

FULTON 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)	73,816,802	19.23	383,862,727	
REAL ESTATE (COMMERCIAL)	7,975,430	18.95	42,086,704	
REAL ESTATE (VACANT)	14,183,846	20.00	70,919,231	
TOTAL REAL ESTATE	95,976,079		496,868,662	
REAL ESTATE AGRICULTURAL VALUE	12,143,606	20.01	60,687,687	
PERSONAL (AUTO/OTHER)	16,426,305	19.99	82,169,672	
BUSINESS PERSONAL	3,382,250	20.00	16,911,250	
GRAND TOTAL	127,928,240		656,637,272	19.48

OVERALL RATIO STUDY						
PROPERTY CLASSIFICATION		Parcels	Median Ratio	Lower Bound	Upper Bound	COD
REAL ESTATE	RESIDENTIAL IMPROVED	82	19.23	18.71	19.66	9.52
	COMMERCIAL IMPROVED	11	18.95	16.17	24.27	13.64
	VACANT LAND	52	20.00	18.12	20.91	15.75
AGRICULTURAL		100	20.01	20.00	20.04	1.28
PERSONAL (AUTO/OTHER)		30	19.99			
BUSINESS PERSONAL		33	20.00	19.99	20.00	22.96

RATIO STUDY BY MARKET AREA						
MARKET AREA	PROPERTY CLASSIFICATION	Parcels	Median Ratio	Lower Bound	Upper Bound	COD
1	RESIDENTIAL IMPROVED	82	19.23	18.71	19.66	9.52
	VACANT LAND	52	20.00	18.12	20.91	15.75

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										
Cherokee Village	10	19.42	17	20.00	0		0		0	
Horseshoe Bend	1	19.50	0		0		0		0	
Mammoth Spring	16	19.99	2	20.83	3	19.64	0		7	20.00
Rural	23	18.83	30	19.29	4	17.88	100	20.01	2	9.99
Salem	27	18.75	3	18.13	3	17.97	0		19	20.00
Viola	5	19.77	0		1	19.09	0		5	19.81

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										
Highland	15	19.31	28	19.44	1	15.54	56	20.02	1	19.99
Mammoth Spring	19	19.83	11	21.74	5	19.64	18	20.00	7	20.00
Salem	37	19.02	6	19.06	3	17.97	24	20.04	20	20.00
Viola	11	19.66	7	20.00	2	19.02	2	20.04	5	19.81

OTHER REAL ESTATE ANALYSIS

VALIDATION CODES	
Validation Code	Count
<BLANK>	32,795
0	851
1	56
2	3
3	2
4	41
5	17
6	2
8	14
9	3
10	1
11	3
12	7
13	21
14	7
15	37
16	4
18	4
19	55
20	187

Eligible for Use in Real Estate Ratio Study

PROPERTY TYPE CODES	
Property Type Code	Count
AI	2,655
AV	7,438
CI	296
CM	3
CR	9
CV	61
EX	911
MH	986
MN	207
PS	1
RC	226
RI	2,811
RM	3
RV	18,503

Eligible for Use in Real Estate Ratio Study

DEED TYPE CODES	
Deed Type Code	Count
<BLANK>	32,792
SPEC WTY	1
WTY	1,954

Eligible for Use in Real Estate Ratio Study

# considered invalid	408
% of total	1.20%
# eligible property type	21,671
% of total	63.53%
# eligible deed type	34,747

*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	2,811
	# of sold parcels	191
	# of Neighborhoods	17
	Avg # of parcels per neighborhood	165
	Avg # of sales per neighborhood	11
	# of Market Areas	1
	Avg # of parcels per market area	2,811
	Avg # of sales per market area	191
Vacant	# of total parcels	18,564
	# of sold parcels	796
	# of Neighborhoods	17
	Avg # of parcels per neighborhood	1,092
	Avg # of sales per neighborhood	47
	# of Market Areas	1
	Avg # of parcels per market area	18,564
	Avg # of sales per market area	796
Commercial Improved	# of total parcels	296
	# of sold parcels	28
	# of Neighborhoods	5
	Avg # of parcels per neighborhood	59
	Avg # of sales per neighborhood	6
	# of Market Areas	1
	Avg # of parcels per market area	296
	Avg # of sales per market area	28

*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	2,385	-1.45%			
				-2.93%	0.100	No significant difference found between sold and unsold parcels.
	Sold	88	1.48%			
Vacant Land	Unsold	16,874	11.84%			
				2.55%	0.246	No significant difference found between sold and unsold parcels.
	Sold	607	9.29%			
Commercial Improved	Unsold	253	6.13%			
				2.54%	0.050	No significant difference found between sold and unsold parcels.
	Sold	15	3.59%			

*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.