	1	1	0.97	1	1340	218400	28000	190400	196289	146.48
045 040X	2022	1	1415	1	1	1	0.97	1	1301	219900	28000	191900	197835	152.06
045 040Y	2022	1	1305	1	1	1	0.97	1	1205	214000	28000	186000	191753	159.00
055A 145	2022	1.1	1612	1	1	1	0.99	1	1509	219000	27000	192000	193939	123.61
055A 146	2022	1.1	1500	1	1	1	0.99	1	1506	189000	27000	162000	163636	108.66
055A 147	2022	1.05	1749	1	1	1	0.97	1	1564	192000	27000	165000	170103	108.76
055A 148	2022	1.1	1612	1	1	1	0.99	1	1569	197000	27000	170000	171717	109.44
055A 149	2022	1.05	1749	1	1	1	0.97	1	1564	192000	27000	165000	170103	108.76
055A 150	2022	1.1	1612	1	1	1	0.99	1	1568	196000	27000	171000	172727	110.09
055A 151	2022	1.1	1612	1	1	1	0.99	1	1484	205000	27000	178000	179798	121.16
055A 152	2022	1.1	1600	1	1	1	0.99	1	1509	219000	27000	192000	193939	123.61
055A 153	2022	1.1	1612	1	1	1	0.99	1	1509	219000	27000	192000	193939	123.61
057C 182	2022	1.1	1495	1	1	1	0.99	1	1308	189000	44000	145000	147374	112.67
057C 183	2022	1.1	1624	1	1	1	0.99	1	1365	197900	44000	153900	155455	113.89
057C 184	2022	1.1	1495	1	1	1	0.99	1	1308	194900	44000	150900	152424	116.53
057C 185	2022	1.1	1495	1	1	1	0.99	1	1308	200000	44000	163040	164687	125.91
057C 186	2022	1.1	1536	1	1	1	0.99	1	1320	225000	44000	181000	182828	138.51
057C 187	2022	1.1	1521	1	1	1	0.99	1	1323	220000	44000	176000	177778	134.37
057C 188	2022	1.1	1556	1	1	1	0.99	1	1385	219900	44000	175900	177677	128.29
057C 189	2022	1.1	1556	1	1	1	0.99	1	1344	211900	44000	167900	169596	126.19
057C 190	2022	1.1	1556	1	1	1	0.99	1	1335	219000	44000	175000	176768	127.63
057C 191	2022	1.1	1556	1	1	1	0.99	1	1350	219000	44000	167900	169596	126.63
057C 192	2022	1.1	1588	1	1	1	0.99	1	1350	219000	44000	167900	169596	126.63

MEDIAN

- As always, the appraisal staff examines new home sales to assist in our determination of any change of property values.
- New Home sales are a good indication of market trends, as these properties have no depreciation.
- The Assessors Office computer system calculates on a "point system". The Chief Appraiser keeps the point system at 100 points as it is easier to determine any increase or decrease to the base value.
- As the data suggests, our median point value should be increased to 126 instead of 100, which is reflective of a 26% increase.

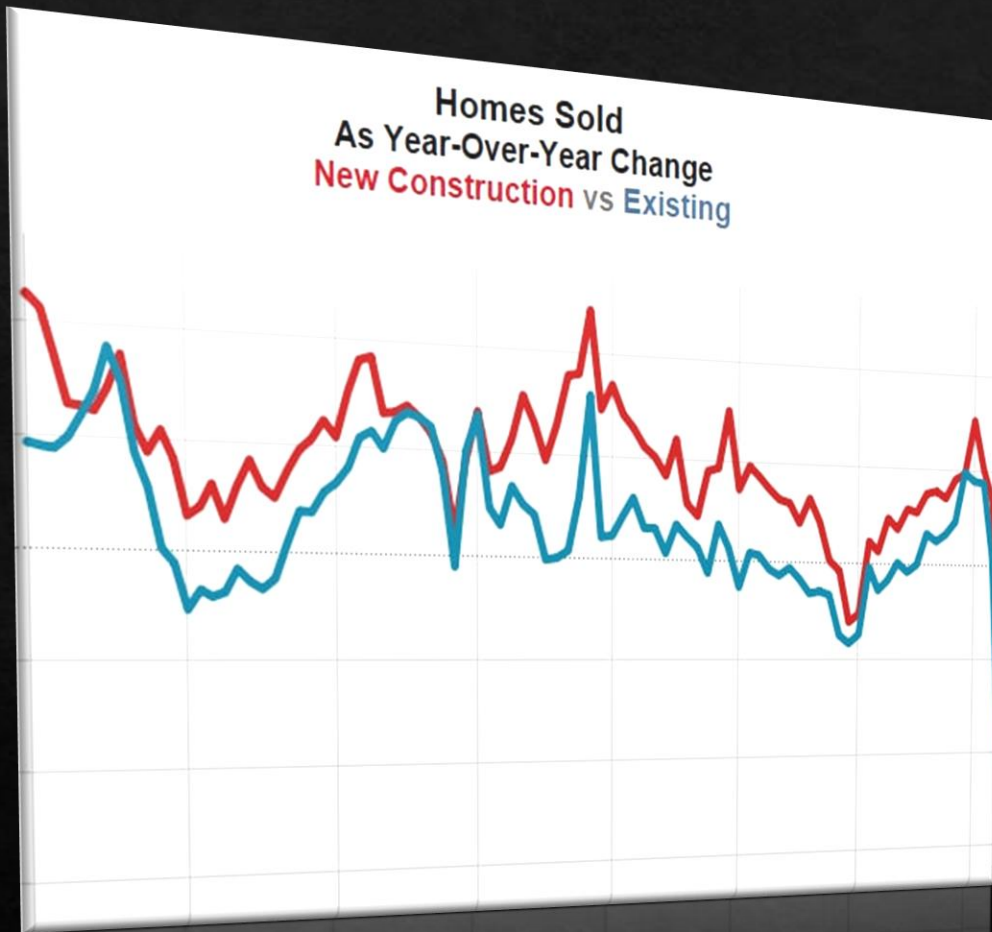
Step 9: Examine all Sales

Home Values



- While it has been suggested that most Assessors Offices generate arbitrary values, this would not pass the State of Georgia standard.
- In 2022, the appraisal staff looked at over 400 sales and reviewed multiple properties.
- The purpose of the review is to make sure we have the proper data in the system and every sale was analyzed to determine if it qualified as a market sale or an outlier.
- Regarding flip sales and non-market sales: The appraisal staff makes every effort to remove these sales as they are not reflective of the true market sales.

Step 10: Comparing New Construction to Existing *Home Values*



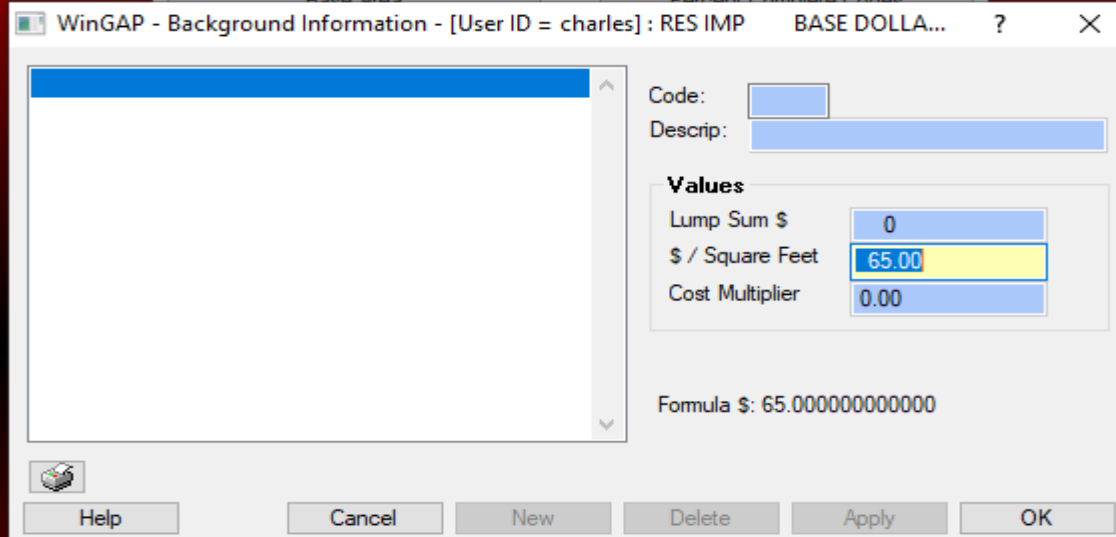
- As discussed new home sales were 26% higher than they were valued by the appraisal staff.
- The 400 sales examined in 2022, revealed a base value of \$119.00/SF.
- It is well to note that the \$119.00/SF included ALL sales. However, this gives a good indication that our last year base value at \$65.00/SF was too low.

Step 11: Correlation of Base Value

The beginning ratio was .3200, and the state standard is .4000 ($40/32=$) This indicates the Assessors Office is 25% below standard

The new construction sales indicated that we are 26% below market ($126/100=$)

Lastly, the PPSF graph indicated that the 2022 4th Quarter base price per square foot is \$82.00/SF, as compared to the 2021 4th Quarter base price of \$65.00/SF ($82/65=$) This reflects that the values need to be increased by 26%



WinGAP - Background Information - [User ID = charles] : RES IMP BASE DOLLA... ? X

Code:

Descrip:

Values

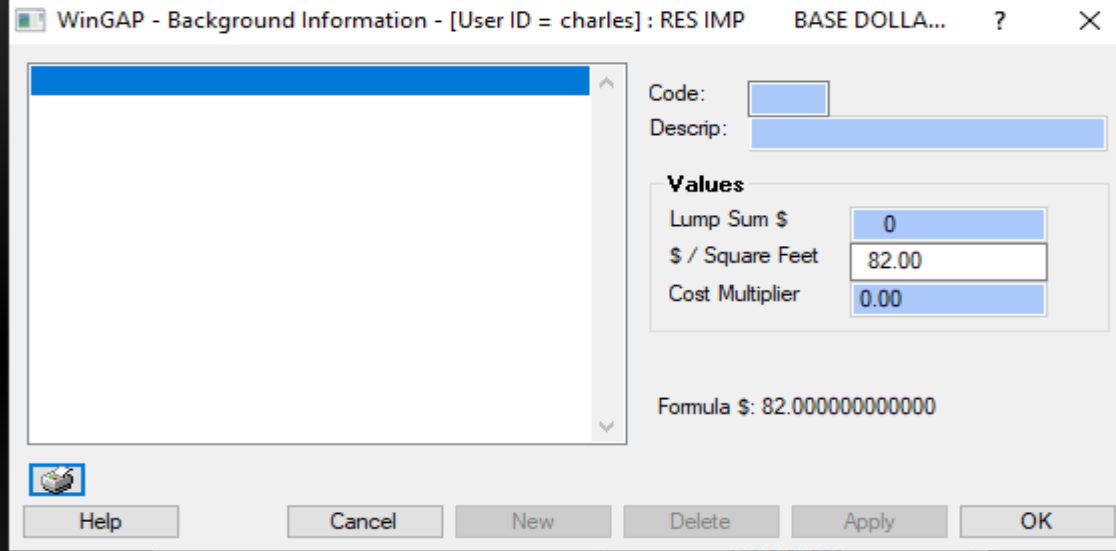
Lump Sum \$

\$ / Square Feet

Cost Multiplier

Formula \$: 65.000000000000

Help Cancel New Delete Apply OK



WinGAP - Background Information - [User ID = charles] : RES IMP BASE DOLLA... ? X

Code:

Descrip:

Values

Lump Sum \$

\$ / Square Feet

Cost Multiplier

Formula \$: 82.000000000000

Help Cancel New Delete Apply OK

Step 12: Neighborhood or Area Activity

Home Values

Of course, not every property sells at the base value; some will sell for more and other for less. This is generally due to the neighborhood or area influence, but it is still based on market data in that area.

Those properties that had no market activity could still see a market increase based on computer schedule updates, property changes or discovery.

If a neighborhood needs additional changes made, the appraisal staff will perform a ratio study specific to that neighborhood.

Changes that could take place during this process are, land, quality, and/or depreciation.

Discovery could also change value. Discovery is simply something the appraisal staff found that was previously missing from the property data.

Sawmill Village				757	0.3551	0.3290	0.3922	0.3573	0.3400	0.3746	0.0625	1.0034	11	0	1.13
PARCEL NO	SC	SS	RSN	NBHD	GRANTOR	GRANTEE	SALEDATE	SALEPRICE	ACRES	RATIO					
045	040F				Upscale Homes Inc.		02/25/2022	179,900	0.36	0.3922					
	R	1	FM	757	Marabello Sheri D		1773 311	70,560							
045	040M				Upscale Homes Inc.		06/03/2022	220,000	0.36	0.3635					
	R	1	FM	757	Lockhart Cynthia D		1796 183	79,969							
045	040N				Upscale Homes Inc.		03/14/2022	179,900	0.45	0.3719					
	R	1	FM	757	Washington Bonita N		1778 201	74,004							
045	040P				Upscale Homes Inc.		02/25/2022	179,900	0.41	0.4176					
	R	1	FM	757	Gibson Diane & Aaron Gibson		1773 201	85,569							
045	040Q				Upscale Homes Inc.		07/07/2022	199,900	0.43	0.3712					
	R	1	FM	757	Little Candace		1778 183	74,204							
045	040U				Upscale Homes Inc.		06/28/2022	225,000	0.34	0.3447					
	R	1	FM	757	Salgado Walter G N & Anna Davis		1801 79	77,560							
045	040V				Upscale Homes Inc.		06/10/2022	222,000	0.35	0.3171					
	R	1	FM	757	Bibbins Samuel & Vivian McGraw		1797 216	70,400							
045	040W				Bosworth Jordan & Nicole Bosworth R		09/30/2022	228,000	0.50	0.3402					
	R	1	FM	757	Dixon Dante		1817 27	77,560							
045	040W				Upscale Homes Inc.		05/26/2022	218,400	0.50	0.3551					
	R	1	FM	757	Bosworth Jordan & Nicole Bosworth R		1795 72	77,560							
045	040X				Upscale Homes Inc.		06/22/2022	219,900	0.37	0.3412					
	R	1	FM	757	Glondomerica Cameron		1799 265	75,040							
045	040Y				Upscale Homes Inc.		06/16/2022	214,000	0.42	0.3290					
	R	1	FM	757	Gue Tieoule Patrice		1798 247	70,400							

Sawmill Village				757	0.3635	0.3566	0.4252	0.3880	0.3691	0.4059	0.0633	1.0034	11	0	1.04
PARCEL NO	SC	SS	RSN	NBHD	GRANTOR	GRANTEE	SALEDATE	SALEPRICE	ACRES	RATIO					
045	040F				Upscale Homes Inc.		02/25/2022	179,900	0.36	0.4252					
	R	1	FM	757	Marabello Sheri D		1773 311	76,490							
045	040M				Upscale Homes Inc.		06/03/2022	220,000	0.36	0.3973					
	R	1	FM	757	Lockhart Cynthia D		1796 183	77,400							
045	040N				Upscale Homes Inc.		03/14/2022	179,900	0.45	0.4035					
	R	1	FM	757	Washington Bonita N		1778 201	80,004							
045	040P				Upscale Homes Inc.		02/25/2022	179,900	0.41	0.4539					
	R	1	FM	757	Gibson Diane & Aaron Gibson		1773 201	93,006							
045	040Q				Upscale Homes Inc.		07/07/2022	199,900	0.43	0.4027					
	R	1	FM	757	Little Candace		1778 183	80,504							
045	040U				Upscale Homes Inc.		06/28/2022	225,000	0.34	0.3742					
	R	1	FM	757	Salgado Walter G N & Anna Davis		1801 79	84,196							
045	040V				Upscale Homes Inc.		06/10/2022	222,000	0.35	0.3438					
	R	1	FM	757	Bibbins Samuel & Vivian McGraw		1797 216	76,320							
045	040W				Bosworth Jordan & Nicole Bosworth R		09/30/2022	228,000	0.50	0.3693					
	R	1	FM	757	Dixon Dante		1817 27	84,196							
045	040W				Upscale Homes Inc.		05/26/2022	218,400	0.50	0.3855					
	R	1	FM	757	Bosworth Jordan & Nicole Bosworth R		1795 72	84,196							
045	040X				Upscale Homes Inc.		06/22/2022	219,900	0.37	0.3703					
	R	1	FM	757	Glondomerica Cameron		1799 265	81,424							
045	040Y				Upscale Homes Inc.		06/16/2022	214,000	0.42	0.3966					
	R	1	FM	757	Gue Tieoule Patrice		1798 247	76,320							

Step 13: Re-valuation of Residential Properties

Home Values

We understand that no method is 100% accurate. There are nearly 16,000 parcels in Upson County; with that said we cannot visit every property every year.

After all the changes were made and supported, we ran the ratio study to see the results. Those results are reflective of your 2023 assessment.

WinGAP - Sales Ratio Analysis - [User ID = charles] AY2023

	LCI	Actual	UCI
Median	0.3928	0.3961	0.3994
Aggregate	0.3825	0.3891	0.3957

COD: 0.0812
PRD: 1.0093

Number of Samples: 216
Lowest Ratio: 0.1639
Highest Ratio: 0.6915
Min Sample Size: 0
Standard Deviation: 0.0495

100%

Report Title:

Print Options
☒ Summary
☐ Details

Print Order
☐ Detailed Report

User may sort interactively on the report

*Thank you for allowing us to explain how values are determined. Please understand the county values must be complementary of market sales. Also know that the tax calculation at the bottom of your notice is an **ESTIMATE ONLY**. The tax levying authorities can reduce their millage rates to offset any value increase.*