

Calculation of Time Adjustment for 2009 Commercial Equalization

The Statewide median ratio is calculated for each Quarter of the time period. The Quarter to be adjusted to is determined – in this case it is 4th Quarter 2008. The 4th Quarter 2008 Statewide median is divided in to the Statewide median for each Quarter of the time period to arrive at a “Factor”.

Example: (2007Q3 of **0.903**) ÷ (2008Q4 of **0.967**) = Factor of **0.934**

QTR	STATEWIDE MEDIAN	FACTOR
2007Q3	0.903	0.934
2007Q4	0.889	0.919
2008Q1	0.941	0.973
2008Q2	0.908	0.939
2008Q3	0.914	0.945
2008Q4	0.967	1.000

The Sale Price of each transaction is multiplied by this Factor to determine its time adjusted value.

Example: (2007Q3 Sale Price of **\$98,000**) X (2007Q3 Factor of **0.934**) =
Time Adjusted Sale Price of **\$91,532***

To arrive at the **Time Adjusted Sales Ratio**, the **Total Assessed Value** of the property is divided by the **Time Adjusted Sale Price** to arrive at a **Time Adjusted Sales Ratio**.

The **Sales Ratio** is calculated in the same manner by dividing the **Total Assessed Value** by the **Sale Price**.

A	B	C	D	E	F	G
Instrument Date	Total Assessed Value	Sale Price	Factor	Time Adjusted Sale Price* (C x D)	Sales Ratio (B ÷ C)	Time Adjusted Sales Ratio (B ÷ E)
2007Q3	\$93,670	\$98,000	0.934	\$91,532	95.6%	102.3%
2007Q4	\$4,500,000	\$1,020,000	0.919	\$937,380	441.2%	480.1%
2008Q1	\$446,360	\$240,000	0.973	\$233,520	186.0%	191.1%
2008Q2	\$129,230	\$126,750	0.939	\$119,018	102.0%	108.6%
2008Q3	\$80,800	\$102,000	0.945	\$96,390	79.2%	83.8%
2008Q4	\$138,790	\$185,000	1.000	\$185,000	75.0%	75.0%

*Rounded to nearest Dollar