

JACKSON 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)	57,841,250	19.28	300,053,172	
REAL ESTATE (COMMERCIAL)	22,694,660	21.30	106,537,696	
REAL ESTATE (VACANT)	46,254,520	20.00	231,272,600	
TOTAL REAL ESTATE	126,790,430		637,863,468	
REAL ESTATE AGRICULTURAL VALUE	19,129,070	20.00	95,645,350	
PERSONAL (AUTO/OTHER)	32,418,386	20.01	162,030,905	
BUSINESS PERSONAL	40,036,863	20.00	200,184,315	
GRAND TOTAL	218,374,749		1,095,724,038	19.93

OVERALL RATIO STUDY						
PROPERTY CLASSIFICATION		Count	Median Ratio	Lower Bound	Upper Bound	COD
REAL ESTATE	RESIDENTIAL IMPROVED	204	19.28	18.84	20.20	19.40
	COMMERCIAL IMPROVED	20	21.30	19.98	25.17	14.40
	VACANT LAND	45	20.00	18.70	20.00	14.70
AGRICULTURAL		101	20.00	20.00	20.00	1.60
PERSONAL (AUTO/OTHER)		30	20.01			
BUSINESS PERSONAL		36	20.00	20.00	20.00	2.30

RATIO STUDY BREAKDOWN BY MARKET AREA

MARKET AREA	PROPERTY CLASSIFICATION	Count	Median Ratio	Lower Bound	Upper Bound	COD
1	RESIDENTIAL IMPROVED	204	19.28	18.84	20.20	19.40
	VACANT LAND	45	20.00	18.70	20.00	14.70
	RESIDENTIAL IMPROVED					
	VACANT LAND					
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	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										
Beedeville	1	26.82	0		0		0		0	
Campbell Station	4	16.75	0		0		0		0	
Diaz	16	19.21	5	16.00	3	28.38	0		0	
Grubbs	3	22.89	0		0		0		0	
Jacksonport	1	20.20	0		0		0		0	
Newport	108	18.91	16	20.50	13	20.76	0		28	20.00
Rural	21	19.10	13	20.00	1	27.93	101	20.00	0	
Swifton	12	20.55	4	15.78	1	22.52	0		0	
Tuckerman	37	19.54	6	20.00	2	20.22	0		8	20.00
Tupelo	1	20.20	0		0		0		0	
Weldon	0		1	20.00	0		0		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										
Bald Knob	0		1	15.00	0		1	20.00	0	
Bradford	3	18.244	5	20.00	0		19	20.00	0	
Jackson County	67	20.583	19	18.70	5	22.611	31	20.00	8	20.00
Newport	134	18.866	20	20.00	15	20.76	50	20.00	28	20.00

OTHER REAL ESTATE ANALYSIS

PROPERTY TYPE CODES	
Property Type	Count
AB Agri Bldg Only	6
AC Reference Card	5
AI Agri Improved	731
AM Agri Miscellaneous	324
AV Agri Vacant	4,465
CA Commercial/Agri Vacant	7
CB Commercial Bldg Only	19
CG Commercial/Agri Improved	29
CI Commercial Improved	497
CM Commercial Miscellaneous	46
CP Commercial Mobile Home Pa	4
CR Commercial/Residential	42
CV Commercial Vacant	132
EB Exempt Burial	1
ER Exempt Religious	1
ES Exempt School	4
EX Exempt	806
IG Industrial/Agri Improved	1
II Industrial Improved	20
IV Industrial Vacant	19
MH Mobile Home Only	243
MN Minerals Non-Producing	543
MP Minerals Producing	746
PS Public Service	77
RB Residential Bldg Only	20
RI Residential Improved	5,797
RM Residential Miscellaneous	338
RV Residential Vacant	2,003
VP Voided Parcel	4,922

DEED TYPE CODES	
Deed Type	Count
AD	5
CD	9
CP	1
CR	2
CT	2
EX	9
FD	37
MG	1
QC	79
SW	60
TD	13
W	1
WD	1,107

VALIDATION CODES	
Validation Code	Count
Blank	143
AL	92
AP	38
AS	3
CH	3
CS	18
CT	1
CV	3
ES	5
FC	1
FI	14
FS	1
GO	4
IS	2
MG	1
MH	35
NM	1
OT	10
PI	3
PP	20
RL	54
TR	3
UV	634
VA	25
VS	212

Real Estate Neighborhoods & Market Areas

Residential Improved	# of total parcels	5,538
	# of sold parcels	813
	# of Neighborhoods	522
	Avg # of parcels per neighborhood	11
	Avg # of sales per neighborhood	2
	# of Market Areas	1
	Avg # of parcels per market area	5,538
Avg # of sales per market area	813	
Vacant Land	# of total parcels	2,063
	# of sold parcels	261
	# of Neighborhoods	404
	Avg # of parcels per neighborhood	5
	Avg # of sales per neighborhood	1
	# of Market Areas	1
	Avg # of parcels per market area	2,063
Avg # of sales per market area	261	
Commercial Improved	# of total parcels	541
	# of sold parcels	112
	# of Neighborhoods	5
	Avg # of parcels per neighborhood	108
	Avg # of sales per neighborhood	22
	# of Market Areas	1
	Avg # of parcels per market area	541
Avg # of sales per market area	112	

*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	3,984	102.46%	105.14%	59.50%	Pass - No meaningful difference found between sold and unsold parcel.
	Sold	174	102.99%	106.60%		
	Difference		0.53%	1.47%		
Commercial Improved	Unsold	391	91.02%	93.98%	86.00%	Pass - Differences greater than 5% but less than 10%, differences not significant at the 95% confidence level.
	Sold	18	84.11%	88.27%		
	Difference		6.92%	5.71%		
Vacant Land	Unsold	1,212	114.29%	127.65%	52.00%	Pass - Differences greater than 5% but less than 10%, differences not significant at the 95% confidence level.
	Sold	32	120.00%	121.86%		
	Difference		5.71%	5.79%		

*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.