

SEVIER 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)	73,674,290	19.08	386,133,595	
REAL ESTATE (COMMERCIAL)	17,750,380	21.39	82,984,479	
REAL ESTATE (VACANT)	2,486,030	20.00	12,430,150	
TOTAL REAL ESTATE	93,910,700		481,548,224	
REAL ESTATE AGRICULTURAL VALUE	14,371,130	20.00	71,855,650	
PERSONAL (AUTO/OTHER)	22,112,420	19.98	110,672,773	
BUSINESS PERSONAL	11,568,297	20.00	57,841,485	
GRAND TOTAL	141,962,547		721,918,132	19.66

OVERALL RATIO STUDY						
PROPERTY CLASSIFICATION		Parcels	Median Ratio	Lower Bound	Upper Bound	COD
REAL ESTATE	RESIDENTIAL IMPROVED	143	19.08	18.48	19.84	13.46
	COMMERCIAL IMPROVED	18	21.39	18.99	22.78	10.70
	VACANT LAND	35	20.00	19.00	21.33	15.46
AGRICULTURAL		106	20.00	20.00	20.05	5.64
PERSONAL (AUTO/OTHER)		30	19.98			
BUSINESS PERSONAL		25	20.00	20.00	20.00	4.29

RATIO STUDY BY MARKET AREA						
MARKET AREA	PROPERTY CLASSIFICATION	Parcels	Median Ratio	Lower Bound	Upper Bound	COD
1	RESIDENTIAL IMPROVED	143	19.08	18.48	19.84	13.46
	VACANT LAND	35	20.00	19.00	21.33	15.46
	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										
Ben Lomond	2	19.14	0		1	22.40	0		0	
DeQueen	83	19.51	6	20.67	13	21.44	0		19	20.00
Gillham	1	25.10	1	23.20	1	20.63	0		0	
Horatio	14	18.51	6	20.50	2	19.49	0		1	20.00
Lockesburg	7	18.24	0		0		0		2	20.00
Rural	36	18.98	22	20.00	1	20.58	106	20.00	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
RATIOS BY SCHOOL										
Ashdown	2	19.14	0		1	22.4	0		0	
DeQueen	121	19.19	22	20.00	15	21.33	77	20.00	22	20.00
Horatio	19	19.08	11	20.00	2	19.49	22	20.02	2	20.00
Mineral Springs	1	13.59	0		0		7	20.00	1	19.99
Wickes	0		2	21.38	0		0		0	

OTHER REAL ESTATE ANALYSIS

VALIDATION CODES	
Validation Code	Count
<BLANK>	12,247
AL	196
AP	3
AS	6
CH	2
CS	22
CT	4
ES	2
FD	3
FI	3
FS	6
GO	2
MH	38
MU	5
PI	1
PP	1
RL	80
TR	2
UV	116
VA	22
VS	200

Eligible for Use in Real Estate Ratio Study

PROPERTY TYPE CODES	
Property Type Code	Count
AB	9
AI	1,799
AM	541
AV	4,180
CA	1
CB	10
CG	14
CI	330
CM	24
CP	11
CR	29
CV	114
II	1
MH	540
RB	44
RF	7
RI	3,558
RM	170
RV	1,579

Eligible for Use in Real Estate Ratio Study

DEED TYPE CODES	
Deed Type Code	Count
<BLANK>	12,128
CP	21
LD	8
SW	47
WD	966

Eligible for Use in Real Estate Ratio Study

# considered invalid	373
% of total	2.88%
# eligible property type	5,582
% of total	43.07%
# eligible deed type	13,170

*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	3,558
	# of sold parcels	357
	# of Neighborhoods	9
	Avg # of parcels per neighborhood	395
	Avg # of sales per neighborhood	40
	# of Market Areas	1
	Avg # of parcels per market area	3,558
	Avg # of sales per market area	357
Vacant	# of total parcels	1,693
	# of sold parcels	90
	# of Neighborhoods	12
	Avg # of parcels per neighborhood	141
	Avg # of sales per neighborhood	8
	# of Market Areas	1
	Avg # of parcels per market area	1,693
	Avg # of sales per market area	90
Commercial Improved	# of total parcels	331
	# of sold parcels	54
	# of Neighborhoods	9
	Avg # of parcels per neighborhood	37
	Avg # of sales per neighborhood	6
	# of Market Areas	1
	Avg # of parcels per market area	331
	Avg # of sales per market area	54

*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	2,996	11.19%			
				-1.98%	0.106	No significant difference found between sold and unsold parcels.
	Sold	165	13.17%			
Vacant Land	Unsold	1,545	9.41%			
				-7.03%	0.119	No significant difference found between sold and unsold parcels.
	Sold	31	16.44%			
Commercial Improved	Unsold	270	4.58%			
				4.58%	0.206	No significant difference found between sold and unsold parcels.
	Sold	25	0.00%			

*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.