

**OUACHITA 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)	111,194,026	19.52	569,641,526	
REAL ESTATE (COMMERCIAL)	27,872,270	19.82	140,626,993	
REAL ESTATE (VACANT)	3,660,800	19.91	18,386,740	
<b>TOTAL REAL ESTATE</b>	<b>142,727,096</b>		<b>728,655,259</b>	
REAL ESTATE AGRICULTURAL VALUE	18,340,380	20.00	91,701,900	
PERSONAL (AUTO/OTHER)	31,788,827	20.00	158,944,135	
BUSINESS PERSONAL	16,118,524	20.00	80,592,620	
<b>GRAND TOTAL</b>	<b>208,974,827</b>		<b>1,059,893,914</b>	<b>19.72</b>

<b>OVERALL RATIO STUDY</b>						
PROPERTY CLASSIFICATION		Parcels	Median Ratio	Lower Bound	Upper Bound	COD
REAL ESTATE	RESIDENTIAL IMPROVED	217	19.52	19.05	19.73	12.41
	COMMERCIAL IMPROVED	24	19.82	18.57	22.27	13.72
	VACANT LAND	27	19.91	17.53	20.00	13.32
AGRICULTURAL		95	20.00	19.99	20.03	4.38
PERSONAL (AUTO/OTHER)		29	20.00			
BUSINESS PERSONAL		29	20.00	18.31	20.00	13.97

RATIO STUDY BY MARKET AREA						
MARKET AREA	PROPERTY CLASSIFICATION	Parcels	Median Ratio	Lower Bound	Upper Bound	COD
1	RESIDENTIAL IMPROVED	217	19.52	19.05	19.73	12.41
	VACANT LAND	27	19.91	17.53	20.00	13.32
	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
<b>RATIOS BY CITY</b>										
Bearden	7	19.34	3	20.00	4	22.09	0		6	19.92
Camden	125	19.69	5	20.00	11	20.76	0		11	19.99
East Camden	10	19.63	0		0		0		#N/A	#N/A
Rural	70	18.96	19	18.75	6	19.44	95	20.00	1	0.00
Stephens	5	17.76	0		3	19.77	0		8	20.00
Chidester	0		0		0		0		3	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>										
Bearden	7	19.34	5	20.00	4	22.09	16	20.02	6	19.92
Fairview	169	19.67	16	20.00	16	19.44	45	20.00	15	19.99
Harmony Grove	29	18.02	4	17.33	0		21	20.00	0	
Smackover	6	19.32	1	19.33	0		13	20.04	0	
Stephens	6	20.53	1	17.60	4	21.02	0		8	20.00

## OTHER REAL ESTATE ANALYSIS

VALIDATION CODES	
Validation Code	Count
<BLANK>	24,419
AL	205
AP	84
AS	2
CH	7
CS	14
CT	7
DT	3
fi	1
FI	47
FS	2
GO	2
IS	3
MH	48
MU	2
OF	9
OT	1
PI	2
PP	9
RL	26
UV	334
VA	12
VS	92

Eligible for Use in Real Estate Ratio Study

PROPERTY TYPE CODES	
Property Type Code	Count
AB	8
AI	1,382
AM	166
AV	7,506
CA	22
CB	33
CG	51
CI	560
CM	46
CP	2
CR	31
CV	194
IA	5
IG	6
II	9
IV	17
MH	828
RB	226
RI	8,985
RM	261
RV	4,993

Eligible for Use in Real Estate Ratio Study

DEED TYPE CODES	
Deed Type Code	Count
<BLANK>	23,898
CP	43
LD	142
SW	200
WD	1,607

Eligible for Use in Real Estate Ratio Study

# considered invalid	385
% of total	1.52%
# eligible property type	14,758
% of total	58.26%
# eligible deed type	25,890

\*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	8,985
	# of sold parcels	733
	# of Neighborhoods	60
	Avg # of parcels per neighborhood	150
	Avg # of sales per neighborhood	12
	# of Market Areas	1
	Avg # of parcels per market area	8,985
	Avg # of sales per market area	733
	Vacant	# of total parcels
# of sold parcels		237
# of Neighborhoods		72
Avg # of parcels per neighborhood		72
Avg # of sales per neighborhood		3
# of Market Areas		1
Avg # of parcels per market area		5,204
Avg # of sales per market area		237
Commercial Improved		# of total parcels
	# of sold parcels	77
	# of Neighborhoods	20
	Avg # of parcels per neighborhood	28
	Avg # of sales per neighborhood	4
	# of Market Areas	1
	Avg # of parcels per market area	569
	Avg # of sales per market area	77

\*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	7,731	0.42%	0.43%	0.48	No significant difference found between sold and unsold parcels.
	Sold	287	-0.01%			
Vacant Land	Unsold	4,656	9.38%	-7.70%	0.156	No significant difference found between sold and unsold parcels.
	Sold	62	17.08%			
Commercial Improved	Unsold	481	7.57%	-8.77%	0.307	No significant difference found between sold and unsold parcels.
	Sold	24	16.34%			

\*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.