

**CRAWFORD 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)	377,838,190	18.84	2,005,510,563	
REAL ESTATE (COMMERCIAL)	99,068,190	18.93	523,339,620	
REAL ESTATE (VACANT)	15,904,560	19.20	82,836,250	
<b>TOTAL REAL ESTATE</b>	<b>492,810,940</b>		<b>2,611,686,432</b>	
REAL ESTATE AGRICULTURAL VALUE	16,785,700	20.00	83,928,500	
PERSONAL (AUTO/OTHER)	83,075,178	20.00	415,375,890	
BUSINESS PERSONAL	57,637,674	20.00	288,188,370	
<b>GRAND TOTAL</b>	<b>650,309,492</b>		<b>3,399,179,192</b>	<b>19.13</b>

<b>OVERALL RATIO STUDY</b>						
PROPERTY CLASSIFICATION		Parcels	Median Ratio	Lower Bound	Upper Bound	COD
REAL ESTATE	RESIDENTIAL IMPROVED	784	18.84	18.69	18.99	7.94
	COMMERCIAL IMPROVED	41	18.93	18.36	19.75	8.77
	VACANT LAND	67	19.20	18.54	20.00	16.39
AGRICULTURAL		97	20.00	20.00	20.00	0.98
PERSONAL (AUTO/OTHER)		30	20.00			
BUSINESS PERSONAL		40	20.00	20.00	20.00	0.06

**RATIO STUDY BY MARKET AREA**

MARKET AREA	PROPERTY CLASSIFICATION	Parcels	Median Ratio	Lower Bound	Upper Bound	COD
1	RESIDENTIAL IMPROVED	18	18.34	16.82	20.28	8.56
	VACANT LAND	9	18.14	17.36	20.00	7.26
2	RESIDENTIAL IMPROVED	196	19.02	18.53	19.31	8.89
	VACANT LAND	41	20.00	18.54	21.76	18.17
4	RESIDENTIAL IMPROVED	136	18.65	18.33	18.95	6.89
	VACANT LAND	9	20.00	17.68	22.14	13.41
5	RESIDENTIAL IMPROVED	434	18.93	18.71	19.06	7.71
	VACANT LAND	8	17.16	14.67	20.00	11.00

### 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>										
Alma	129	18.65	7	20.00	5	18.43	0		0	
Cedarville	13	19.09	3	26.47	0		0		0	
Dyer	8	19.53	0		0		0		0	
Kibler	6	17.79	2	24.12	0		0		0	
Mountainburg	2	18.14	0		1	17.84	0		0	
Mulberry	8	18.50	1	17.00	2	19.03	0		0	
Rural	184	18.82	46	19.13	6	19.16	97	20.00	0	
Van Buren	434	18.93	8	17.16	27	19.07	0		40	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>										
Alma	215	18.7	32	19.30	7	18.93	26	20.00	0	
Cedarville	30	18.69	10	20.00	0		25	19.93	0	
Mountainburg	17	18.42	5	18.14	1	17.84	0		0	
Mulberry	10	19.36	1	17.00	2	19.03	17	20.00	0	
Van Buren	512	18.92	19	19.80	31	19.07	29	20.00	40	20.00

## OTHER REAL ESTATE ANALYSIS

VALIDATION CODES	
Validation Code	Count
<BLANK>	29,554
AL	278
AP	3
AS	3
CH	2
CS	44
CT	25
CV	5
ES	51
FD	40
FI	137
FS	3
GO	10
MH	117
MU	27
OF	13
OT	2
PI	5
PP	2
RL	56
TR	11
UV	1,749
VA	8
VS	526

Eligible for Use in Real Estate Ratio Study

PROPERTY TYPE CODES	
Property Type Code	Count
<BLANK>	1
AI	4,159
AM	946
AV	4,852
CA	6
CB	14
CG	85
CI	959
CM	33
CP	4
CR	69
CV	253
IA	20
IG	15
II	124
IM	2
IV	117
MH	683
RI	15,863
RM	591
RV	3,863
VP	12

Eligible for Use in Real Estate Ratio Study

DEED TYPE CODES	
Deed Type Code	Count
<BLANK>	29,554
CP	196
LD	12
SW	173
WD	3,316

Eligible for Use in Real Estate Ratio Study

# considered invalid	829
% of total	2.54%
# eligible property type	21,180
% of total	64.83%
# eligible deed type	33,251

\*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	15,863
	# of sold parcels	2,034
	# of Neighborhoods	96
	Avg # of parcels per neighborhood	165
	Avg # of sales per neighborhood	21
	# of Market Areas	4
	Avg # of parcels per market area	3,966
Avg # of sales per market area	509	
Vacant	# of total parcels	4,233
	# of sold parcels	250
	# of Neighborhoods	121
	Avg # of parcels per neighborhood	35
	Avg # of sales per neighborhood	2
	# of Market Areas	4
	Avg # of parcels per market area	1,058
Avg # of sales per market area	63	
Commercial Improved	# of total parcels	1,083
	# of sold parcels	159
	# of Neighborhoods	32
	Avg # of parcels per neighborhood	34
	Avg # of sales per neighborhood	5
	# of Market Areas	4
	Avg # of parcels per market area	271
Avg # of sales per market area	40	

\*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.

Sold vs. Unsold Analysis (Real Estate)						
		Parcel Count	% Change	Difference	Significance Level	Comments
Residential Improved	Unsold	13,133	1.80%	0.26%	0.141	No significant difference found between sold and unsold parcels.
	Sold	927	1.54%			
Vacant Land	Unsold	3,717	1.23%	-0.28%	0.939	No significant difference found between sold and unsold parcels.
	Sold	72	1.51%			
Commercial Improved	Unsold	893	1.81%	1.04%	0.844	No significant difference found between sold and unsold parcels.
	Sold	61	0.77%			

\*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.