

**LINCOLN 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)	41,532,730	19.34	214,750,414	
REAL ESTATE (COMMERCIAL)	6,608,150	18.76	35,224,680	
REAL ESTATE (VACANT)	1,774,200	20.67	8,583,454	
<b>TOTAL REAL ESTATE</b>	<b>49,915,080</b>		<b>258,558,548</b>	
REAL ESTATE AGRICULTURAL VALUE	21,339,600	20.00	106,698,000	
PERSONAL (AUTO/OTHER)	21,649,007	19.99	108,299,185	
BUSINESS PERSONAL	4,565,348	20.00	22,826,740	
<b>GRAND TOTAL</b>	<b>97,469,035</b>		<b>496,382,473</b>	<b>19.64</b>

<b>OVERALL RATIO STUDY</b>						
PROPERTY CLASSIFICATION		Parcels	Median Ratio	Lower Bound	Upper Bound	COD
REAL ESTATE	RESIDENTIAL IMPROVED	56	19.34	18.35	20.07	8.77
	COMMERCIAL IMPROVED	7	18.76	14.34	23.93	13.76
	VACANT LAND	25	20.67	17.40	23.33	20.98
AGRICULTURAL		96	20.00	20.00	20.03	3.12
PERSONAL (AUTO/OTHER)		30	19.99			
BUSINESS PERSONAL		19	20.00	18.07	20.00	8.82

RATIO STUDY BY MARKET AREA						
MARKET AREA	PROPERTY CLASSIFICATION	Parcels	Median Ratio	Lower Bound	Upper Bound	COD
1	RESIDENTIAL IMPROVED	56	19.34	18.35	20.07	8.77
	VACANT LAND	25	20.67	17.40	23.33	20.98

### 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>										
Gould	7	19.24	1	22.00	0		0		2	16.54
Grady	0		0		2	18.38	0		1	20.00
Rural	19	19.41	21	20.67	1	17.67	96	20.00	3	20.00
Star City	30	19.16	3	20.00	4	22.07	0		13	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>										
Dumas	11	19.41	2	19.59	0		34	20.01	2	16.54
Star City	45	19.27	23	20.67	7	18.76	61	20.00	17	20.00
Drew Central	0		0		0		1	20.93	0	

## OTHER REAL ESTATE ANALYSIS

VALIDATION CODES	
Validation Code	Count
<BLANK>	10,211
AL	128
AP	27
AS	3
CH	1
CS	10
CT	11
ES	3
FD	3
FI	17
FS	2
GO	1
MH	67
MU	1
NM	3
OF	6
OT	1
PP	7
RC	1
RL	70
TR	1
UV	289
VA	5
VS	69

Eligible for Use in Real Estate Ratio Study

PROPERTY TYPE CODES	
Property Type Code	Count
AB	80
AI	1,070
AM	209
AV	4,212
CA	1
CB	7
CG	8
CI	219
CM	14
CP	7
CR	8
CV	105
IG	1
II	5
IV	11
MH	570
RB	29
RI	2637
RM	126
RV	1618

Eligible for Use in Real Estate Ratio Study

DEED TYPE CODES	
Deed Type Code	Count
<BLANK>	10,211
CP	12
LD	17
SW	45
WD	969

Eligible for Use in Real Estate Ratio Study

# considered invalid	331
% of total	3.03%
# eligible property type	4,721
% of total	43.17%
# eligible deed type	11,254

\*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	2,637
	# of sold parcels	280
	# of Neighborhoods	45
	Avg # of parcels per neighborhood	59
	Avg # of sales per neighborhood	6
	# of Market Areas	1
	Avg # of parcels per market area	2,637
	Avg # of sales per market area	280
	Vacant	# of total parcels
# of sold parcels		100
# of Neighborhoods		47
Avg # of parcels per neighborhood		37
Avg # of sales per neighborhood		2
# of Market Areas		1
Avg # of parcels per market area		1,734
Avg # of sales per market area		100
Commercial Improved		# of total parcels
	# of sold parcels	32
	# of Neighborhoods	7
	Avg # of parcels per neighborhood	32
	Avg # of sales per neighborhood	5
	# of Market Areas	1
	Avg # of parcels per market area	224
	Avg # of sales per market area	32

\*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	2,290	-3.61%			
				-4.08%	0.009	No significant difference found between sold and unsold parcels.
	Sold	56	0.47%			
Vacant Land	Unsold	1,503	4.51%			
				3.38%	0.669	No significant difference found between sold and unsold parcels.
	Sold	29	1.13%			
Commercial Improved	Unsold	190	-13.78%			
				-2.84%	0.521	No significant difference found between sold and unsold parcels.
	Sold	8	-10.94%			

\*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.