

Narrative

General Information

County Name: [Fulton County](#)

Person Performing Ratio Study: [Jay Morris – Ad Valorem Solutions, LLC](#)
[Jaime Morris – Ad Valorem Solutions, LLC](#)
[Judy Dancy – Fulton County Assessor](#)

Sales Window (e.g. 1/1/20 to 12/31/20): [Due to the size of the county and in hopes of getting the best representation of sales to complete the trending process, as well as the sales ratio to be performed on all strata's containing 25 or more parcels, we used sales from 1/01/2018 - 12/31/2020 for all classes and groups of parcels.](#)

If more than one year of sales were used, was a time adjustment applied? If no, please explain why not. If yes, please explain the method used to calculate the adjustment.
[We did not have enough paired sale to establish a reliable time adjustment.](#)

Groupings

In the space below, please provide a list of townships and/or major class groupings (if any). Additionally, please provide information detailing how the townships and/or major classes are similar in market.

[The Residential Vacant land was grouped \(L1\). Fulton County is mainly a rural-agricultural county. Therefore, the homesites throughout the county are of similar rural tracts and should be grouped for trending and sales ratio purposes. The land values were updated in for 2019 with the new land order. Although some townships come in low, there are not enough sales in individual neighborhoods to make any further trending adjustments.](#)

[Due to the limited number of sales, all commercial and industrial land was trended together \(L2\). There were not enough commercial and industrial valid sales to make changes, so no further trending was done. Sales included in ratio study just to show they were valid at the time, but both now have buildings on them.](#)

[With this being a small rural community and due to the number of sales in individual neighborhoods, the commercial and industrial improved parcels were grouped together in the ratio study \(C1\).](#)

****Please note that groupings made for the sole purpose of combining due to a lack of sales with no similarities will not be accepted by the Department****

AV Increases/Decreases

If applicable, please list any townships within the major property classes that either increased or decreased by more than 10% in total AV from the previous year. Additionally, please provide a reason why this occurred.

Property Type	Townships Impacted	Explanation
Commercial Improved	Newcastle Twp. >10%	New \$500,000 commercial venue
Commercial Vacant	Aubbee Twp. >10%	25-01-23-199-005.000-001 changed from ComImp to ComVac.
Industrial Improved	Newcastle Twp. >10%	25-03-12-251-005.020-006 new created/combined parcel
Industrial Vacant	Newcastle Twp. >10%	Two new Ind Parcels were added.
Residential Improved	Aubbee Twp. >10%	Many changes with reassessment. Also removed obso on MH dwellings and instead trended with Market Factors.
Residential Vacant	Wayne Twp. >10%	1 newly created parcel, and three parcels from ResImp to ResVac.

Cyclical Reassessment

Please explain in the space below which townships were reviewed as part of the current phase of the cyclical reassessment. For the third phase of the reassessment, we completed the parcel review of Aubbeenaubbee and continued Rochester (outside the city limits of Rochester) townships.

Was the land order completed for the current cyclical reassessment phase? If not, please explain when the land order is planned to be completed. The land order will be completed in time to be put in place in 2022.

Comments

In this space, please provide any additional information you would like to provide the Department in order to help facilitate the approval of the ratio study. Such items could be standard operating procedures for certain assessment practices (e.g. effective age changes), a timeline of changes made by the assessor’s office, or any other information deemed pertinent.

Fulton County has a permit system in place that assists the Assessor with updating their parcel records. Along with that the county uses the % complete chart to standardize changing effective years on parcels that add additions as well as do extensive remodeling. During the sales validation process, the county also utilizes this same method of establishing effective age. During the site

visit, if an internal visit is not possible, a call to the owner or seller provides additional information with the remodeling that may have occurred to the property. The Assessor also uses various websites to help establish the extent of internal remodeling not available from just outside appearance. On less extensive remodeling, change of condition may result.

Mobile homes in Aubbeenaubbee Townships were changed as part of the reassessments. In the past they were valued with obsolescence set based on the old Mobile Home schedule. We are now trending these with mobile home sales, trying to correct the inequitable values. So, the values on the residential improved are seeing many properties go up in hopes of being closer to market value. That constitutes around 200 homes. We have done this same thing with other townships during their reassessment.