

ST FRANCIS 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)				
REAL ESTATE (COMMERCIAL)				
REAL ESTATE (VACANT)				
TOTAL REAL ESTATE				
REAL ESTATE AGRICULTURAL VALUE				
PERSONAL (AUTO/OTHER)	23,879,845	20.52	116,373,514	
BUSINESS PERSONAL	18,285,870	20.00	91,429,350	
GRAND TOTAL	42,165,715		207,802,864	20.29

OVERALL RATIO STUDY						
PROPERTY CLASSIFICATION		Parcels	Median Ratio	Lower Bound	Upper Bound	COD
REAL ESTATE	RESIDENTIAL IMPROVED					
	COMMERCIAL IMPROVED					
	VACANT LAND					
AGRICULTURAL						
PERSONAL (AUTO/OTHER)		30	20.52			
BUSINESS PERSONAL		25	20.00	20.00	20.00	9.44

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										
Caldwell									1	20.00
Colt									4	20.00
Forrest City									16	20.00
Palestine									4	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										
Forrest City									21	20.00
Palestine Wheatley									4	20.00