

LOGAN COUNTY RATIO STUDY REPORT
September 15, 2010

COUNTY SUMMARY				
PROPERTY CLASSIFICATION	ASSESSED VALUE	PROPERTY CLASS RATIO	ESTIMATED MARKET VALUE	TOTAL COUNTY RATIO
REAL ESTATE (RESIDENTIAL)	23,958,604	19.08	125,569,205	
REAL ESTATE (COMMERCIAL)	4,425,953	20.89	21,186,944	
REAL ESTATE (VACANT)	815,904	20.00	4,079,519	
TOTAL REAL ESTATE	29,200,461		150,835,668	
REAL ESTATE AGRICULTURAL VALUE	3,216,106	20.00	16,080,530	
PERSONAL (AUTO/OTHER)	29,026,450	20.10	144,410,199	
BUSINESS PERSONAL	24,260,275	20.00	121,301,375	
GRAND TOTAL	85,703,292		432,627,772	19.81

OVERALL RATIO STUDY						
PROPERTY CLASSIFICATION		Parcels	Median Ratio	Lower Bound	Upper Bound	COD
REAL ESTATE	RESIDENTIAL IMPROVED	200	19.08	18.53	19.46	10.48
	COMMERCIAL IMPROVED	28	20.89	18.86	22.72	14.05
	VACANT LAND	20	20.00	19.74	20.75	7.12
AGRICULTURAL		87	20.00	20.00	20.00	0.23
PERSONAL (AUTO/OTHER)		30	20.10			
BUSINESS PERSONAL		33	20.00	20.00	20.00	8.73

RATIO STUDY BY MARKET AREA						
MARKET AREA	PROPERTY CLASSIFICATION	Parcels	Median Ratio	Lower Bound	Upper Bound	COD
LOGAN	RESIDENTIAL IMPROVED	200	19.08	18.53	19.46	10.48
	VACANT LAND	20	20.00	19.74	20.75	7.12
	RESIDENTIAL IMPROVED					
	VACANT LAND					

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
RATIOS BY CITY										
Blue Mountain	3	18.03	1	20.00	0		0		0	
Booneville	65	19.22	1	19.74	11	23.24	0		19	20.00
Caulksville	2	18.07	0		1	23.37	0		0	
Magazine	5	20.22	3	15.00	1	20.61	0		4	20.00
Paris	57	19.38	2	21.00	12	19.32	0		10	20.00
Ratcliff	3	18.42	0		0		0		0	
Rural	56	18.42	13	20.00	2	21.86	87	20.00	0	
Scranton	5	17.86	0		1	18.86	0		0	
Subiaco	4	20.17	0		0		0		0	

RATIO STRATIFICATION	RESIDENTIAL IMPROVEMENTS		VACANT LANDS		COMMERCIAL/IND IMPROVEMENTS		AGRICULTURAL		BUSINESS PERSONAL	
	PARCELS	RATIO	PARCELS	RATIO	PARCELS	RATIO	PARCELS	RATIO	PARCELS	RATIO
RATIOS BY SCHOOL										
Booneville	84	19.08	6	20.00	12	22.91	23	20.00	19	20.00
County Line	11	18.55	0		1	23.37	3	20.06	0	
Dardanelle	1	18.81	2	21.07	0		7	20.00	0	
Magazine	15	17.6	5	16.36	1	20.61	15	20.00	4	20.00
Paris	75	19.38	6	20.00	13	20.64	25	20.00	10	20.00
Scranton	14	18.09	1	22.33	1	18.86	12	19.98	0	
Mansfield	0		0		0		2	20.04	0	

OTHER REAL ESTATE ANALYSIS

VALIDATION CODES	
Validation Code	Count
<BLANK>	21,300
0	270
1	82
2	6
3	4
4	40
5	42
6	2
7	8
9	8
11	5
12	22
13	12
14	13
15	4
16	4
17	8
18	1
19	39
20	204
21	1
22	15
25	9
26	18
27	2

Eligible for Use in Real Estate Ratio Study

PROPERTY TYPE CODES	
Property Type Code	Count
AI	3,370
AV	5,336
CI	566
CS	52
CV	121
EX	1,599
IV	1
MH	1,012
MN	976
PS	62
RC	703
RI	5,646
RV	2,675

Eligible for Use in Real Estate Ratio Study

DEED TYPE CODES	
Deed Type Code	Count
<BLANK>	21,301
CORPWD	47
SPECWD	37
WD	888

Eligible for Use in Real Estate Ratio Study

# considered invalid	422
% of total	1.95%
# eligible property type	9,009
% of total	40.73%
# eligible deed type	22,273

*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	5,646
	# of sold parcels	401
	# of Neighborhoods	27
	Avg # of parcels per neighborhood	209
	Avg # of sales per neighborhood	15
	# of Market Areas	1
	Avg # of parcels per market area	5,646
	Avg # of sales per market area	401
	Vacant	# of total parcels
# of sold parcels		68
# of Neighborhoods		27
Avg # of parcels per neighborhood		104
Avg # of sales per neighborhood		3
# of Market Areas		1
Avg # of parcels per market area		2,797
Avg # of sales per market area		68
Commercial Improved		# of total parcels
	# of sold parcels	61
	# of Neighborhoods	10
	Avg # of parcels per neighborhood	57
	Avg # of sales per neighborhood	6
	# of Market Areas	1
	Avg # of parcels per market area	566
	Avg # of sales per market area	61

*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	4,748	11.51%			
				-1.35%	0.222	No significant difference found between sold and unsold parcels.
	Sold	234	12.86%			
Vacant Land	Unsold	2,461	18.62%			
				-16.29%	0.001	Further analysis pending.
	Sold	27	34.91%			
Commercial Improved	Unsold	469	-1.44%			
				3.30%	0.435	No significant difference found between sold and unsold parcels.
	Sold	36	-4.74%			

*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.