

**WOODRUFF 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)	26,071,810	19.51	133,633,060	
REAL ESTATE (COMMERCIAL)	7,517,460	19.60	38,354,388	
REAL ESTATE (VACANT)	2,007,860	19.06	10,534,418	
<b>TOTAL REAL ESTATE</b>	<b>35,597,130</b>		<b>182,521,865</b>	
REAL ESTATE AGRICULTURAL VALUE	26,455,090	20.54	128,797,907	
PERSONAL (AUTO/OTHER)	11,226,305	20.00	56,131,525	
BUSINESS PERSONAL	3,442,673	20.00	17,213,365	
<b>GRAND TOTAL</b>	<b>76,721,198</b>		<b>384,664,662</b>	<b>19.94</b>

<b>OVERALL RATIO STUDY</b>						
PROPERTY CLASSIFICATION		Parcels	Median Ratio	Lower Bound	Upper Bound	COD
REAL ESTATE	RESIDENTIAL IMPROVED	69	19.51	18.52	21.07	19.36
	COMMERCIAL IMPROVED	9	19.60	18.59	20.70	8.34
	VACANT LAND	13	19.06	16.83	20.40	6.95
AGRICULTURAL		99	20.54	18.99	21.97	19.10
PERSONAL (AUTO/OTHER)		30	20.00			
BUSINESS PERSONAL		32	20.00	20.00	20.00	7.29

RATIO STUDY BY MARKET AREA						
MARKET AREA	PROPERTY CLASSIFICATION	Parcels	Median Ratio	Lower Bound	Upper Bound	COD
WDRFCO	RESIDENTIAL IMPROVED	69	19.51	18.52	21.07	19.36
	VACANT LAND	13	19.06	16.83	20.40	6.95
	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>										
Augusta	21	18.73	5	19.43	2	19.64	0		14	20.00
Cotton Plant	4	18.49	0		2	18.41	0		0	
Hunter	2	28.05	0		0		0		0	
McCrary	30	20.97	3	19.00	4	19.38	0		17	20.00
Patterson	3	20.38	0		0		0		1	20.00
Rural	9	19.00	5	19.06	1	20.70	99	20.54	0	

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>										
Augusta	27	17.82	8	19.24	5	20.17	60	20.62	14	20.00
Brinkley	2	28.05	0		0		7	22.31	0	
McCrary	40	20.63	5	19.00	4	19.38	30	18.76	18	20.00
Cross County	0		0		0		1	20.78	0	
Wynne	0		0		0		1	22.55	0	

## OTHER REAL ESTATE ANALYSIS

VALIDATION CODES	
Validation Code	Count
<BLANK>	9,550
AL	66
AP	3
AS	1
CS	9
CV	2
DT	2
ES	1
FC	1
FI	3
FS	8
MH	21
NM	1
PI	5
PP	4
RL	31
UV	228
VA	3
VS	69

Eligible for Use in Real Estate Ratio Study

PROPERTY TYPE CODES	
Property Type Code	Count
AB	14
AI	357
AM	149
AV	4,147
CA	1
CB	3
CG	24
CI	254
CM	26
CP	1
CR	5
CV	64
MH	137
RB	7
RI	2,751
RM	194
RV	1,874

Eligible for Use in Real Estate Ratio Study

DEED TYPE CODES	
Deed Type Code	Count
<BLANK>	41,463
CP	402
LD	20
SW	281
WD	3,103

Eligible for Use in Real Estate Ratio Study

# considered invalid	153
% of total	1.53%
# eligible property type	4,943
% of total	49.39%
# eligible deed type	45,269

\*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	2,751
	# of sold parcels	238
	# of Neighborhoods	12
	Avg # of parcels per neighborhood	229
	Avg # of sales per neighborhood	20
	# of Market Areas	1
	Avg # of parcels per market area	2,751
	Avg # of sales per market area	238
	Vacant	# of total parcels
# of sold parcels		48
# of Neighborhoods		19
Avg # of parcels per neighborhood		102
Avg # of sales per neighborhood		3
# of Market Areas		1
Avg # of parcels per market area		1,938
Avg # of sales per market area		48
Commercial Improved		# of total parcels
	# of sold parcels	32
	# of Neighborhoods	9
	Avg # of parcels per neighborhood	28
	Avg # of sales per neighborhood	4
	# of Market Areas	1
	Avg # of parcels per market area	254
	Avg # of sales per market area	32

\*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.

<b>Sold vs. Unsold Analysis</b>						
<b>(Real Estate)</b>						
		Parcel Count	% Change	Difference	Significance Level	Comments
Residential Improved	Unsold	2,360	3.64%			
				-2.08%	0.54	No significant difference found between sold and unsold parcels.
	Sold	90	5.72%			
Vacant Land	Unsold	1,750	22.10%			
				5.50%	0.833	No significant difference found between sold and unsold parcels.
	Sold	18	16.60%			
Commercial Improved	Unsold	213	-16.67%			
				6.07%	0.408	No significant difference found between sold and unsold parcels.
	Sold	14	-22.74%			

\*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.