

**LAFAYETTE 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)	23,613,640	19.57	120,643,948	
REAL ESTATE (COMMERCIAL)	4,758,220	19.00	25,043,263	
REAL ESTATE (VACANT)	16,977,030	20.07	84,601,734	
<b>TOTAL REAL ESTATE</b>	<b>45,348,890</b>		<b>230,288,946</b>	
REAL ESTATE AGRICULTURAL VALUE	16,984,880	20.00	84,924,400	
PERSONAL (AUTO/OTHER)	13,479,206	20.01	67,354,759	
BUSINESS PERSONAL	1,487,231	20.00	7,436,155	
<b>GRAND TOTAL</b>	<b>77,300,207</b>		<b>390,004,259</b>	<b>19.82</b>

<b>OVERALL RATIO STUDY</b>						
PROPERTY CLASSIFICATION		Count	Median Ratio	Lower Bound	Upper Bound	COD
REAL ESTATE	RESIDENTIAL IMPROVED	53	19.57	18.58	20.45	11.80
	COMMERCIAL IMPROVED	5	19.00	17.78	45.44	31.90
	VACANT LAND	20	20.07	19.75	21.16	13.10
AGRICULTURAL		99	20.00	20.00	20.00	2.90
PERSONAL (AUTO/OTHER)		30	20.01			
BUSINESS PERSONAL		20	20.00	20.00	20.00	0.00

\*The commercial COD of 31.90 exceeds the standard of 25 for commercial properties, but is below the critical value of 38.50 required to conclude non-compliance at the 95% confidence level with (5) sales.

**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>
LAFAYE	RESIDENTIAL IMPROVED	53	19.57	18.58	20.45	11.80
	VACANT LAND	20	20.07	19.75	21.16	13.10
	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>										
Bradley	1	15.57	0		2	31.61	0		0	
Lewisville	8	19.98	1	13.80	2	19.00	0		8	20.00
Rural	24	19.08	18	20.43	0		99	20.00	0	
Stamps	20	20.03	1	19.67	1	21.65	0		12	20.00

**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>										
Bradley	15	19.58	16	20.83	2	31.61	56	20.00	0	
Lafayette County	38	19.32	4	19.81	3	19.00	43	20.00	20	20.00

## OTHER REAL ESTATE ANALYSIS

PROPERTY TYPE CODES	
Property Type	Count
AB Agri Bldg Only	7
AI Agri Improved	930
AM Agri Miscellaneous	294
AV Agri Vacant	6,603
CA Commercial/Agri Vacant	1
CB Commercial Bldg Only	11
CG Commercial/Agri Improved	18
CI Commercial Improved	253
CM Commercial Miscellaneous	11
CP Commercial Mobile Home Pa	4
CR Commercial/Residential	11
CV Commercial Vacant	81
EC Exempt Comm	13
EX Exempt	988
II Industrial Improved	14
IV Industrial Vacant	13
MH Mobile Home Only	529
PS Public Service	255
RB Residential Bldg Only	188
RI Residential Improved	2,625
RM Residential Miscellaneous	125
RV Residential Vacant	2,365

DEED TYPE CODES	
Deed Type	Count
AD	2
CD	2
CP	54
DE	1
EX	5
QC	16
SW	44
TD	7
WD	448

VALIDATION CODES	
Validation Code	Count
Blank	11
AL	283
AP	12
AS	11
CH	2
CS	6
CT	10
DT	1
ES	4
FD	37
FI	16
GO	2
IS	9
MH	26
NM	2
OF	6
OT	2
PI	2
PP	5
RL	15
UV	53
VA	9
VS	55

## Real Estate Neighborhoods & Market Areas

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Residential Improved	# of total parcels	2,183
	# of sold parcels	298
	# of Neighborhoods	13
	Avg # of parcels per neighborhood	168
	Avg # of sales per neighborhood	23
	# of Market Areas	1
	Avg # of parcels per market area	2,183
Avg # of sales per market area	298	
Vacant Land	# of total parcels	2,187
	# of sold parcels	219
	# of Neighborhoods	20
	Avg # of parcels per neighborhood	109
	Avg # of sales per neighborhood	11
	# of Market Areas	1
	Avg # of parcels per market area	2,187
Avg # of sales per market area	219	
Commercial Improved	# of total parcels	244
	# of sold parcels	51
	# of Neighborhoods	7
	Avg # of parcels per neighborhood	35
	Avg # of sales per neighborhood	7
	# of Market Areas	1
	Avg # of parcels per market area	244
Avg # of sales per market area	51	

\*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	1,632	97.31%	98.33%	80.70%	Pass - No meaningful difference found between sold and unsold parcel.
	Sold	46	100.27%	102.58%		
	Difference		2.96%	4.25%		
Commercial Improved	Unsold	171	100.65%	102.16%	19.90%	Pass - No meaningful difference found between sold and unsold parcel.
	Sold	1	99.44%	99.44%		
	Difference		1.21%	2.72%		
Vacant Land	Unsold	1,046	95.06%	95.34%	42.40%	Pass - Greater than 5% difference on Mean but within acceptable range on Median, differences not significant at the 95% confidence level.
	Sold	8	96.11%	88.03%		
	Difference		1.05%	7.31%		

\*Differences of 5% or more in value change between sold and unsold parcels that are significant at the 95% confidence level 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.