

**PHILLIPS 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)	66,385,512	19.35	343,006,678	
REAL ESTATE (COMMERCIAL)	32,039,010	19.80	161,813,182	
REAL ESTATE (VACANT)	54,094,702	20.00	270,473,510	
<b>TOTAL REAL ESTATE</b>	<b>152,519,224</b>		<b>775,293,370</b>	
REAL ESTATE AGRICULTURAL VALUE	20,625,703	20.00	103,128,515	
PERSONAL (AUTO/OTHER)	31,236,181	20.01	156,140,041	
BUSINESS PERSONAL	20,987,368	20.00	104,936,840	
<b>GRAND TOTAL</b>	<b>225,368,476</b>		<b>1,139,498,766</b>	<b>19.78</b>

<b>OVERALL RATIO STUDY</b>						
PROPERTY CLASSIFICATION		Count	Median Ratio	Lower Bound	Upper Bound	COD
REAL ESTATE	RESIDENTIAL IMPROVED	89	19.35	18.73	20.13	10.10
	COMMERCIAL IMPROVED	15	19.80	18.05	21.69	8.60
	VACANT LAND	4	20.00	18.67	26.67	10.00
AGRICULTURAL		100	20.00	20.00	20.00	0.30
PERSONAL (AUTO/OTHER)		30	20.01			
BUSINESS PERSONAL		31	20.00	20.00	20.00	3.10

**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>
PHILLIPS	RESIDENTIAL IMPROVED	89	19.35	18.73	20.13	10.10
	VACANT LAND	4	20.00	18.67	26.67	10.00
	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
<b>CITY</b>										
Elaine	5	20.77	0		2	23.55	0		0	
Helena	25	19.59	0		5	19.69	0		4	20.00
Lexa	1	20.15	0		0		0		0	
Marvell	7	19.24	0		0		0		5	20.00
Rural	16	18.89	4	20.00	2	18.11	100	20.00	2	20.00
West Helena	35	19.27	0		6	19.81	0		20	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>										
Barton Lexa	10	18.892	1	18.67	0		24	20.00	2	20.00
Helena West Helena	64	19.313	2	20.00	13	19.686	15	20.00	24	20.00
Marvell	15	21.071	1	26.67	2	23.547	61	20.00	5	20.00

**OTHER REAL ESTATE ANALYSIS**

<b>PROPERTY TYPE CODES</b>	
Property Type	Count
Blank	1
AD	11
BS	1
CD	6
CP	4
CT	23
DP	5
EX	2
FD	25
LD	3
MO	1
MS	1
QC	89
SW	69
TD	34
TR	1
WD	1,061

<b>DEED TYPE CODES</b>	
Deed Type	Count
Blank	1
AD	11
BS	1
CD	6
CP	4
CT	23
DP	5
EX	2
FD	25
LD	3
MO	1
MS	1
QC	89
SW	69
TD	34
TR	1
WD	1,061

<b>VALIDATION CODES</b>	
Validation Code	Count
Blank	154
AL	272
AP	71
AS	57
CH	27
CS	50
CT	5
CV	21
DT	38
DV	2
ES	31
FI	54
FS	3
GO	13
MH	46
MU	85
OF	28
PI	10
PP	6
RL	118
UV	156
VA	43
VS	47

## Real Estate Neighborhoods & Market Areas

---

Residential Improved	# of total parcels	7,164
	# of sold parcels	1,221
	# of Neighborhoods	24
	Avg # of parcels per neighborhood	299
	Avg # of sales per neighborhood	51
	# of Market Areas	4
	Avg # of parcels per market area	1,791
Avg # of sales per market area	305	
Vacant Land	# of total parcels	6,265
	# of sold parcels	431
	# of Neighborhoods	27
	Avg # of parcels per neighborhood	232
	Avg # of sales per neighborhood	16
	# of Market Areas	4
	Avg # of parcels per market area	1,566
Avg # of sales per market area	108	
Commercial Improved	# of total parcels	715
	# of sold parcels	207
	# of Neighborhoods	9
	Avg # of parcels per neighborhood	79
	Avg # of sales per neighborhood	23
	# of Market Areas	1
	Avg # of parcels per market area	715
Avg # of sales per market area	207	

\*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	5,293	94.96%	99.06%	0.903	Pass - No meaningful difference found between sold and unsold parcel.
	Sold	81	95.44%	96.78%		
	Difference		0.48%	2.28%		
Commercial Improved	Unsold	522	149.34%	150.88%	0.067	Pass - Greater than 10% difference on Mean but within acceptable range on Median. Differences not significant at the 95% confidence level.
	Sold	13	141.36%	126.44%		
	Difference		7.98%	24.44%		
Vacant Land	Unsold	1,893	100.00%	113.10%	0.189	Pass - Greater than 10% difference on Median but within acceptable range on Mean. differences not significant at the 95% confidence level.
	Sold	1	112.00%	112.00%		
	Difference		12.00%	1.10%		

\*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.