

**VAN BUREN 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)	26,222,966	18.74	139,930,447	
REAL ESTATE (COMMERCIAL)	5,009,335	19.64	25,505,779	
REAL ESTATE (VACANT)	3,269,337	19.48	16,783,044	
<b>TOTAL REAL ESTATE</b>	<b>34,501,638</b>		<b>182,219,270</b>	
REAL ESTATE AGRICULTURAL VALUE	2,644,438	20.02	13,208,982	
PERSONAL (AUTO/OTHER)	27,172,205	20.00	135,861,025	
BUSINESS PERSONAL	103,909,830	20.00	519,549,150	
<b>GRAND TOTAL</b>	<b>168,228,111</b>		<b>850,838,427</b>	<b>19.77</b>

<b>OVERALL RATIO STUDY</b>						
PROPERTY CLASSIFICATION		Parcels	Median Ratio	Lower Bound	Upper Bound	COD
REAL ESTATE	RESIDENTIAL IMPROVED	200	18.74	18.06	19.33	15.47
	COMMERCIAL IMPROVED	23	19.64	17.39	22.60	20.97
	VACANT LAND	72	19.48	18.18	20.00	19.92
AGRICULTURAL		115	20.02	20.01	20.06	0.89
PERSONAL (AUTO/OTHER)		30	20.00			
BUSINESS PERSONAL		34	20.00	20.00	20.00	6.73

RATIO STUDY BY MARKET AREA						
MARKET AREA	PROPERTY CLASSIFICATION	Parcels	Median Ratio	Lower Bound	Upper Bound	COD
1	RESIDENTIAL IMPROVED	200	18.74	18.06	19.33	15.47
	VACANT LAND	72	19.48	18.18	20.00	19.92
	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>										
Clinton	30	18.60	7	18.86	17	19.43	0		20	20.00
Damascus	3	19.25	0		0		0		2	20.00
Fairfield Bay	122	18.35	29	20.00	3	19.64	0		3	20.00
Rural	45	19.71	35	18.87	3	19.85	115	20.02	6	20.00
Shirley	0		1	20.00	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>										
Clinton	58	19.02	26	18.52	18	19.64	61	20.02	20	20.00
Shirley	130	18.45	37	20.00	4	21.32	17	20.02	7	20.00
Southside	12	20.69	6	16.00	1	12.71	18	20.01	7	20.00
West Side	0		3	16.00	0		6	20.16	0	
Marshall	0		0		0		8	20.05	0	
Quitman	0		0		0		5	20.82	0	

## OTHER REAL ESTATE ANALYSIS

VALIDATION CODES	
Validation Code	Count
<BLANK>	33,869
AL	164
AS	9
CH	1
CS	24
CT	5
CV	16
DT	2
ES	8
FD	4
FI	16
FS	1
GO	2
MH	66
MU	15
PI	6
PP	2
RL	32
UV	283
VS	280

Eligible for Use in Real Estate Ratio Study

PROPERTY TYPE CODES	
Property Type Code	Count
AI	14
AV	357
CI	149
CM	4,147
CR	1
CV	3
MH	24
MN	254
RC	26
RI	1
RV	5

Eligible for Use in Real Estate Ratio Study

DEED TYPE CODES	
Deed Type Code	Count
<BLANK>	41,463
SWD	402
WD	20

Eligible for Use in Real Estate Ratio Study

# considered invalid	373
% of total	1.07%
# eligible property type	158
% of total	3.17%
# eligible deed type	41,885

\*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	4,850
	# of sold parcels	326
	# of Neighborhoods	10
	Avg # of parcels per neighborhood	485
	Avg # of sales per neighborhood	33
	# of Market Areas	1
	Avg # of parcels per market area	4,850
	Avg # of sales per market area	326
	Vacant	# of total parcels
# of sold parcels		316
# of Neighborhoods		14
Avg # of parcels per neighborhood		1,160
Avg # of sales per neighborhood		23
# of Market Areas		1
Avg # of parcels per market area		16,233
Avg # of sales per market area		316
Commercial Improved		# of total parcels
	# of sold parcels	44
	# of Neighborhoods	7
	Avg # of parcels per neighborhood	59
	Avg # of sales per neighborhood	6
	# of Market Areas	1
	Avg # of parcels per market area	412
	Avg # of sales per market area	44

\*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	3,984	7.22%			No significant difference found between sold and unsold parcels.
	Sold	220	3.81%	3.41%	0.001	
Vacant Land	Unsold	14,359	34.75%			No significant difference found between sold and unsold parcels.
	Sold	227	32.09%	2.66%	0.456	
Commercial Improved	Unsold	344	6.13%			No significant difference found between sold and unsold parcels.
	Sold	21	7.04%	-0.91%	0.751	

\*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.