

**OUACHITA 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)	101,106,560	18.78	538,402,258	
REAL ESTATE (COMMERCIAL)	27,732,960	20.38	136,112,687	
REAL ESTATE (VACANT)	17,470,870	20.00	87,354,350	
<b>TOTAL REAL ESTATE</b>	<b>146,310,390</b>	<b>19.20</b>	<b>761,869,295</b>	
REAL ESTATE AGRICULTURAL VALUE	26,075,800	20.00	130,379,000	
PERSONAL (AUTO/OTHER)	39,270,313	20.08	195,563,178	
BUSINESS PERSONAL	13,208,779	20.00	66,043,895	
<b>GRAND TOTAL</b>	<b>224,865,282</b>		<b>1,153,855,368</b>	<b>19.49</b>

<b>OVERALL RATIO STUDY</b>							
PROPERTY CLASSIFICATION		Count	Median Ratio	Lower Bound	Upper Bound	COD	PRD
REAL ESTATE	RESIDENTIAL IMPROVED	250	18.78	18.39	19.43	13.30	1.03
	COMMERCIAL IMPROVED	19	20.38	19.66	22.61	10.70	1.03
	VACANT LAND	39	20.00	18.00	20.00	17.50	0.99
AGRICULTURAL		99	20.00	19.90	20.00	1.50	1.00
PERSONAL (AUTO/OTHER)		40	20.08				
BUSINESS PERSONAL		25	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>
OUACH	RESIDENTIAL IMPROVED	250	18.78	18.39	19.43	13.30	1.03
	VACANT LAND	39	20.00	18.00	20.00	17.50	0.99
	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>										
Bearden	9	19.00	2	19.88	1	24.76	0		0	
Camden	142	18.65	6	21.46	16	20.71	0		25	20.00
East Camden	12	19.61	3	14.67	0		0		0	
Rural	78	18.56	27	20.00	2	19.77	99	20.00	0	
Stephens	9	19.68	1	25.00	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
<b>SCHOOL DISTRICT</b>										
Bearden	12	19.216	4	20.00	1	24.76	10	20.00	0	
Camden/Fairview	0		0		0		66	20.00	0	
Fairview	205	18.704	20	18.39	17	20.375	0		25	20.00
Harmony Grove	27	19.332	8	18.88	1	19.66	13	20.00	0	
Smackover	6	19.47	7	21.68	0		9	20.00	0	

## OTHER REAL ESTATE ANALYSIS

PROPERTY TYPE CODES	
Property Type	Count
Blank	1
AB Agri Bldg Only	10
AI Agri Improved	1,488
AM Agri Miscellaneous	215
AV Agri Vacant	8,034
CA Commercial/Agri Vacant	20
CB Commercial Bldg Only	33
CG Commercial/Agri Improved	51
CI Commercial Improved	613
CM Commercial Miscellaneous	40
CP Commercial MH Park	1
CR Commercial/Residential	28
CV Commercial Vacant	258
EC Exempt Comm	9
EG Exempt Government	37
ER Exempt Religious	55
EX Exempt	2,005
IA Industrial/Agri Vacant	5
IG Industrial/Agri Improved	6
II Industrial Improved	8
IV Industrial Vacant	17
MH Mobile Home Only	763
MN Minerals Non-Producing	123
MP Minerals Producing	17,587
PS Public Service	260
RB Residential Bldg Only	250
RI Residential Improved	9,630
RM Residential Miscellaneous	298
RV Residential Vacant	5,361
VP Voided Parcel	9,035

DEED TYPE CODES	
Deed Type	Count
Blank	971
AD	30
AF	120
CD	24
CP	86
CR	106
CT	33
DA	55
EA	27
EX	88
FD	54
GD	12
LD	182
MD	4
MS	68
PD	7
QC	845
RD	1,017
SW	165
TD	220
WD	2,370

VALIDATION CODES	
Validation Code	Count
Blank	3,844
AL	1,375
AP	54
AS	51
CS	27
CT	20
CV	2
DT	2
ES	29
FD	1
FI	69
FS	4
GO	19
MH	75
MU	57
OF	8
PI	40
PP	8
RC	2
RL	66
UV	645
VA	40
VS	46

## Real Estate Neighborhoods & Market Areas

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Residential Improved	# of total parcels	8,544
	# of sold parcels	1,276
	# of Neighborhoods	21
	Avg # of parcels per neighborhood	407
	Avg # of sales per neighborhood	61
	# of Market Areas	1
	Avg # of parcels per market area	8,544
	Avg # of sales per market area	1,276
Vacant Land	# of total parcels	5,340
	# of sold parcels	538
	# of Neighborhoods	33
	Avg # of parcels per neighborhood	162
	Avg # of sales per neighborhood	16
	# of Market Areas	1
	Avg # of parcels per market area	5,340
	Avg # of sales per market area	538
Commercial Improved	# of total parcels	628
	# of sold parcels	135
	# of Neighborhoods	19
	Avg # of parcels per neighborhood	33
	Avg # of sales per neighborhood	7
	# of Market Areas	1
	Avg # of parcels per market area	628
	Avg # of sales per market area	135

\*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	6,601 221	102.52% 102.16% 0.36%	103.11% 102.81% 0.30%	20.80%	Pass - No meaningful difference found between sold and unsold parcel.
Commercial Improved	Unsold Sold Difference	462 16	93.46% 92.93% 0.53%	95.34% 88.53% 6.81%	78.30%	Pass - No meaningful difference found between sold and unsold parcel.
Vacant Land	Unsold Sold Difference	2,483 27	105.77% 100.00% 5.77%	126.62% 134.15% 7.53%	42.30%	Pass - No meaningful difference found between sold and unsold parcel.

\*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.