

YELL COUNTY FINAL RATIO STUDY REPORT
September 15, 2015

COUNTY SUMMARY				
PROPERTY CLASSIFICATION	ASSESSED VALUE	PROPERTY CLASS RATIO	ESTIMATED MARKET VALUE	TOTAL COUNTY RATIO
REAL ESTATE (RESIDENTIAL)				
REAL ESTATE (COMMERCIAL)				
REAL ESTATE (VACANT)				
TOTAL REAL ESTATE				
REAL ESTATE AGRICULTURAL VALUE				
PERSONAL (AUTO/OTHER)	29,708,470	20.00	148,542,350	
BUSINESS PERSONAL	24,711,770	20.00	123,558,850	
GRAND TOTAL	54,420,240		272,101,200	20.00

OVERALL RATIO STUDY							
PROPERTY CLASSIFICATION		Parcels	Median Ratio	Lower Bound	Upper Bound	COD	PRD
REAL ESTATE	RESIDENTIAL IMPROVED						
	COMMERCIAL IMPROVED						
	VACANT LAND						
AGRICULTURAL							
PERSONAL (AUTO/OTHER)		40	20.00				
BUSINESS PERSONAL		25	20.00	20.00	20.00	0.10	1.00

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RATIO STUDY BREAKDOWN BY CITY										
RATIO STRATIFICATION	RESIDENTIAL IMPROVEMENTS		VACANT LANDS		COMMERCIAL/IND IMPROVEMENTS		AGRICULTURAL		BUSINESS PERSONAL	
	PARCELS	RATIO	PARCELS	RATIO	PARCELS	RATIO	PARCELS	RATIO	PARCELS	RATIO
CITY										
DANVILLE									20	20.00
DARDENELLE									2	20.00
OLA									3	20.00

RATIO STUDY BREAKDOWN BY SCHOOL DISTRICT										
RATIO STRATIFICATION	RESIDENTIAL IMPROVEMENTS		VACANT LANDS		COMMERCIAL/IND IMPROVEMENTS		AGRICULTURAL		BUSINESS PERSONAL	
	PARCELS	RATIO	PARCELS	RATIO	PARCELS	RATIO	PARCELS	RATIO	PARCELS	RATIO
SCHOOL DISTRICT										
DANVILLE									20	20.00
DARDENELLE									2	20.00
TWO RIVERS									3	20.00