NEIGHBORHOOD DELINATION

Section S

Purpose

Neighborhood Delineation is a study of forces from outside which could be considered to have an effect on property value; and also conclusions on the typical housing, economic, social and demographic characteristics of the geographic area considered a homogeneous neighborhood. A "neighborhood" for analysis purposes is defined as the largest geographic grouping of properties where the significant economic forces of those properties are generally uniform.

The Neighborhood Data Form serves three (3) main functions:

1. To provide an opinion of the typical structure, economic factors and conditions within an area considered a neighborhood. Appraisers use this information to provide a benchmark to compare each property within the neighborhood with each other.

2. To provide a generally similar geographic area to use as a statistical base for sales comparison, both during the 2017 Reappraisal and years later to measure change and update values accordingly.

3. Provide a basis to allow development of computer assisted land price tables (CALP).

Significant Characteristics Considered:

1. Physical Boundaries

   a. Natural - as rivers, mountains, woods, streams, etc.

   b. Manmade - as roads, highways, railroads, streets, corporation boundaries, , etc.

2. Housing Characteristics - such as type, quality, age and condition.

3. Occupancy - as % of homes owner-occupied or tenant-occupied, and % of vacant structures.

4. Predominant land use and anticipated changes.

5. Typical land size and land valuation.

6. Neighborhood life cycle.

7. Estimates of market value ranges.

INSTRUCTIONS FOR NEIGHBORHOOD DELINEATION FIELD ANALYSIS

Step 1 - Produce large scale maps for the county, which ideally show all streets, roads and significant physical features as rivers, lakes, railroads, etc.

Step 2 - Establish preliminary neighborhood boundaries on base maps using known physical and governmental features as boundaries. A general rule would be to consider all physical separation points as, rivers, arterial streets, corporation lines, lakes, commercial-industrial areas, highways, etc., as a definite neighborhood boundary.

Step 3 - Assemble and analyze supplementary material for the community as available and useful.

Examples would include:

Listing of established subdivisions
Zoning maps and zoning restrictions
Planning department maps - (master development plans)
Census Tract Statistics
School district maps
Redevelopment planning maps and studies
Current and planned utility maps (sewer, public water)
Soil maps, topographic maps, etc.
Real estate sales data from multiple listing service and internal sales verification letters.
Industrial plant listing, employment base summaries.

Step 4 - Begin the field inspection process by conducting a thorough, street by street visual inspection throughout the county. Based on physical observation and data collected and analyzed to date, establish individual neighborhood boundaries, recognizing the specific delineation points where the properties begin to represent significant physical and economic changes from adjacent areas.

Step 5 - After establishing boundaries of each neighborhood;

A - Fill out the neighborhood data form and assign an identification number.

B - Post the established neighborhood boundaries and identification numbers to a master map.

Step 6 - Establish final boundaries and permanent neighborhood numbers and post both to the Project Master Map and Individual Field Maps used for field appraisal.

Step 7 - Determine through manual or computerized analysis the comparability of all neighborhoods. The theory here is, even though various neighborhoods may be physically separated, if the predominant value analysis characteristics such as value range, housing

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characteristics, neighborhood type, etc., are similar, then it is desirable to group similar neighborhoods and thereby create a larger sales data base for comparable property value analysis.

SUMMARY - Keep in mind during the neighborhood analysis process, our primary purpose is to use the neighborhoods established to develop a statistical measuring base for pooling and analyzing sales data, and subsequently using this data to determine market value for individual properties via the comparable market data approach.

NEIGHBORHOOD DATA FORM SAMPLE

HAYWOOD COUNTY, NORTH CAROLINA   NEIGHBORHOOD ID   05R002
NEIGHBORHOOD DATA FORM 2017

Area Name   SMATHERS ST

Predominant Use   RES_X__   AGR___   COM___   IND___   OTHER___   MIXED___

Typical CDU   EX___   VG___   GD___   AV_X__   FR___   PR___   VP___

Typical Grade   AAA___   AA___   B___   C_X__   D___   E___   (+ -)____

Utilities   All Public_X__   Public Water___   Public Sewer___   Well___   Septic___

Street/Road   Paved_X__   Semi Improved___   State Maintained Gravel_ __   Private___