

**COLUMBIA COUNTY RATIO STUDY REPORT**  
**September 15, 2010**

<b>COUNTY SUMMARY</b>				
PROPERTY CLASSIFICATION	ASSESSED VALUE	PROPERTY CLASS RATIO	ESTIMATED MARKET VALUE	TOTAL COUNTY RATIO
REAL ESTATE (RESIDENTIAL)	27,754,703	19.67	141,101,693	
REAL ESTATE (COMMERCIAL)	9,842,763	19.59	50,243,815	
REAL ESTATE (VACANT)	1,941,906	19.56	9,927,945	
<b>TOTAL REAL ESTATE</b>	<b>39,539,372</b>		<b>201,273,453</b>	
REAL ESTATE AGRICULTURAL VALUE	4,175,557	20.00	20,877,786	
PERSONAL (AUTO/OTHER)	28,369,855	20.18	140,584,019	
BUSINESS PERSONAL	61,282,965	20.00	306,414,825	
<b>GRAND TOTAL</b>	<b>133,367,749</b>		<b>669,150,082</b>	<b>19.93</b>

<b>OVERALL RATIO STUDY</b>						
PROPERTY CLASSIFICATION		Parcels	Median Ratio	Lower Bound	Upper Bound	COD
REAL ESTATE	RESIDENTIAL IMPROVED	248	19.67	19.41	20.00	11.01
	COMMERCIAL IMPROVED	20	19.59	18.55	22.67	15.09
	VACANT LAND	22	19.56	18.88	20.00	6.29
AGRICULTURAL		98	20.00	19.99	20.02	5.27
PERSONAL (AUTO/OTHER)		30	20.18			
BUSINESS PERSONAL		26	20.00	20.00	20.00	27.55

<b>RATIO STUDY BY MARKET AREA</b>						
MARKET AREA	PROPERTY CLASSIFICATION	Parcels	Median Ratio	Lower Bound	Upper Bound	COD
COLUMB	RESIDENTIAL IMPROVED	248	19.67	19.41	20.00	11.01
	VACANT LAND	22	19.56	18.88	20.00	6.29

### RATIO STUDY BREAKDOWNS

RATIO STRATIFICATION	RESIDENTIAL IMPROVEMENTS		VACANT LANDS		COMMERCIAL/IND IMPROVEMENTS		AGRICULTURAL		BUSINESS PERSONAL	
	PARCELS	RATIO	PARCELS	RATIO	PARCELS	RATIO	PARCELS	RATIO	PARCELS	RATIO
<b>RATIOS BY CITY</b>										
Emerson	2	21.22	0		0		0		0	
Magnolia	192	19.67	13	20.00	15	19.10	0		18	20.00
McNeil	4	20.26	0		1	24.46	0		2	55.55
Rural	37	19.72	8	19.20	3	22.46	98	20.00	0	
Taylor	2	19.40	0		0		0		0	
Waldo	11	18.82	1	16.00	1	21.04	0		6	20.00

RATIO STRATIFICATION	RESIDENTIAL IMPROVEMENTS		VACANT LANDS		COMMERCIAL/IND IMPROVEMENTS		AGRICULTURAL		BUSINESS PERSONAL	
	PARCELS	RATIO	PARCELS	RATIO	PARCELS	RATIO	PARCELS	RATIO	PARCELS	RATIO
<b>RATIOS BY SCHOOL</b>										
Emerson Taylor	9	19.63	0		1	16.07	26	19.99	0	
Magnolia	233	19.68	22	19.56	18	19.59	60	20.01	24	20.00
Stephens	6	20.29	0		1	24.46	12	19.99	2	55.55

## OTHER REAL ESTATE ANALYSIS

VALIDATION CODES	
Validation Code	Count
<BLANK>	30,779
0	381
1	62
2	3
3	1
4	38
5	49
7	6
9	1
10	1
11	43
12	4
13	15
14	14
15	22
16	6
17	1
18	2
19	21
20	231
21	1
23	3
26	9
27	3
28	1

Eligible for Use in Real Estate Ratio Study

PROPERTY TYPE CODES	
Property Type Code	Count
AI	2,503
AV	15,331
CI	782
CM	2
CR	2
CV	345
MH	1,608
ML	10
RC	3
RI	6,629
RM	18
RV	4,464

Eligible for Use in Real Estate Ratio Study

DEED TYPE CODES	
Deed Type Code	Count
<BLANK>	30,779
CWD	85
SWD	164
WD	1,109

Eligible for Use in Real Estate Ratio Study

# considered invalid	458
% of total	1.44%
# eligible property type	12,220
% of total	38.55%
# eligible deed type	32,137

\*Each group of frequencies presented here was calculated immediately preceding the filtering process for that parameter.

## Real Estate Neighborhoods & Market Areas

Residential Improved	# of total parcels	6,629
	# of sold parcels	444
	# of Neighborhoods	17
	Avg # of parcels per neighborhood	390
	Avg # of sales per neighborhood	26
	# of Market Areas	1
	Avg # of parcels per market area	6,629
Avg # of sales per market area	444	
Vacant	# of total parcels	4,809
	# of sold parcels	94
	# of Neighborhoods	17
	Avg # of parcels per neighborhood	283
	Avg # of sales per neighborhood	6
	# of Market Areas	1
	Avg # of parcels per market area	4,809
Avg # of sales per market area	94	
Commercial Improved	# of total parcels	782
	# of sold parcels	60
	# of Neighborhoods	13
	Avg # of parcels per neighborhood	60
	Avg # of sales per neighborhood	5
	# of Market Areas	1
	Avg # of parcels per market area	782
Avg # of sales per market area	60	

\*Market Area counts and Neighborhood counts are based on distinct codes presented in the county data extract. These counts may not truly represent actual market areas and/or neighborhoods if the appraiser used combinations of these codes.

\*Counts are based on data before statistical trimming takes place for the ratio study.

<b>Sold vs. Unsold Analysis</b>						
<b>(Real Estate)</b>						
		Parcel Count	% Change	Difference	Significance Level	Comments
Residential Improved	Unsold	5,622	15.33%			
				2.55%	0.156	No significant difference found between sold and unsold parcels.
	Sold	283	12.78%			
Vacant Land	Unsold	4,226	10.60%			
				-6.66%	0.608	No significant difference found between sold and unsold parcels.
	Sold	44	17.26%			
Commercial Improved	Unsold	670	-0.24%			
				2.87%	0.704	No significant difference found between sold and unsold parcels.
	Sold	22	-3.11%			

\*Significant difference is defined by ACD rules as at least 5% difference in percent change between sold and unsold properties AND the accompanying significance level is less than .05.