

**CRAWFORD COUNTY RATIO STUDY REPORT**  
**September 15, 2013**

<b>COUNTY SUMMARY</b>				
PROPERTY CLASSIFICATION	ASSESSED VALUE	PROPERTY CLASS RATIO	ESTIMATED MARKET VALUE	TOTAL COUNTY RATIO
REAL ESTATE (RESIDENTIAL)	310,675,720	19.05	1,630,672,475	
REAL ESTATE (COMMERCIAL)	94,059,080	19.60	479,893,265	
REAL ESTATE (VACANT)	18,938,570	20.11	94,170,205	
<b>TOTAL REAL ESTATE</b>	<b>423,673,370</b>		<b>2,204,735,946</b>	
REAL ESTATE AGRICULTURAL VALUE	84,391,650	20.00	421,958,250	
PERSONAL (AUTO/OTHER)	96,092,143	20.00	480,375,026	
BUSINESS PERSONAL	61,161,365	20.00	305,806,825	
<b>GRAND TOTAL</b>	<b>665,318,528</b>		<b>3,412,876,047</b>	<b>19.49</b>

<b>OVERALL RATIO STUDY</b>						
PROPERTY CLASSIFICATION		Count	Median Ratio	Lower Bound	Upper Bound	COD
REAL ESTATE	RESIDENTIAL IMPROVED	754	19.05	18.88	19.21	9.60
	COMMERCIAL IMPROVED	39	19.60	18.15	20.23	12.60
	VACANT LAND	74	20.11	18.75	21.43	17.20
AGRICULTURAL		98	20.00	20.00	20.00	0.50
PERSONAL (AUTO/OTHER)		30	20.00			
BUSINESS PERSONAL		38	20.00	20.00	20.00	0.01

### RATIO STUDY BY MARKET AREA

MARKET AREA	PROPERTY CLASSIFICATION	Count	Median Ratio	Lower Bound	Upper Bound	COD
1	RESIDENTIAL IMPROVED	18	18.38	16.72	19.78	9.80
	VACANT LAND	12	20.11	19.71	25.71	16.10
2	RESIDENTIAL IMPROVED	211	18.86	18.46	19.36	11.30
	VACANT LAND	45	21.43	19.18	23.33	17.30
4	RESIDENTIAL IMPROVED	107	19.29	18.96	19.56	8.60
	VACANT LAND	6	18.09	16.67	20.74	5.90
5	RESIDENTIAL IMPROVED	418	19.05	18.86	19.22	8.90
	VACANT LAND	11	18.18	16.00	21.43	11.90

### 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
<b>RATIOS BY CITY</b>										
Alma	104	19.31	6	18.09	2	24.11	0		24	20.00
Cedarville	10	19.21	4	25.99	1	20.31	0		0	
Dyer	9	18.89	1	28.57	0		0		0	
Kibler	3	17.54	0		0		0		0	
Mountainburg	2	19.13	1	17.90	2	18.20	0		0	
Mulberry	9	18.57	2	17.01	2	21.11	0		0	
Rudy	1	16.17	0		0		0		0	
Rural	199	18.84	49	20.67	6	20.37	98	20.00	0	
Van Buren	417	19.05	11	18.00	26	19.15	0		14	20.00

RATIO STRATIFICATION	RESIDENTIAL IMPROVEMENTS		VACANT LAND		COMMERCIAL/IND IMPROVEMENTS		AGRICULTURAL		BUSINESS PERSONAL	
	COUNT	RATIO	COUNT	RATIO	COUNT	RATIO	COUNT	RATIO	COUNT	RATIO
<b>RATIOS BY SCHOOL</b>										
Alma	199	19.007	26	20.00	3	22.932	24	20.00	24	20.00
Cedarville	27	20.253	15	23.08	1	20.311	12	20.00	0	
Mountainburg	16	18.094	8	20.11	2	18.195	12	20.00	0	
Mulberry	11	18.83	3	18.00	3	22.42	6	20.00	0	
Van Buren	501	19.053	22	18.66	30	18.979	44	20.00	14	20.00

## OTHER REAL ESTATE ANALYSIS

PROPERTY TYPE CODES	
Property Type Code	Count
AI Agricultural Improved	4,298
AM Agricultural Miscellaneous	987
AV Agricultural Vacant	5,020
CA Commercial/Agricultural Land	7
CB Commercial Bldg (only)	52
CG Commercial/Agricultural Improved	85
CI Commercial Improved	998
CM Commercial Miscellaneous	43
CP Commercial Mobile Home Park	4
CR Commercial/Residential	67
CV Commercial Vacant	270
IA Industrial/Agricultural Land	20
IG Industrial/Agricultural Improved	11
II Industrial Improved	133
IM Industrial Miscellaneous	3
IV Industrial Vacant	130
MH Mobile Home (only)	651
RB Residential Bldg (only)	2
RI Residential Improved	16,218
RM Residential Miscellaneous	694
RV Residential Vacant	3,875

DEED TYPE CODES	
Deed Type	Count
CP	104
SW	71
WD	973

VALIDATION CODES	
Validation Code	Count
AL	2
AP	5
AS	4
CS	17
CT	3
DT	3
ES	9
FD	2
FI	70
FS	10
GO	7
IS	1
MH	19
MU	10
NM	11
OF	4
OT	2
PI	1
PP	3
RL	43
RS	1
TR	2
UV	462
VA	11
VS	446

## Real Estate Neighborhoods & Market Areas

Residential Improved	# of total parcels	16,218
	# of sold parcels	1,817
	# of Neighborhoods	94
	Avg # of parcels per neighborhood	173
	Avg # of sales per neighborhood	19
	# of Market Areas	4
	Avg # of parcels per market area	4,055
Avg # of sales per market area	454	
Vacant	# of total parcels	4,275
	# of sold parcels	560
	# of Neighborhoods	120
	Avg # of parcels per neighborhood	36
	Avg # of sales per neighborhood	5
	# of Market Areas	4
	Avg # of parcels per market area	1,069
Avg # of sales per market area	140	
Commercial Improved	# of total parcels	1,131
	# of sold parcels	130
	# of Neighborhoods	34
	Avg # of parcels per neighborhood	33
	Avg # of sales per neighborhood	4
	# of Market Areas	4
	Avg # of parcels per market area	283
Avg # of sales per market area	33	

\*Market Area counts and Neighborhood counts are based on distinct codes presented in the county data extract. These counts may not truly represent actual 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.

<b>Sold vs. Unsold Analysis</b>						
<b>(Real Estate)</b>						
		Parcel Count	Med % Change	Mean % Change	Significance Level	Comments
Residential Improved	Unsold	12,212	96.73%	96.60%	0.097	Pass - No meaningful difference found between sold and unsold parcel.
	Sold	680	96.72%	97.12%		
	Difference		0.01%	0.52%		
Commercial Improved	Unsold	857	96.11%	96.47%	0.061	Pass - No meaningful difference found between sold and unsold parcel.
	Sold	36	101.36%	103.05%		
	Difference		5.25%	6.58%		
Vacant Land	Unsold	3,101	100.00%	96.10%	0.014	Pass - No meaningful difference found between sold and unsold parcel.
	Sold	68	100.00%	106.09%		
	Difference		0.00%	9.99%		

\*Differences of 5% or more in value change between sold and unsold parcels that are significant at the 95% confidence level (significance level <= 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.