

**LOGAN COUNTY FINAL RATIO STUDY REPORT**  
**September 15, 2015**

<b>COUNTY SUMMARY</b>				
PROPERTY CLASSIFICATION	ASSESSED VALUE	PROPERTY CLASS RATIO	ESTIMATED MARKET VALUE	TOTAL COUNTY RATIO
REAL ESTATE (RESIDENTIAL)	90,210,930	19.70	457,877,018	
REAL ESTATE (COMMERCIAL)	28,484,090	19.51	145,982,421	
REAL ESTATE (VACANT)	14,097,250	20.00	70,486,250	
<b>TOTAL REAL ESTATE</b>	<b>132,792,270</b>	<b>19.69</b>	<b>674,345,689</b>	
REAL ESTATE AGRICULTURAL VALUE	53,151,220	20.00	265,756,100	
PERSONAL (AUTO/OTHER)	32,923,275	20.05	164,234,028	
BUSINESS PERSONAL	28,821,500	20.00	144,107,500	
<b>GRAND TOTAL</b>	<b>247,688,265</b>		<b>1,248,443,316</b>	<b>19.84</b>

<b>OVERALL RATIO STUDY</b>							
PROPERTY CLASSIFICATION		Count	Median Ratio	Lower Bound	Upper Bound	COD	PRD
REAL ESTATE	RESIDENTIAL IMPROVED	148	19.70	19.32	20.37	13.70	1.03
	COMMERCIAL IMPROVED	10	19.51	16.25	28.83	16.00	1.01
	VACANT LAND	48	20.00	18.00	20.10	21.50	1.20
AGRICULTURAL		100	20.00	20.00	20.00	0.40	1.00
PERSONAL (AUTO/OTHER)		40	20.05				
BUSINESS PERSONAL		42	20.00	20.00	20.00	0.00	1.00

**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>	<b>PRD</b>
LOGAN	RESIDENTIAL IMPROVED	148	19.70	19.32	20.37	13.70	1.03
	VACANT LAND	48	20.00	18.00	20.10	21.50	1.20
	RESIDENTIAL IMPROVED						
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	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>										
Blue Mountain	1	20.01	0		0		2	20.00	0	
Booneville	0		0		0		6	19.90	9	20.00
Caulksville	1	31.95	0		0		2	20.30	0	
Magazine	6	20.76	2	16.00	2	18.03	0		2	20.00
Morrison Bluff	2	21.60	0		0		0		0	
Paris	34	20.34	3	20.00	1	19.21	4	20.00	26	20.00
Ratcliff	0		0		1	18.63	0		0	
Rural	99	19.63	37	20.00	6	20.31	86	20.00	0	
Scranton	1	19.69	4	28.00	0		0		3	20.00
Subiaco	4	17.67	2	15.75	0		0		2	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>										
Booneville	65	19.853	15	20.00	5	20.779	6	19.90	9	20.00
Charleston	0		1	17.14	0		2	20.00	0	
County Line	6	20.62	2	27.05	1	18.625	11	20.00	0	
Dardanelle	4	19.55	6	20.00	0		11	20.00	0	
Magazine	9	20.076	3	19.20	2	18.031	13	20.00	2	20.00
Mansfield	0		0		0		4	20.00	0	
Paris	53	19.6	10	19.00	2	16.997	39	20.00	28	20.00
Scranton	11	19.32	11	20.00	0		14	20.00	3	20.00

## OTHER REAL ESTATE ANALYSIS

PROPERTY TYPE CODES	
Property Type	Count
AI Agri Improved	3,398
AV Agri Vacant	5,285
CI Commercial Improved	602
CR Commercial/Residential	12
CV Commercial Vacant	139
EX Exempt	1,640
MH Mobile Home Only	1,212
MN Minerals	39,548
PS Public Service	63
RC Reference Card	1,522
RI Residential Improved	6,221
RV Residential Vacant	3,230

DEED TYPE CODES			
Deed Type	Count	Deed Type	Count
0	1	EASE	1
ADM	51	EXEC	59
AFF	75	FID	56
AFFADV	15	GUDEED	9
AFFCOR	1	LTDWD	29
BENEF	158	MTGD	60
BOS	1	NTNOTE	2
CERT	195	PB	11
COMM	45	QCD	1,027
CORCER	2	RED	117
COREX	4	REVBENE	10
CORFID	2	REVOKE	7
CORMTG	1	SPECWD	157
CORPWD	82	SURV	19
CORQCD	16	TR	307
CORTRD	1	WD	2,278
CORWD	69	WDLE	44
CTC	4		
CTS	134		
DD	1		
DEATH	102		
DLF	7		
DOC	2		

VALIDATION CODES	
Validation Code	Count
Blank	10
27	3
AL	1,307
AP	45
AS	12
CH	7
CS	40
CT	113
DT	37
DV	28
ES	110
FD	3
FI	212
FS	1
GO	282
IS	4
MH	18
MU	36
NM	1
NS	33
OT	523
PI	6
PP	9
RL	827
TR	1
UV	1,403
VA	5
VS	86

## Real Estate Neighborhoods & Market Areas

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Residential Improved	# of total parcels	5,778
	# of sold parcels	941
	# of Neighborhoods	13
	Avg # of parcels per neighborhood	444
	Avg # of sales per neighborhood	72
	# of Market Areas	1
	Avg # of parcels per market area	5,778
	Avg # of sales per market area	941
Vacant Land	# of total parcels	3,095
	# of sold parcels	393
	# of Neighborhoods	17
	Avg # of parcels per neighborhood	182
	Avg # of sales per neighborhood	23
	# of Market Areas	1
	Avg # of parcels per market area	3,095
	Avg # of sales per market area	393
Commercial Improved	# of total parcels	561
	# of sold parcels	104
	# of Neighborhoods	12
	Avg # of parcels per neighborhood	47
	Avg # of sales per neighborhood	9
	# of Market Areas	1
	Avg # of parcels per market area	561
	Avg # of sales per market area	104

\*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.

<b>Sold vs. Unsold Analysis</b>						
<b>(Real Estate)</b>						
		Parcel Count	Median % Change	Mean % Change	Significance Level	Comments
Residential Improved	Unsold Sold Difference	4,210 128	107.67% 108.65% 0.98%	108.20% 109.36% 1.16%	54.00%	Pass - No meaningful difference found between sold and unsold parcel.
Commercial Improved	Unsold Sold Difference	394 7	119.09% 111.16% 7.93%	120.15% 118.55% 1.60%	34.10%	Pass - No meaningful difference found between sold and unsold parcel.
Vacant Land	Unsold Sold Difference	1,673 24	100.00% 120.57% 20.57%	108.08% 132.62% 24.54%	100.00%	Pass - Although overall comparison indicates significant differences, changes within NBHDs & Subdivisions are similar.

\*Differences of 5% or more in value change between sold and unsold parcels that are significant at or above the 95% confidence level can indicate meaningful differences in the appraisal of sold and unsold parcels. Larger differences (10% or more depending on the number of sales and data distributions) indicate unacceptable differences.