

Official Ratio Study Publication Definitions

A	Supplemental appraisals
Ag. Land only	Agricultural land only
Ag. w/Impr.'s	Agricultural land with improvements
C/I	Commercial/Industrial
COD	Coefficient of Dispersion
Comm./Ind.	Commercial/Industrial
Other/Ex./Ut/Np/Mix-Use	Other/Exempt/Utility/Not-for-profit/Mixed-use
PRD	Price-Related Differential
RES	Residential
S	Supplemental Sales
Vac. Lot	Vacant Lot
TOTAL w/AG & Farm	TOTAL with agricultural land, buildings and homesites

2000 Official R.E. Appraisal/Sales Ratio Study

Confidence intervals have been calculated only on the res and comm subclass

001 - ALLEN									
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales	
Residential	93.3	90.0 to 95.0	17.6	15.6 to 19.9	1.02	0.96 to 1.07	206	16	
Comm./Ind.	67.4	38.6 to 102.6	39.6	23.3 to 70.0	0.92	0.76 to 1.32	11	1	
Vac. Lot	47.3	N/A	81.4	N/A	2.01	N/A	11	0	
Farm & Home	43.2	N/A	23.2	N/A	1.09	N/A	11	2	
Ag. Land Only	23.2	N/A	29.6	N/A	0.98	N/A	22	0	
Ag. w/Impr.'s	22.8	N/A	31.6	N/A	1.00	N/A	27	1	
Other/Ex./Ut./NP/Mix-U	80.8	N/A	38.7	N/A	1.05	N/A	10	0	
TOTAL w/ AG. & FARM	88.5	N/A	29.9	N/A	1.07	N/A	276	16	
TOTAL MARKET	92.0	N/A	20.5	N/A	1.01	N/A	238	20	

002 - ANDERSON									
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales	
Residential	98.5	91.4 to 102.1	16.5	13.7 to 20.0	1.00	0.98 to 1.03	86	5	
Comm./Ind. SS-7	92.1	70.4 to 104.3	25.6	16.0 to 57.1	1.10	0.96 to 1.32	13	0	
Vac. Lot	64.5	N/A	36.1	N/A	1.18	N/A	8	0	
Farm & Home	63.5	N/A	28.8	N/A	1.03	N/A	12	0	
Ag. Land Only	17.1	N/A	41.1	N/A	1.10	N/A	27	0	
Ag. w/Impr.'s	17.6	N/A	38.1	N/A	1.07	N/A	36	2	
Other/Ex./Ut./NP/Mix-U	109.8	N/A	31.3	N/A	1.10	N/A	4	0	
TOTAL w/ AG. & FARM	86.9	N/A	37.7	N/A	1.20	N/A	159	1	
TOTAL MARKET	98.0	N/A	19.0	N/A	1.01	N/A	111	6	

003 - ATCHISON									
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales	
Residential	95.4	92.8 to 98.6	12.2	10.5 to 14.0	1.02	1.01 to 1.04	182	24	
Comm./Ind. SS-6	95.5	74.6 to 104.6	14.7	7.8 to 27.6	0.99	0.93 to 1.08	10	1	
Vac. Lot	46.9	N/A	54.4	N/A	0.93	N/A	14	2	
Farm & Home	65.4	N/A	25.6	N/A	1.03	N/A	7	0	
Ag. Land Only	8.1	N/A	93.9	N/A	0.82	N/A	11	0	
Ag. w/Impr.'s	8.1	N/A	93.9	N/A	0.82	N/A	11	0	
Other/Ex./Ut./NP/Mix-U	81.9	N/A	34.8	N/A	0.75	N/A	4	0	
TOTAL w/ AG. & FARM	93.4	N/A	13.8	N/A	1.02	N/A	228	44	
TOTAL MARKET	95.0	N/A	12.2	N/A	1.02	N/A	210	37	

SS - Supp Sales
 SA - Supp Appraisals
 T - Time Trended

Median Ratio = 90.0 to 110.0
 COD = 20.0 or less
 PRD = .98 to 1.03

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Confidence intervals have been calculated only on the res and comm subclass

004 - BARBER									
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales	
Residential	93.4	77.3 to 99.3	23.6	19.4 to 30.7	1.01	0.96 to 1.06	65	7	
Comm./Ind. SS-5	101.2	89.5 to 112.4	15.2	6.7 to 31.7	1.03	0.96 to 1.11	11	1	
Vac. Lot	75.3	N/A	36.2	N/A	1.29	N/A	4	0	
Farm & Home	24.5	N/A	32.5	N/A	1.41	N/A	9	1	
Ag. Land Only	15.8	N/A	23.5	N/A	0.93	N/A	14	0	
Ag. w/Impr.'s	15.8	N/A	26.9	N/A	0.91	N/A	18	1	
Other/Ex./Ut./NP/Mix-U	98.1	N/A	11.3	N/A	0.98	N/A	2	0	
TOTAL w/ AG. & FARM	77.3	N/A	44.7	N/A	2.17	N/A	109	5	
TOTAL MARKET	94.2	N/A	22.0	N/A	1.00	N/A	82	9	

005 - BARTON									
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales	
Residential	97.5	94.9 to 100.0	15.6	14.2 to 17.2	1.03	1.01 to 1.04	288	14	
Comm./Ind.	90.4	70.0 to 104.1	25.1	15.4 to 44.9	1.00	0.90 to 1.07	19	2	
Vac. Lot	44.5	N/A	33.3	N/A	0.90	N/A	11	2	
Farm & Home	46.1	N/A	49.4	N/A	1.19	N/A	10	0	
Ag. Land Only	17.6	N/A	34.3	N/A	1.16	N/A	29	0	
Ag. w/Impr.'s	17.6	N/A	29.6	N/A	1.08	N/A	36	1	
Other/Ex./Ut./NP/Mix-U	51.6	N/A	41.8	N/A	1.00	N/A	11	2	
TOTAL w/ AG. & FARM	92.2	N/A	24.1	N/A	1.06	N/A	375	29	
TOTAL MARKET	96.2	N/A	17.2	N/A	1.03	N/A	329	26	

006 - BOURBON									
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales	
Residential	92.1	88.3 to 94.4	17.9	15.9 to 20.5	1.01	0.99 to 1.04	206	15	
Comm./Ind. SS-7	80.8	64.2 to 102.2	27.8	18.7 to 64.1	1.06	0.99 to 1.22	15	1	
Vac. Lot	137.5	N/A	83.1	N/A	2.66	N/A	45	1	
Farm & Home	40.6	N/A	41.2	N/A	1.14	N/A	29	3	
Ag. Land Only	12.6	N/A	35.7	N/A	0.94	N/A	42	2	
Ag. w/Impr.'s	12.6	N/A	37.1	N/A	0.93	N/A	49	4	
Other/Ex./Ut./NP/Mix-U	73.9	N/A	57.5	N/A	1.12	N/A	15	0	
TOTAL w/ AG. & FARM	86.1	N/A	38.0	N/A	1.15	N/A	359	33	
TOTAL MARKET	93.3	N/A	21.4	N/A	1.02	N/A	281	38	

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 SA - Supp Appraisals
 T - Time Trended

Median Ratio = 90.0 to 110.0
 COD = 20.0 or less
 PRD = .98 to 1.03

