

DREW COUNTY RATIO STUDY REPORT
September 15, 2011

COUNTY SUMMARY				
PROPERTY CLASSIFICATION	ASSESSED VALUE	PROPERTY CLASS RATIO	ESTIMATED MARKET VALUE	TOTAL COUNTY RATIO
REAL ESTATE (RESIDENTIAL)	85,813,420	19.27	445,321,328	
REAL ESTATE (COMMERCIAL)	32,017,740	19.88	161,055,030	
REAL ESTATE (VACANT)	3,755,940	20.00	18,779,700	
TOTAL REAL ESTATE	121,587,100		625,156,059	
REAL ESTATE AGRICULTURAL VALUE	27,943,460	20.00	139,717,300	
PERSONAL (AUTO/OTHER)	30,496,239	20.00	152,481,195	
BUSINESS PERSONAL	12,727,664	20.00	63,638,320	
GRAND TOTAL	192,754,463		980,992,874	19.65

OVERALL RATIO STUDY						
PROPERTY CLASSIFICATION		Parcels	Median Ratio	Lower Bound	Upper Bound	COD
REAL ESTATE	RESIDENTIAL IMPROVED	124	19.27	18.81	19.57	8.69
	COMMERCIAL IMPROVED	15	19.88	16.92	21.43	11.17
	VACANT LAND	27	20.00	17.78	23.00	21.67
AGRICULTURAL		99	20.00	20.00	20.01	0.83
PERSONAL (AUTO/OTHER)		30	20.00			
BUSINESS PERSONAL		25	20.00	20.00	20.00	0.08

RATIO STUDY BY MARKET AREA						
MARKET AREA	PROPERTY CLASSIFICATION	Parcels	Median Ratio	Lower Bound	Upper Bound	COD
DC1	RESIDENTIAL IMPROVED	124	19.27	18.81	19.57	8.69
	VACANT LAND	27	20.00	17.78	23.00	21.67

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										
Monticello	100	19.19	9	19.29	13	19.88	0		25	20.00
Rural	24	19.32	18	20.75	2	18.95	99	20.00	0	

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										
Dermott	0		1	25.60	0		15	20.01	0	
Drew Central	24	19.29	11	16.00	2	17.32	59	20.00	0	
Dumas	0		0		0		6	20.02	0	
Hamburg	0		0		0		4	20.00	0	
McGehee	0		0		1	21.83	7	20.01	0	
Monticello	100	19.23	15	22.12	12	20.00	8	19.99	25	20.00

OTHER REAL ESTATE ANALYSIS

VALIDATION CODES	
Validation Code	Count
<BLANK>	14,907
AL	75
AP	15
AS	11
CS	19
CT	6
CV	4
FI	26
FS	7
GO	1
IS	1
MH	34
MU	7
NM	6
OT	2
PP	7
RL	40
UV	457
VA	14
VS	102

Eligible for Use in Real Estate Ratio Study

PROPERTY TYPE CODES	
Property Type Code	Count
AB	92
AI	1,466
AM	281
AV	5,541
CA	9
CB	49
CG	25
CI	411
CM	31
CP	28
CR	40
CV	167
IA	5
II	21
IV	8
MH	900
RB	71
RI	4,527
RM	146
RV	1,923

Eligible for Use in Real Estate Ratio Study

DEED TYPE CODES	
Deed Type Code	Count
<BLANK>	14,903
CP	5
LD	23
SW	208
WD	922

Eligible for Use in Real Estate Ratio Study

# considered invalid	237
% of total	1.51%
# eligible property type	7,057
% of total	44.83%
# eligible deed type	16,038

*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	4,527
	# of sold parcels	392
	# of Neighborhoods	21
	Avg # of parcels per neighborhood	216
	Avg # of sales per neighborhood	19
	# of Market Areas	1
	Avg # of parcels per market area	4,527
	Avg # of sales per market area	392
	Vacant	# of total parcels
# of sold parcels		95
# of Neighborhoods		30
Avg # of parcels per neighborhood		70
Avg # of sales per neighborhood		3
# of Market Areas		2
Avg # of parcels per market area		1,049
Avg # of sales per market area		48
Commercial Improved		# of total parcels
	# of sold parcels	53
	# of Neighborhoods	8
	Avg # of parcels per neighborhood	54
	Avg # of sales per neighborhood	7
	# of Market Areas	1
	Avg # of parcels per market area	432
	Avg # of sales per market area	53

*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	3,893	-2.33%			
				-3.11%	0.001	No significant difference found between sold and unsold parcels.
	Sold	146	0.78%			
Vacant Land	Unsold	1,861	-3.28%			
				4.22%	0.003	No significant difference found between sold and unsold parcels.
	Sold	34	-7.50%			
Commercial Improved	Unsold	368	-1.50%			
				-4.44%	0.275	No significant difference found between sold and unsold parcels.
	Sold	17	2.94%			

*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.