

NEVADA 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)	18,740,582	19.46	96,288,251	
REAL ESTATE (COMMERCIAL)	7,286,230	19.73	36,935,317	
REAL ESTATE (VACANT)	13,259,310	19.78	67,040,702	
TOTAL REAL ESTATE	39,286,122		200,264,269	
REAL ESTATE AGRICULTURAL VALUE	18,816,340	20.00	94,081,700	
PERSONAL (AUTO/OTHER)	14,345,972	20.00	71,724,208	
BUSINESS PERSONAL	5,717,051	20.00	28,585,255	
GRAND TOTAL	78,165,485		394,655,433	19.81

OVERALL RATIO STUDY						
PROPERTY CLASSIFICATION		Count	Median Ratio	Lower Bound	Upper Bound	COD
REAL ESTATE	RESIDENTIAL IMPROVED	68	19.46	18.70	19.96	10.60
	COMMERCIAL IMPROVED	6	19.73	17.83	22.81	7.70
	VACANT LAND	10	19.78	18.20	23.00	7.00
AGRICULTURAL		96	20.00	20.00	20.10	5.30
PERSONAL (AUTO/OTHER)		30	20.00			
BUSINESS PERSONAL		20	20.00	20.00	20.00	0.00

RATIO STUDY BREAKDOWN BY MARKET AREA

MARKET AREA	PROPERTY CLASSIFICATION	Count	Median Ratio	Lower Bound	Upper Bound	COD
NEVAD	RESIDENTIAL IMPROVED	68	19.46	18.70	19.96	10.60
	VACANT LAND	10	19.78	18.20	23.00	7.00
	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
CITY										
Bodcaw	1	15.11	0		0		2	20.50	0	
Bluff City	0		1	19.00	0		1	21.40	0	
Emmet	4	19.70	2	21.46	1	17.83	1	20.20	0	
Prescott	44	19.33	4	19.78	5	20.70	2	20.30	18	20.00
Rosston	1	18.58	0		0		0		1	20.00
Rural	15	19.77	3	20.00	0		90	20.00	0	
Willisville	3	18.80	0		0		0		1	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
SCHOOL DISTRICT										
Blevins	8	19.687	2	21.46	1	17.829	3	20.00	0	
Lafayette County	2	19.645	0		0		0		0	
Nevada	13	19.6	3	20.00	0		55	20.00	2	20.00
Prescott	61	19.426	5	19.67	5	20.704	38	20.00	18	20.00

OTHER REAL ESTATE ANALYSIS

PROPERTY TYPE CODES	
Property Type	Count
AB Agri Bldg Only	16
AI Agri Improved	1,452
AM Agri Miscellaneous	303
AV Agri Vacant	8,902
CA Commercial/Agri Vacant	19
CB Commercial Bldg Only	16
CG Commercial/Agri Improved	23
CI Commercial Improved	200
CM Commercial Miscellaneous	18
CP Commercial Mobile Home Pa	2
CR Commercial/Residential	7
CT Commercial Transitional Lan	3
CV Commercial Vacant	58
EB Exempt Burial	1
EC Exempt Comm	1
ER Exempt Religious	1
EX Exempt	1,001
IA Industrial/Agri Vacant	11
IG Industrial/Agri Improved	1
II Industrial Improved	6
IV Industrial Vacant	5
MH Mobile Home Only	363
PS Public Service	20
RB Residential Bldg Only	108
RI Residential Improved	2,444
RM Residential Miscellaneous	56
RV Residential Vacant	1,134

DEED TYPE CODES	
Deed Type	Count
Blank	1
CD	5
CP	5
EX	7
FD	12
QC	23
SW	95
TD	4
WD	482

VALIDATION CODES	
Validation Code	Count
Blank	48
AL	372
AP	16
AS	5
CS	6
CT	11
FI	10
FS	3
MH	12
MU	9
OT	3
PP	10
RL	21
UV	17
VA	12
VS	79

Real Estate Neighborhoods & Market Areas

Residential Improved	# of total parcels	2,042
	# of sold parcels	323
	# of Neighborhoods	6
	Avg # of parcels per neighborhood	340
	Avg # of sales per neighborhood	54
	# of Market Areas	1
	Avg # of parcels per market area	2,042
Avg # of sales per market area	323	
Vacant Land	# of total parcels	1,097
	# of sold parcels	163
	# of Neighborhoods	12
	Avg # of parcels per neighborhood	91
	Avg # of sales per neighborhood	14
	# of Market Areas	1
	Avg # of parcels per market area	1,097
Avg # of sales per market area	163	
Commercial Improved	# of total parcels	204
	# of sold parcels	55
	# of Neighborhoods	6
	Avg # of parcels per neighborhood	34
	Avg # of sales per neighborhood	9
	# of Market Areas	1
	Avg # of parcels per market area	204
Avg # of sales per market area	55	

*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	1,564	92.62%	91.27%	0.105	Pass - No meaningful difference found between sold and unsold parcel.
	Sold	57	96.51%	94.12%		
	Difference		3.89%	2.85%		
Commercial Improved	Unsold	127	102.05%	103.84%	0.647	Pass - No meaningful difference found between sold and unsold parcel.
	Sold	3	98.52%	99.92%		
	Difference		3.53%	3.92%		
Vacant Land	Unsold	453	100.00%	100.77%	0.596	Pass - Greater than 10% difference on Mean but within acceptable range on Median. Differences not significant at the 95% confidence level.
	Sold	4	100.00%	111.57%		
	Difference		0.00%	10.80%		

*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.