

CHICOT COUNTY RATIO STUDY REPORT

September 15, 2014

| COUNTY SUMMARY | | | | |
|--------------------------------|--------------------|----------------------|------------------------|--------------------|
| PROPERTY CLASSIFICATION | ASSESSED VALUE | PROPERTY CLASS RATIO | ESTIMATED MARKET VALUE | TOTAL COUNTY RATIO |
| REAL ESTATE (RESIDENTIAL) | 49,111,860 | 19.03 | 258,021,751 | |
| REAL ESTATE (COMMERCIAL) | 10,206,610 | 19.91 | 51,261,162 | |
| REAL ESTATE (VACANT) | 46,261,560 | 20.00 | 231,307,800 | |
| TOTAL REAL ESTATE | 105,580,030 | | 540,590,713 | |
| REAL ESTATE AGRICULTURAL VALUE | 24,847,140 | 20.00 | 124,235,700 | |
| PERSONAL (AUTO/OTHER) | 17,909,600 | 20.00 | 89,548,000 | |
| BUSINESS PERSONAL | 18,275,840 | 20.00 | 91,379,200 | |
| GRAND TOTAL | 166,612,610 | | 845,753,613 | 19.70 |

| OVERALL RATIO STUDY | | | | | | |
|-------------------------|----------------------|-------|--------------|-------------|-------------|-------|
| PROPERTY CLASSIFICATION | | Count | Median Ratio | Lower Bound | Upper Bound | COD |
| REAL ESTATE | RESIDENTIAL IMPROVED | 94 | 19.03 | 18.48 | 20.23 | 14.70 |
| | COMMERCIAL IMPROVED | 9 | 19.91 | 17.13 | 24.37 | 26.40 |
| | VACANT LAND | 29 | 20.00 | 19.20 | 20.00 | 12.80 |
| AGRICULTURAL | | 99 | 20.00 | 20.00 | 20.00 | 1.40 |
| PERSONAL (AUTO/OTHER) | | 30 | 20.00 | | | |
| BUSINESS PERSONAL | | 25 | 20.00 | 20.00 | 20.00 | 0.00 |

*The commercial COD of 26.40 exceeds the standard of 25 for commercial properties, but is below the critical value of 34.81 required to conclude non-compliance at the 95% confidence level with (9) sales.

RATIO STUDY BREAKDOWN BY MARKET AREA

| MARKET AREA | PROPERTY CLASSIFICATION | Count | Median Ratio | Lower Bound | Upper Bound | COD |
|--------------------|--------------------------------|--------------|---------------------|--------------------|--------------------|------------|
| CHICOT | RESIDENTIAL IMPROVED | 94 | 19.03 | 18.48 | 20.23 | 14.70 |
| | VACANT LAND | 29 | 20.00 | 19.20 | 20.00 | 12.80 |
| | RESIDENTIAL IMPROVED | | | | | |
| | VACANT LAND | | | | | |
| | RESIDENTIAL IMPROVED | | | | | |
| | VACANT LAND | | | | | |
| | RESIDENTIAL IMPROVED | | | | | |
| | VACANT LAND | | | | | |
| | RESIDENTIAL IMPROVED | | | | | |
| | VACANT LAND | | | | | |

RATIO STUDY BREAKDOWN BY CITY

| RATIO STRATIFICATION | RESIDENTIAL IMPROVEMENTS | | VACANT LAND | | COMMERCIAL/IND IMPROVEMENTS | | AGRICULTURAL | | BUSINESS PERSONAL | |
|----------------------|--------------------------|-------|-------------|-------|-----------------------------|-------|--------------|-------|-------------------|-------|
| | COUNT | RATIO | COUNT | RATIO | COUNT | RATIO | COUNT | RATIO | COUNT | RATIO |
| CITY | | | | | | | | | | |
| Dermott | 12 | 19.21 | 6 | 20.00 | 1 | 20.39 | 0 | | 4 | 20.00 |
| Eudora | 8 | 20.85 | 2 | 20.50 | 2 | 20.75 | 0 | | 4 | 20.00 |
| Lake Village | 20 | 19.16 | 6 | 20.00 | 5 | 19.91 | 0 | | 17 | 20.00 |
| Rural | 54 | 18.80 | 15 | 19.25 | 1 | 18.55 | 99 | 20.00 | 0 | |

RATIO STUDY BREAKDOWN BY SCHOOL DISTRICT

| RATIO STRATIFICATION | RESIDENTIAL IMPROVEMENTS | | VACANT LAND | | COMMERCIAL/IND IMPROVEMENTS | | AGRICULTURAL | | BUSINESS PERSONAL | |
|------------------------|--------------------------|--------|-------------|-------|-----------------------------|--------|--------------|-------|-------------------|-------|
| | COUNT | RATIO | COUNT | RATIO | COUNT | RATIO | COUNT | RATIO | COUNT | RATIO |
| SCHOOL DISTRICT | | | | | | | | | | |
| Dermott | 15 | 19.75 | 22 | 20.00 | 1 | 20.389 | 18 | 20.00 | 4 | 20.00 |
| Eudora | 12 | 20.849 | 19 | 20.52 | 3 | 18.545 | 0 | | 4 | 20.00 |
| Hamburg | 0 | | 0 | | 0 | | 3 | 20.00 | 0 | |
| Lakeside | 67 | 18.802 | 91 | 19.20 | 5 | 19.911 | 78 | 20.00 | 17 | 20.00 |

OTHER REAL ESTATE ANALYSIS

| PROPERTY TYPE CODES | |
|--------------------------|-------|
| Property Type | Count |
| AI Agri Improved | 951 |
| AV Agri Vacant | 3,236 |
| CB Commercial Bldg Only | 26 |
| CI Commercial Improved | 455 |
| CV Commercial Vacant | 103 |
| EX Exempt | 646 |
| II Industrial Improved | 1 |
| IV Industrial Vacant | 1 |
| MH Mobile Home Only | 1,047 |
| MN Minerals Producing | 1,173 |
| PS Public Service | 68 |
| RB Residential Bldg Only | 67 |
| RC Reference Card | 6 |
| RI Residential Improved | 3,640 |
| RV Residential Vacant | 3,813 |

| DEED TYPE CODES | |
|-----------------|-------|
| Deed Type | Count |
| 500 | 1 |
| ADMIN | 2 |
| AFF | 1 |
| CANCLT | 1 |
| COMM | 10 |
| CONTRC | 34 |
| CORR | 8 |
| CRP WD | 22 |
| DEED | 6 |
| ESMT | 6 |
| EXEC | 15 |
| FID | 20 |
| LEASE | 6 |
| LTDWD | 163 |
| MTG | 5 |
| OPTION | 1 |
| QC | 667 |
| RD | 372 |
| SPLIT | 10 |
| SWD | 54 |
| TIMBER | 6 |
| TRUSTE | 9 |
| TRWD | 64 |
| WD | 1,190 |

| VALIDATION CODES | |
|------------------|-------|
| Validation Code | Count |
| Blank | 22 |
| 00 | 342 |
| 01 | 101 |
| 02 | 74 |
| 03 | 7 |
| 04 | 45 |
| 05 | 76 |
| 06 | 574 |
| 07 | 16 |
| 08 | 5 |
| 09 | 493 |
| 10 | 3 |
| 11 | 9 |
| 12 | 44 |
| 13 | 28 |
| 14 | 11 |
| 15 | 15 |
| 16 | 3 |
| 17 | 4 |
| 18 | 2 |
| 19 | 54 |
| 20 | 706 |
| 21 | 1 |
| 22 | 1 |
| 25 | 7 |
| 26 | 9 |
| 27 | 1 |
| 28 | 20 |

Real Estate Neighborhoods & Market Areas

| | | |
|-----------------------------------|-----------------------------------|--------------------|
| Residential Improved | # of total parcels | 3,478 |
| | # of sold parcels | 557 |
| | # of Neighborhoods | 18 |
| | Avg # of parcels per neighborhood | 193 |
| | Avg # of sales per neighborhood | 31 |
| | # of Market Areas | 1 |
| | Avg # of parcels per market area | 3,478 |
| | Avg # of sales per market area | 557 |
| | Vacant Land | # of total parcels |
| # of sold parcels | | 360 |
| # of Neighborhoods | | 23 |
| Avg # of parcels per neighborhood | | 149 |
| Avg # of sales per neighborhood | | 16 |
| # of Market Areas | | 1 |
| Avg # of parcels per market area | | 3,422 |
| Avg # of sales per market area | | 360 |
| Commercial Improved | | # of total parcels |
| | # of sold parcels | 100 |
| | # of Neighborhoods | 11 |
| | Avg # of parcels per neighborhood | 35 |
| | Avg # of sales per neighborhood | 9 |
| | # of Market Areas | 1 |
| | Avg # of parcels per market area | 386 |
| | Avg # of sales per market area | 100 |

*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 | Median % Change | Mean % Change | Significance Level | Comments |
|-------------------------|------------|-----------------|--------------------|------------------|--------------------|--|
| Residential Improved | Unsold | 2,522 | 93.46% | 94.90% | 0.091 | Pass - Differences greater than 5% but less than 10% on median, differences not significant at the 95% confidence level. |
| | Sold | 85 | 100.59% | 98.93% | | |
| | Difference | | 7.13% | 4.03% | | |
| Commercial Improved | Unsold | 271 | 97.40% | 100.07% | 0.279 | Pass - Differences greater than 10%, but not significant at the 95% confidence level. |
| | Sold | 7 | 86.44% | 89.68% | | |
| | Difference | | 10.96% | 10.39% | | |
| Vacant Land | Unsold | 966 | 102.75% | 132.68% | 0.497 | Pass - Differences greater than 5% but less than 10% on median, differences not significant at the 95% confidence level. |
| | Sold | 25 | 111.11% | 128.07% | | |
| | Difference | | 8.36% | 4.60% | | |

*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.