

MISSISSIPPI COUNTY RATIO STUDY REPORT
September 15, 2012

COUNTY SUMMARY				
PROPERTY CLASSIFICATION	ASSESSED VALUE	PROPERTY CLASS RATIO	ESTIMATED MARKET VALUE	TOTAL COUNTY RATIO
REAL ESTATE (RESIDENTIAL)	184,127,446	19.29	954,522,790	
REAL ESTATE (COMMERCIAL)	82,022,224	19.62	418,054,147	
REAL ESTATE (VACANT)	55,668,245	20.00	278,341,226	
TOTAL REAL ESTATE	321,817,915		1,650,918,163	
REAL ESTATE AGRICULTURAL VALUE	19,133,559	20.00	95,667,795	
PERSONAL (AUTO/OTHER)	68,641,538	20.00	343,207,690	
BUSINESS PERSONAL	139,508,165	20.00	697,540,825	
GRAND TOTAL	549,101,177		2,787,334,473	19.70

OVERALL RATIO STUDY						
PROPERTY CLASSIFICATION		Count	Median Ratio	Lower Bound	Upper Bound	COD
REAL ESTATE	RESIDENTIAL IMPROVED	358	19.29	18.89	19.79	11.56
	COMMERCIAL IMPROVED	32	19.62	18.55	21.22	12.06
	VACANT LAND	50	20.00	19.00	20.00	15.21
AGRICULTURAL		100	20.00	20.00	20.00	0.37
PERSONAL (AUTO/OTHER)		29	20.00			
BUSINESS PERSONAL		41	20.00	20.00	20.00	0.00

RATIO STUDY BY MARKET AREA

MARKET AREA	PROPERTY CLASSIFICATION	Count	Median Ratio	Lower Bound	Upper Bound	COD
None Reported	RESIDENTIAL IMPROVED					
	VACANT LAND					
	RESIDENTIAL IMPROVED					
	VACANT LAND					

RATIO STUDY BREAKDOWNS

RATIO STRATIFICATION	RESIDENTIAL IMPROVEMENTS		VACANT LAND		COMMERCIAL/IND IMPROVEMENTS		AGRICULTURAL		BUSINESS PERSONAL	
	COUNT	RATIO	COUNT	RATIO	COUNT	RATIO	COUNT	RATIO	COUNT	RATIO
RATIOS BY CITY										
Blytheville	0		0		0		0		26	20.00
Osceola	0		0		0		0		15	20.00
205	15	18.56	0		0		0		0	
209	21	19.01	3	19.05	0		0		0	
215	2	20.50	0		0		0		0	
306	32	20.29	2	23.33	1	22.51	0		0	
309	0		1	20.00	2	19.80	0		0	
315	56	19.06	4	18.64	6	19.29	0		0	
323	4	21.33	0		0		0		0	
340	15	19.68	1	12.00	1	19.81	0		0	
425	0		1	20.00	0		0		0	
557	1	17.20	1	16.67	1	18.79	0		0	
657	7	18.72	1	20.00	0		0		0	
722	2	20.09	4	20.00	0		0		0	
857	6	18.79	1	19.00	0		0		0	
A1	2	21.04	0		4	20.39	0		0	
A2	17	20.29	2	17.06	1	16.81	0		0	
BA1	15	18.49	0		4	20.33	0		0	
BA2	46	19.42	0		4	18.61	0		0	
BF1	11	18.06	2	13.42	1	16.27	0		0	
BG1	55	19.28	6	20.81	0		0		0	
BP1	8	19.80	6	20.00	1	20.67	0		0	
F1	9	18.99	4	20.00	3	22.80	0		0	
G1	9	18.99	0		0		0		0	
P1	3	19.89	0		1	26.28	0		0	
RURAL	21	18.91	10	20.00	2	20.12	100	20.00	0	

RATIO STRATIFICATION	RESIDENTIAL IMPROVEMENTS		VACANT LAND		COMMERCIAL/IND IMPROVEMENTS		AGRICULTURAL		BUSINESS PERSONAL	
	COUNT	RATIO	COUNT	RATIO	COUNT	RATIO	COUNT	RATIO	COUNT	RATIO
RATIOS BY SCHOOL										
ARMOREL	22	19.39	7	19.05	2	19.8	9	20.00	0	
BLYTHEVILLE SCHOOLS	163	19.28	17	20.00	15	19.17	20	20.00	26	20.00
BUFFALO ISLAND	15	19.68	3	16.67	1	19.81	8	20.00	0	
EAST POINSETT COUNTY DIS	0		0		0		1	20.00	0	
GOSNELL SCHOOLS	42	19.75	2	23.33	2	22.09	10	20.00	0	
MANILA	61	19.2	9	20.00	6	19.29	18	20.00	0	
OSCEOLA SCHOOLS	37	19.3	6	19.66	5	22.8	3	20.00	15	20.00
SOUTH MISS. COUNTY	18	18.77	6	20.00	1	18.79	31	20.00	0	

OTHER REAL ESTATE ANALYSIS

PROPERTY TYPE CODES	
Property Type Code	Count
<BLANK>	1
Agricultural Industrial	840
Agricultural Vacant	5730
Commercial Improved	1405
Commercial Vacant	190
Industrial Improved	2
Mobile Home (only)	850
Residential Improved	14251
Residential Vacant	4727

DEED TYPE CODES	
Deed Type	Count
SW	151
WD	972

VALIDATION CODES	
Validation Code	Count
AL	9
AS	31
CH	6
CS	80
CT	12
CV	22
DT	9
ES	39
FD	7
FI	112
FS	2
GO	43
MH	4
OF	27
PI	9
PP	9
RL	181
TR	2
UV	228
VS	291

Real Estate Neighborhoods & Market Areas

Residential Improved	# of total parcels	14,251
	# of sold parcels	1,148
	# of Neighborhoods	897
	Avg # of parcels per neighborhood	16
	Avg # of sales per neighborhood	1
	# of Market Areas	1
	Avg # of parcels per market area	14,251
	Avg # of sales per market area	1,148
	Vacant	# of total parcels
# of sold parcels		392
# of Neighborhoods		771
Avg # of parcels per neighborhood		6
Avg # of sales per neighborhood		1
# of Market Areas		1
Avg # of parcels per market area		4,917
Avg # of sales per market area		392
Commercial Improved		# of total parcels
	# of sold parcels	188
	# of Neighborhoods	310
	Avg # of parcels per neighborhood	5
	Avg # of sales per neighborhood	1
	# of Market Areas	1
	Avg # of parcels per market area	1,407
	Avg # of sales per market area	188

*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	Med % Change	Mean % Change	Significance Level	Comments
Residential Improved	Unsold	10,793	106.23%	105.98%	0.000	Pass - No meaningful difference found between sold and unsold parcel.
	Sold	324	111.17%	109.33%		
	Difference		4.94%	3.34%		
Commercial Improved	Unsold	998	114.32%	114.38%	0.528	Pass - No meaningful difference found between sold and unsold parcel.
	Sold	30	115.39%	116.48%		
	Difference		1.07%	2.11%		
Vacant Land	Unsold	3,282	100.00%	107.98%	0.917	Pass - No meaningful difference found between sold and unsold parcel.
	Sold	46	100.00%	107.50%		
	Difference		0.00%	0.48%		

*Differences of 5% or more in value change between sold and unsold parcels that are significant at the 95% confidence level (significance level $\leq 5\%$) can indicate meaningful differences in the appraisal of sold and unsold parcels. Larger differences (e.g., 10% or more depending on number of sales and data distributions) indicate unacceptable differences.