

ASHLEY COUNTY RATIO STUDY REPORT
September 15, 2013

COUNTY SUMMARY				
PROPERTY CLASSIFICATION	ASSESSED VALUE	PROPERTY CLASS RATIO	ESTIMATED MARKET VALUE	TOTAL COUNTY RATIO
REAL ESTATE (RESIDENTIAL)	71,575,070	19.86	360,343,704	
REAL ESTATE (COMMERCIAL)	42,391,939	19.41	218,425,076	
REAL ESTATE (VACANT)	31,785,056	18.07	175,928,797	
TOTAL REAL ESTATE	145,752,065		754,697,578	
REAL ESTATE AGRICULTURAL VALUE	20,793,420	20.00	103,967,100	
PERSONAL (AUTO/OTHER)	40,272,752	20.01	201,302,778	
BUSINESS PERSONAL	153,379,694	20.00	766,898,470	
GRAND TOTAL	360,197,931		1,826,865,926	19.72

OVERALL RATIO STUDY						
PROPERTY CLASSIFICATION		Count	Median Ratio	Lower Bound	Upper Bound	COD
REAL ESTATE	RESIDENTIAL IMPROVED	135	19.86	19.40	20.30	12.30
	COMMERCIAL IMPROVED	18	19.41	19.14	20.18	6.60
	VACANT LAND	26	18.07	16.75	19.50	17.40
AGRICULTURAL		100	20.00	20.00	20.01	2.18
PERSONAL (AUTO/OTHER)		30	20.01			
BUSINESS PERSONAL		25	20.00	20.00	20.00	0.09

RATIO STUDY BY MARKET AREA

MARKET AREA	PROPERTY CLASSIFICATION	Count	Median Ratio	Lower Bound	Upper Bound	COD
AC1	RESIDENTIAL IMPROVED	135	19.86	19.40	20.30	12.30
	VACANT LAND	26	18.07	16.75	19.50	17.40

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										
Crossett	68	19.75	1	19.20	3	19.29	0		13	20.00
Ftn Hill	2	17.36	2	23.00	0		1	20.05	0	
Hamburg	19	19.48	3	18.33	7	19.43	0		12	20.00
Montrose	1	25.54	0		0		1	20.03	0	
Parkdale	0		0		0		1	20.04	0	
Portland	3	20.30	0		1	19.78	1	19.98	0	
Rural	39	20.07	20	17.48	7	20.07	94	20.00	0	
Wilmot	3	24.96	0		0		2	19.95	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										
Crossett	94	19.752	9	19.00	9	19.291	24	20.02	13	20.00
Hamburg	40	19.853	17	17.67	9	19.56	72	20.00	12	20.00
Lakeside	1	25.538	0		0		4	20.01	0	

OTHER REAL ESTATE ANALYSIS

PROPERTY TYPE CODES	
Property Type Code	Count
AB Agricultural Bldg (only)	94
AI Agricultural Improved	1,323
AM Agricultural Miscellaneous	269
AV Agricultural Vacant	6,068
CA Commercial/Agricultural Land	9
CB Commercial Bldg (only)	23
CG Commercial/Agricultural Improved	18
CI Commercial Improved	534
CM Commercial Miscellaneous	41
CP Commercial Mobile Home Park	16
CR Commercial/Residential	41
CT Commercial Transition	3
CV Commercial Vacant	216
IA Industrial/Agricultural Land	4
IG Industrial/Agricultural Improved	3
II Industrial Improved	47
IV Industrial Vacant	46
MH Mobile Home (only)	851
RB Residential Bldg (only)	80
RI Residential Improved	6,900
RM Residential Miscellaneous	219
RV Residential Vacant	3,073

DEED TYPE CODES	
Deed Type	Count
CP	2
SW	15
WD	339

VALIDATION CODES	
Validation Code	Count
AL	3
AP	1
AS	4
CH	1
CS	20
CT	11
DV	1
ES	2
FI	21
FS	2
GO	2
IS	1
MH	16
MU	4
NM	3
OT	1
PI	1
PP	2
QS	19
RC	1
RL	48
TR	2
UV	35
VA	1
VS	154

Real Estate Neighborhoods & Market Areas

Residential Improved	# of total parcels	6,900
	# of sold parcels	488
	# of Neighborhoods	29
	Avg # of parcels per neighborhood	238
	Avg # of sales per neighborhood	17
	# of Market Areas	1
	Avg # of parcels per market area	6,900
Avg # of sales per market area	488	
Vacant	# of total parcels	3,335
	# of sold parcels	220
	# of Neighborhoods	42
	Avg # of parcels per neighborhood	79
	Avg # of sales per neighborhood	5
	# of Market Areas	2
	Avg # of parcels per market area	1,668
Avg # of sales per market area	110	
Commercial Improved	# of total parcels	581
	# of sold parcels	74
	# of Neighborhoods	14
	Avg # of parcels per neighborhood	42
	Avg # of sales per neighborhood	5
	# of Market Areas	2
	Avg # of parcels per market area	291
Avg # of sales per market area	37	

*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	5,412	98.69%	96.22%	0.000	Pass - No meaningful difference found between sold and unsold parcels.
	Sold	124	103.04%	102.29%		
	Difference		4.35%	6.07%		
Commercial Improved	Unsold	436	90.58%	92.08%	0.023	Pass - But some indication of differences between sold and unsold parcels.
	Sold	16	84.89%	85.44%		
	Difference		5.69%	6.64%		
Vacant Land	Unsold	2,062	100.00%	103.48%	0.000	Pass - Although overall comparison indicates significant differences, changes within NBHDs are similar.
	Sold	24	114.03%	116.02%		
	Difference		14.03%	12.54%		

*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 or sales and data distributions) indicate unacceptable differences.