

# SEBASTIAN 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)				
REAL ESTATE (COMMERCIAL)				
REAL ESTATE (VACANT)				
<b>TOTAL REAL ESTATE</b>				
REAL ESTATE AGRICULTURAL VALUE				
PERSONAL (AUTO/OTHER)	167,937,695	19.94	842,087,585	
BUSINESS PERSONAL	298,383,420	20.00	1,491,917,100	
<b>GRAND TOTAL</b>	<b>466,321,115</b>		<b>2,334,004,685</b>	<b>19.98</b>

<b>OVERALL RATIO STUDY</b>					
PROPERTY CLASSIFICATION	Count	Median Ratio	Lower Bound	Upper Bound	COD
REAL ESTATE					
RESIDENTIAL IMPROVED					
COMMERCIAL IMPROVED					
VACANT LAND					
AGRICULTURAL					
PERSONAL (AUTO/OTHER)	30	19.94			
BUSINESS PERSONAL	50	20.00	20.00	20.00	0.00

**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>										
FORT SMITH									44	20.00
GREENWOOD									6	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>										
FORT SMITH									44	20.00
GREENWOOD									6	20.00