

STONE 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)	92,069,284	19.44	473,607,428	
REAL ESTATE (COMMERCIAL)	17,932,121	20.57	87,176,088	
REAL ESTATE (VACANT)	7,378,655	20.00	36,893,273	
TOTAL REAL ESTATE	117,380,060		597,676,789	
REAL ESTATE AGRICULTURAL VALUE	11,147,360	20.00	55,736,801	
PERSONAL (AUTO/OTHER)	17,596,995	20.00	87,984,975	
BUSINESS PERSONAL	5,192,020	20.00	25,960,100	
GRAND TOTAL	151,316,435		767,358,665	19.72

OVERALL RATIO STUDY						
PROPERTY CLASSIFICATION		Parcels	Median Ratio	Lower Bound	Upper Bound	COD
REAL ESTATE	RESIDENTIAL IMPROVED	94	19.44	18.89	20.33	10.49
	COMMERCIAL IMPROVED	14	20.57	17.19	22.01	8.89
	VACANT LAND	52	20.00	19.40	20.84	9.09
AGRICULTURAL		96	20.00	20.00	20.00	0.47
PERSONAL (AUTO/OTHER)		30	20.00			
BUSINESS PERSONAL		35	20.00	20.00	20.00	0.02

RATIO STUDY BY MARKET AREA						
MARKET AREA	PROPERTY CLASSIFICATION	Parcels	Median Ratio	Lower Bound	Upper Bound	COD
1	RESIDENTIAL IMPROVED	94	19.44	18.89	20.33	10.49
	VACANT LAND	52	20.00	19.40	20.84	9.09

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										
Fifty Six	2	18.31	0		0		0		0	
Mountain View	46	19.40	8	19.41	10	20.26	0		32	20.00
Rural	46	19.66	44	20.00	4	21.13	96	20.00	3	19.99

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										
Calico Rock	0		0		0		2	19.79	0	
Concord	1	17.43	0		0		1	20.02	0	
Mountain View	92	19.44	52	20.00	14	20.57	92	20.00	35	20.00
Shirley	1	26.63	0		0		1	20.00	0	

OTHER REAL ESTATE ANALYSIS

VALIDATION CODES	
Validation Code	Count
<BLANK>	15,684
0	117
1	136
2	2
3	1
4	8
5	35
6	1
7	1
8	1
10	2
12	9
13	16
14	4
15	2
18	2
19	39
20	209

Eligible for Use in Real Estate Ratio Study

PROPERTY TYPE CODES	
Property Type Code	Count
AI	2,679
AM	17
AV	4,973
CI	374
CM	3
CV	76
EX	988
IO	1
MH	995
MN	803
PS	32
RC	49
RI	2,654
RM	140
RV	2,485

Eligible for Use in Real Estate Ratio Study

DEED TYPE CODES	
Deed Type Code	Count
<BLANK>	15,684
GWD	1
SWD	9
WD	507
WD &OL	189

Eligible for Use in Real Estate Ratio Study

# considered invalid	332
% of total	2.04%
# eligible property type	5,589
% of total	34.35%
# eligible deed type	16,390

*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	2,654
	# of sold parcels	181
	# of Neighborhoods	18
	Avg # of parcels per neighborhood	147
	Avg # of sales per neighborhood	10
	# of Market Areas	1
	Avg # of parcels per market area	2,654
	Avg # of sales per market area	181
Vacant	# of total parcels	2,561
	# of sold parcels	105
	# of Neighborhoods	19
	Avg # of parcels per neighborhood	135
	Avg # of sales per neighborhood	6
	# of Market Areas	1
	Avg # of parcels per market area	2,561
	Avg # of sales per market area	105
Commercial Improved	# of total parcels	374
	# of sold parcels	22
	# of Neighborhoods	3
	Avg # of parcels per neighborhood	125
	Avg # of sales per neighborhood	7
	# of Market Areas	1
	Avg # of parcels per market area	374
	Avg # of sales per market area	22

*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	2,250	5.68%			
				-2.91%	0.003	No significant difference found between sold and unsold parcels.
	Sold	90	8.59%			
Vacant Land	Unsold	2,242	9.74%			
				-6.07%	0.002	Significant analysis results. Further investigation pending.
	Sold	48	15.80%			
Commercial Improved	Unsold	325	-2.69%			
				-2.56%	0.188	No significant difference found between sold and unsold parcels.
	Sold	10	-0.13%			

*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.