

MARION 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)	146,298,361	19.08	766,762,899	
REAL ESTATE (COMMERCIAL)	18,403,423	19.61	93,847,135	
REAL ESTATE (VACANT)	13,551,100	20.00	67,755,499	
TOTAL REAL ESTATE	178,252,884		928,365,534	
REAL ESTATE AGRICULTURAL VALUE	12,216,215	20.00	61,081,075	
PERSONAL (AUTO/OTHER)	24,646,270	20.00	123,231,350	
BUSINESS PERSONAL	9,920,570	20.00	49,602,850	
GRAND TOTAL	225,035,939		1,162,280,809	19.36

OVERALL RATIO STUDY						
PROPERTY CLASSIFICATION		Parcels	Median Ratio	Lower Bound	Upper Bound	COD
REAL ESTATE	RESIDENTIAL IMPROVED	109	19.08	18.11	19.94	13.37
	COMMERCIAL IMPROVED	7	19.61	14.66	28.00	17.71
	VACANT LAND	50	20.00	19.44	20.45	13.16
AGRICULTURAL		101	20.00	20.00	20.02	0.40
PERSONAL (AUTO/OTHER)		30	20.00			
BUSINESS PERSONAL		32	20.00	20.00	20.00	6.25

RATIO STUDY BY MARKET AREA						
MARKET AREA	PROPERTY CLASSIFICATION	Parcels	Median Ratio	Lower Bound	Upper Bound	COD
40603	RESIDENTIAL IMPROVED	109	19.08	18.11	19.94	13.37
	VACANT LAND	50	20.00	19.44	20.45	13.16

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										
Bull Shoals	37	19.55	8	19.72	0		0		2	20.00
Flippin	9	18.05	1	21.00	4	22.73	0		9	20.00
Rural	57	19.07	40	20.00	1	19.61	101	20.00	3	20.00
Summit	2	19.63	0		0		0		0	
Yellville	4	18.79	1	20.00	2	17.24	0		18	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										
Flippin	70	19.17	27	20.00	5	20.02	39	20.02	13	20.00
Lead Hill	5	18.21	1	18.41	0		0		0	
Mountain Home	7	17.97	4	21.50	0		6	19.96	0	
Ozark Mountain	6	21.38	5	20.45	0		13	20.04	0	
Yellville Summit	21	18.97	13	20.51	2	17.24	43	20.00	19	20.00

OTHER REAL ESTATE ANALYSIS

VALIDATION CODES	
Validation Code	Count
<BLANK>	21,264
0	215
1	33
2	5
3	2
4	33
5	31
7	7
8	1
10	1
11	2
12	3
13	18
14	9
16	15
18	5
19	47
20	206
25	51
26	28
28	2

Eligible for Use in Real Estate Ratio Study

PROPERTY TYPE CODES	
Property Type Code	Count
AI	3,412
AV	5,917
CI	332
CR	51
CV	67
EX	2,735
MH	787
MN	8
PS	44
RC	5
RI	4,732
RV	3,888

Eligible for Use in Real Estate Ratio Study

DEED TYPE CODES	
Deed Type Code	Count
<BLANK>	21,264
SPECWD	36
WD	550
WD OPI	287
WDCORP	66

Eligible for Use in Real Estate Ratio Study

# considered invalid	385
% of total	1.75%
# eligible property type	9,019
% of total	41.04%
# eligible deed type	22,203

*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	4,732
	# of sold parcels	223
	# of Neighborhoods	14
	Avg # of parcels per neighborhood	338
	Avg # of sales per neighborhood	16
	# of Market Areas	1
	Avg # of parcels per market area	4,732
Avg # of sales per market area	223	
Vacant	# of total parcels	3,955
	# of sold parcels	121
	# of Neighborhoods	14
	Avg # of parcels per neighborhood	283
	Avg # of sales per neighborhood	9
	# of Market Areas	1
	Avg # of parcels per market area	3,955
Avg # of sales per market area	121	
Commercial Improved	# of total parcels	332
	# of sold parcels	25
	# of Neighborhoods	2
	Avg # of parcels per neighborhood	166
	Avg # of sales per neighborhood	13
	# of Market Areas	1
	Avg # of parcels per market area	332
Avg # of sales per market area	25	

*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	4,060	-2.43%			
				1.63%	0.088	No significant difference found between sold and unsold parcels.
	Sold	122	-4.06%			
Vacant Land	Unsold	3,515	7.10%			
				-12.76%	0.128	No significant difference found between sold and unsold parcels.
	Sold	74	19.86%			
Commercial Improved	Unsold	292	24.47%			
				-2.59%	0.943	No significant difference found between sold and unsold parcels.
	Sold	6	27.06%			

*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.