

RANDOLPH 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)	61,473,450	18.93	324,775,201	
REAL ESTATE (COMMERCIAL)	18,463,590	18.99	97,222,842	
REAL ESTATE (VACANT)	17,897,155	20.00	89,485,775	
TOTAL REAL ESTATE	97,834,195		511,483,818	
REAL ESTATE AGRICULTURAL VALUE	38,260,450	20.00	191,302,250	
PERSONAL (AUTO/OTHER)	31,646,738	20.00	158,233,690	
BUSINESS PERSONAL	8,681,925	20.00	43,409,625	
GRAND TOTAL	176,423,308		904,429,383	19.51

OVERALL RATIO STUDY						
PROPERTY CLASSIFICATION		Count	Median Ratio	Lower Bound	Upper Bound	COD
REAL ESTATE	RESIDENTIAL IMPROVED	240	18.93	18.49	19.31	18.00
	COMMERCIAL IMPROVED	28	18.99	17.13	22.52	16.50
	VACANT LAND	47	20.00	20.00	20.00	14.30
AGRICULTURAL		100	20.00	20.00	20.00	0.36
PERSONAL (AUTO/OTHER)		30	20.00			
BUSINESS PERSONAL		35	20.00	20.00	20.00	0.03

RATIO STUDY BY MARKET AREA

MARKET AREA	PROPERTY CLASSIFICATION	Count	Median Ratio	Lower Bound	Upper Bound	COD
1	RESIDENTIAL IMPROVED	240	18.93	18.49	19.31	18.00
	VACANT LAND	47	20.00	20.00	20.00	14.30

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										
Biggers	6	17.86	0		1	22.52	0		0	
Maynard	1	22.06	0		1	16.46	0		0	
Pocahontas	162	19.07	11	23.53	23	19.37	0		34	20.00
Ravenden Springs	1	18.83	0		0		0		0	
Reyno	1	31.27	0		0		0		0	
Rural	69	18.67	36	20.00	3	14.84	100	20.00	1	19.99

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										
Corning	11	17.979	2	20.91	1	22.515	4	20.00	0	
Greene County Tech	1	30.406	0		0		0		0	
Mammoth Spring	1	19.629	1	20.00	0		0		0	
Maynard	8	17.827	5	17.50	1	16.455	32	20.00	0	
Pocahontas	215	18.932	36	20.00	26	18.991	36	20.00	35	20.00
Sloan Hendrix	4	22.021	3	20.00	0		19	20.00	0	
Twin Rivers	0		0		0		9	19.97	0	

OTHER REAL ESTATE ANALYSIS

PROPERTY TYPE CODES	
Property Type Code	Count
AB Agricultural Bldg (only)	21
AI Agricultural Improved	2,752
AM Agricultural Miscellaneous	756
AV Agricultural Vacant	7,228
CA Commercial/Agricultural Land	3
CB Commercial Bldg (only)	24
CG Commercial/Agricultural Improved	28
CI Commercial Improved	445
CM Commercial Miscellaneous	26
CR Commercial/Residential	22
CV Commercial Vacant	117
MH Mobile Home (only)	244
RB Residential Bldg (only)	21
RI Residential Improved	4,821
RM Residential Miscellaneous	220
RV Residential Vacant	2,357

DEED TYPE CODES	
Deed Type	Count
CP	23
SW	19
WD	379

VALIDATION CODES	
Validation Code	Count
AL	12
AP	2
AS	3
CH	1
CS	12
CT	1
CV	1
DV	1
ES	4
FI	15
IA	1
MH	4
OT	2
PP	4
RC	3
RL	16
TR	1
UV	53
VA	4
VS	281

Real Estate Neighborhoods & Market Areas

Residential Improved	# of total parcels	4,821
	# of sold parcels	507
	# of Neighborhoods	484
	Avg # of parcels per neighborhood	10
	Avg # of sales per neighborhood	1
	# of Market Areas	1
	Avg # of parcels per market area	4,821
Avg # of sales per market area	507	
Vacant	# of total parcels	2,474
	# of sold parcels	217
	# of Neighborhoods	427
	Avg # of parcels per neighborhood	6
	Avg # of sales per neighborhood	1
	# of Market Areas	1
	Avg # of parcels per market area	2,474
Avg # of sales per market area	217	
Commercial Improved	# of total parcels	445
	# of sold parcels	75
	# of Neighborhoods	7
	Avg # of parcels per neighborhood	64
	Avg # of sales per neighborhood	11
	# of Market Areas	1
	Avg # of parcels per market area	445
Avg # of sales per market area	75	

*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.

Sold vs. Unsold Analysis						
(Real Estate)						
		Parcel Count	Med % Change	Mean % Change	Significance Level	Comments
Residential Improved	Unsold	3,643	101.42%	102.86%	0.001	Pass - No meaningful difference found between sold and unsold parcel.
	Sold	216	104.45%	106.21%		
	Difference		3.03%	3.35%		
Commercial Improved	Unsold	325	96.57%	99.98%	0.577	Pass - No meaningful difference found between sold and unsold parcel.
	Sold	26	96.98%	104.98%		
	Difference		0.41%	5.00%		
Vacant Land	Unsold	1,600	100.00%	238.73%	0.709	Pass - No meaningful difference found between sold and unsold parcel.
	Sold	43	120.00%	179.77%		
	Difference		20.00%	58.96%		

*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.