

**CLEVELAND COUNTY RATIO STUDY REPORT**  
**September 15, 2014**

<b>COUNTY SUMMARY</b>				
PROPERTY CLASSIFICATION	ASSESSED VALUE	PROPERTY CLASS RATIO	ESTIMATED MARKET VALUE	TOTAL COUNTY RATIO
REAL ESTATE (RESIDENTIAL)	27,841,250	19.52	142,651,278	
REAL ESTATE (COMMERCIAL)	2,010,240	20.50	9,807,963	
REAL ESTATE (VACANT)	13,595,020	20.00	67,975,100	
<b>TOTAL REAL ESTATE</b>	<b>43,446,510</b>		<b>220,434,341</b>	
REAL ESTATE AGRICULTURAL VALUE	24,105,040	20.00	120,525,200	
PERSONAL (AUTO/OTHER)	15,977,605	19.98	79,982,198	
BUSINESS PERSONAL	2,473,105	20.00	12,365,525	
<b>GRAND TOTAL</b>	<b>86,002,260</b>		<b>433,307,264</b>	<b>19.85</b>

<b>OVERALL RATIO STUDY</b>						
PROPERTY CLASSIFICATION		Count	Median Ratio	Lower Bound	Upper Bound	COD
REAL ESTATE	RESIDENTIAL IMPROVED	28	19.52	18.79	20.42	8.50
	COMMERCIAL IMPROVED	4	20.50	16.93	22.60	7.00
	VACANT LAND	12	20.00	19.33	20.00	10.80
AGRICULTURAL		100	20.00	20.00	20.00	0.70
PERSONAL (AUTO/OTHER)		30	19.98			
BUSINESS PERSONAL		15	20.00	20.00	20.00	0.20

**RATIO STUDY BREAKDOWN BY MARKET AREA**

<b>MARKET AREA</b>	<b>PROPERTY CLASSIFICATION</b>	<b>Count</b>	<b>Median Ratio</b>	<b>Lower Bound</b>	<b>Upper Bound</b>	<b>COD</b>
CL_CO	RESIDENTIAL IMPROVED	28	19.52	18.79	20.42	8.50
	VACANT LAND	12	20.00	19.33	20.00	10.80
	RESIDENTIAL IMPROVED					
	VACANT LAND					
	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
<b>CITY</b>										
Kingsland	2	19.52	2	18.00	0		0		2	20.00
Rison	6	20.10	4	20.00	3	20.55	0		13	20.00
Rural	20	19.51	6	20.00	1	16.93	100	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
<b>SCHOOL DISTRICT</b>										
Cleveland County	21	19.533	8	20.00	3	20.548	72	20.00	15	20.00
Malvern	0		0		0		1	20.10	0	
Star City	0		1	22.00	0		1	19.90	0	
Woodlawn	7	19.277	3	19.33	1	16.93	26	20.00	0	

## OTHER REAL ESTATE ANALYSIS

PROPERTY TYPE CODES	
Property Type	Count
AB Agri Bldg Only	3
AI Agri Improved	1,477
AV Agri Vacant	6,268
CB Commercial Bldg Only	13
CI Commercial Improved	116
CV Commercial Vacant	15
EX Exempt	1,111
MH Mobile Home Only	870
MN Minerals Producing	16
PS Public Service	32
RB Residential Bldg Only	111
RC Reference Card	1,810
RI Residential Improved	1,688
RV Residential Vacant	1,570

DEED TYPE CODES	
Deed Type	Count
CD	2
CONTR	2
CONTRACT	1
E. D.	3
EXECUTOR'S	1
FD	1
M.D.	1
QC	13
SWD	97
TRUST WD	1
TRUSTE	12
WD	395

VALIDATION CODES	
Validation Code	Count
Blank	5
00	73
01	14
02	1
04	15
05	49
08	1
09	3
11	5
12	10
13	13
14	8
15	2
16	1
17	1
19	22
20	273
25	7
26	23
28	3

## Real Estate Neighborhoods & Market Areas

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Residential Improved	# of total parcels	1,655
	# of sold parcels	224
	# of Neighborhoods	6
	Avg # of parcels per neighborhood	276
	Avg # of sales per neighborhood	37
	# of Market Areas	1
	Avg # of parcels per market area	1,655
Avg # of sales per market area	224	
Vacant Land	# of total parcels	1,515
	# of sold parcels	119
	# of Neighborhoods	8
	Avg # of parcels per neighborhood	189
	Avg # of sales per neighborhood	15
	# of Market Areas	1
	Avg # of parcels per market area	1,515
Avg # of sales per market area	119	
Commercial Improved	# of total parcels	109
	# of sold parcels	27
	# of Neighborhoods	2
	Avg # of parcels per neighborhood	55
	Avg # of sales per neighborhood	14
	# of Market Areas	1
	Avg # of parcels per market area	109
Avg # of sales per market area	27	

\*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	1,235	99.63%	100.74%	0.068	Pass - No meaningful difference found between sold and unsold parcel.
	Sold	24	104.07%	105.14%		
	Difference		4.44%	4.40%		
Commercial Improved	Unsold	65	103.06%	105.57%	0.854	Pass - Differences greater than 5% but less than 10% on Mean, differences not significant at the 95% confidence level.
	Sold	2	99.83%	99.83%		
	Difference		3.22%	5.73%		
Vacant Land	Unsold	1,066	108.22%	166.49%	0.526	Pass - Greater than 10% difference on Mean but within acceptable range on Median, differences not significant at the 95% confidence level.
	Sold	8	107.85%	121.01%		
	Difference		0.37%	45.48%		

\*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.