

YELL 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)	119,819,399	19.71	607,911,713	
REAL ESTATE (COMMERCIAL)	17,935,627	19.46	92,166,634	
REAL ESTATE (VACANT)	3,619,200	19.80	18,278,787	
TOTAL REAL ESTATE	141,374,225		718,357,134	
REAL ESTATE AGRICULTURAL VALUE	15,167,626	20.00	75,838,132	
PERSONAL (AUTO/OTHER)	26,934,445	20.00	134,672,225	
BUSINESS PERSONAL	18,032,755	20.00	90,163,775	
GRAND TOTAL	201,509,052		1,019,031,266	19.77

OVERALL RATIO STUDY						
PROPERTY CLASSIFICATION		Parcels	Median Ratio	Lower Bound	Upper Bound	COD
REAL ESTATE	RESIDENTIAL IMPROVED	125	19.71	19.21	20.19	8.85
	COMMERCIAL IMPROVED	9	19.46	18.72	20.26	2.60
	VACANT LAND	9	19.80	19.54	20.63	2.95
AGRICULTURAL		100	20.00	20.00	20.00	0.13
PERSONAL (AUTO/OTHER)		30	20.00			
BUSINESS PERSONAL		31	20.00	20.00	20.00	0.07

RATIO STUDY BY MARKET AREA						
MARKET AREA	PROPERTY CLASSIFICATION	Parcels	Median Ratio	Lower Bound	Upper Bound	COD
1	RESIDENTIAL IMPROVED	125	19.71	19.21	20.19	8.85
	VACANT LAND	9	19.80	19.54	20.63	2.95

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										
Belleville	1	18.35	0		0		0		0	
Danville	5	19.56	0		2	19.22	0		15	20.00
Dardanelle	48	19.53	1	20.00	5	19.43	0		12	20.00
Havana	2	21.91	0		1	19.50	0		1	20.00
Ola	0		0		0		0		3	20.00
Plainview	1	20.31	0		0		0		0	
Rural	68	19.72	8	19.71	1	20.26	100	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										
Danville	14	20.12	0		2	19.22	15	20.00	15	20.00
Dardanelle	89	19.72	6	19.71	5	19.43	30	20.00	12	20.00
Two Rivers	15	19.62	3	20.63	1	20.26	37	20.00	3	20.00
Western Yell County	7	18.35	0		1	19.50	18	20.00	1	20.00

OTHER REAL ESTATE ANALYSIS

VALIDATION CODES	
Validation Code	Count
<BLANK>	20,481
AL	147
AP	2
AS	23
CH	8
CS	32
CT	20
DT	5
ES	5
FD	2
FI	43
FS	1
GO	9
MH	39
MU	1
OF	1
OT	1
PI	3
PP	2
RL	32
TR	3
UV	123
VS	88

Eligible for Use in Real Estate Ratio Study

PROPERTY TYPE CODES	
Property Type Code	Count
AI	2,427
AM	23
AV	6,778
CI	464
CM	5
CR	1
CV	32
EX	2,753
MH	1,334
RC	14
RI	5,177
RM	53
RV	2,010

Eligible for Use in Real Estate Ratio Study

DEED TYPE CODES	
Deed Type Code	Count
<BLANK>	20,480
SWD	48
WD	790

Eligible for Use in Real Estate Ratio Study

# considered invalid	376
% of total	1.78%
# eligible property type	7,683
% of total	36.46%
# eligible deed type	21,318

*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	5,177
	# of sold parcels	302
	# of Neighborhoods	18
	Avg # of parcels per neighborhood	288
	Avg # of sales per neighborhood	17
	# of Market Areas	1
	Avg # of parcels per market area	5,177
	Avg # of sales per market area	302
Vacant	# of total parcels	2,042
	# of sold parcels	51
	# of Neighborhoods	20
	Avg # of parcels per neighborhood	102
	Avg # of sales per neighborhood	3
	# of Market Areas	1
	Avg # of parcels per market area	2,042
	Avg # of sales per market area	51
Commercial Improved	# of total parcels	464
	# of sold parcels	29
	# of Neighborhoods	12
	Avg # of parcels per neighborhood	39
	Avg # of sales per neighborhood	2
	# of Market Areas	1
	Avg # of parcels per market area	464
	Avg # of sales per market area	29

*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	4,439	4.27%			
				0.15%	0.802	No significant difference found between sold and unsold parcels.
	Sold	146	4.12%			
Vacant Land	Unsold	1,809	4.43%			
				-3.57%	0.062	No significant difference found between sold and unsold parcels.
	Sold	11	8.00%			
Commercial Improved	Unsold	403	0.19%			
				-3.43%	0.617	No significant difference found between sold and unsold parcels.
	Sold	12	3.63%			

*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.