

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Aitkin CO=01 PT=01 Property=Residential (less than 4 units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Farm Island   | 0008          | 98.3       | 94.5         | 95.3            | .                      | .                     | .                            | 7               | 0                      |
| Hazelton      | 0012          | 97.4       | 100.9        | 98.9            | .                      | .                     | .                            | 7               | 0                      |
| Hill Lake     | 0013          | 97.5       | 95.1         | 95.8            | .                      | .                     | .                            | 10              | 0                      |
| Lakeside      | 0017          | 118.7      | 95.3         | 97.5            | .                      | .                     | .                            | 6               | 0                      |
| Shamrock      | 0030          | 102.9      | 100.2        | 97.8            | .                      | .                     | .                            | 8               | 0                      |
| Aitkin        | 0100          | 100.7      | 97.5         | 96.8            | 12.2                   | 15.5                  | 1.04                         | 31              | 0                      |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

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**City and Township Ratios by Property Type  
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County\_Name=Aitkin CO=01 PT=03 Property=Non-Commercial Seasonal Recreational Residential (with buildings)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Farm Island   | 0008          | 98.7       | 98.3         | 97.0            | .                      | .                     | .                            | 13              | 0                      |
| Fleming       | 0009          | 101.7      | 102.8        | 98.2            | .                      | .                     | .                            | 8               | 0                      |
| Hazelton      | 0012          | 107.8      | 107.1        | 107.7           | .                      | .                     | .                            | 12              | 0                      |
| Nordland      | 0025          | 106.4      | 99.7         | 102.2           | .                      | .                     | .                            | 6               | 0                      |
| Shamrock      | 0030          | 97.5       | 100.1        | 94.4            | 11.2                   | 14.2                  | 1.03                         | 41              | 0                      |

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**City and Township Ratios by Property Type  
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County\_Name=Aitkin CO=01 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Farm Island   | 0008          | 98.6       | 96.4         | 96.4            | .                      | .                     | .                            | 20              | 0                      |
| Fleming       | 0009          | 101.7      | 102.8        | 98.2            | .                      | .                     | .                            | 8               | 0                      |
| Glen          | 0010          | 105.4      | 101.4        | 95.6            | .                      | .                     | .                            | 10              | 0                      |
| Hazelton      | 0012          | 103.9      | 102.7        | 103.4           | .                      | .                     | .                            | 19              | 0                      |
| Hill Lake     | 0013          | 95.4       | 92.3         | 93.9            | .                      | .                     | .                            | 11              | 0                      |
| Lakeside      | 0017          | 112.4      | 102.2        | 97.5            | .                      | .                     | .                            | 10              | 0                      |
| Nordland      | 0025          | 104.4      | 100.6        | 101.1           | .                      | .                     | .                            | 11              | 0                      |
| Shamrock      | 0030          | 98.4       | 100.1        | 94.8            | 11.5                   | 14.8                  | 1.04                         | 49              | 0                      |
| Wagner        | 0035          | 98.5       | 101.9        | 99.7            | .                      | .                     | .                            | 6               | 0                      |
| Wealthwood    | 0037          | 99.5       | 100.8        | 99.9            | .                      | .                     | .                            | 10              | 0                      |
| Aitkin        | 0100          | 100.7      | 97.5         | 96.8            | 12.2                   | 15.5                  | 1.04                         | 31              | 0                      |
| Hill City     | 0700          | 103.1      | 101.6        | 98.4            | .                      | .                     | .                            | 8               | 0                      |

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**Countywide Ratios by Property Type  
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CO=01 County\_Name=Aitkin

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 101.1      | 98.0         | 96.3            | 14.3                   | 16.2                  | 1.04                         | 125             | 0                      |
| 03 | Non-Commercial Seasonal Recreational Residential (with buildings)    | 99.1       | 99.9         | 96.5            | 12.4                   | 15.9                  | 1.03                         | 128             | 0                      |
| 90 | Agricultural Bare Land (less than 34.5 acres) Aggregation            | 112.3      | 103.3        | 107.7           | .                      | .                     | .                            | 19              | 0                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 100.1      | 98.9         | 96.4            | 13.4                   | 16.0                  | 1.03                         | 253             | 0                      |
| 92 | Rural Vacant Land Aggregation (34.5 or more acres) Aggregation       | 91.8       | 92.9         | 90.1            | .                      | .                     | .                            | 25              | 0                      |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 91.5       | 91.6         | 90.0            | .                      | .                     | .                            | 26              | 0                      |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 93.6       | 93.0         | 93.7            | 13.4                   | 18.5                  | 1.00                         | 38              | 0                      |

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**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
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County\_Name=Anoka CO=02 PT=01 Property=Residential (less than 4 units)

| City-Twp Name    | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|------------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Linwood          | 0010          | 99.9       | 94.9         | 96.2            | 16.3                   | 16.6                  | 1.03                         | 40              | 40                     |
| Anoka            | 0100          | 95.0       | 93.1         | 92.9            | 8.9                    | 11.2                  | 1.02                         | 104             | 104                    |
| Andover          | 0300          | 94.7       | 93.3         | 93.8            | 6.9                    | 9.5                   | 1.01                         | 301             | 301                    |
| Centerville      | 0400          | 96.0       | 95.3         | 95.5            | 7.0                    | 9.0                   | 1.01                         | 47              | 47                     |
| Columbia Heights | 0500          | 92.7       | 92.0         | 90.9            | 9.7                    | 14.5                  | 1.02                         | 176             | 176                    |
| Circle Pines     | 0600          | 94.3       | 92.1         | 93.8            | 6.9                    | 9.1                   | 1.01                         | 36              | 36                     |
| Nowthen          | 0700          | 94.7       | 93.2         | 93.4            | 8.1                    | 11.0                  | 1.01                         | 30              | 30                     |
| Fridley          | 0800          | 96.9       | 91.7         | 92.7            | 11.7                   | 12.6                  | 1.02                         | 164             | 164                    |
| Lexington        | 0900          | 98.5       | 95.1         | 95.4            | .                      | .                     | .                            | 7               | 7                      |
| Coon Rapids      | 1000          | 94.1       | 93.2         | 93.1            | 7.0                    | 9.8                   | 1.01                         | 452             | 452                    |
| Ramsey           | 1200          | 93.8       | 93.1         | 92.9            | 7.0                    | 9.2                   | 1.01                         | 192             | 192                    |
| Lino Lakes       | 1300          | 93.6       | 93.0         | 92.1            | 7.2                    | 11.0                  | 1.02                         | 174             | 174                    |
| East Bethel      | 1400          | 95.4       | 95.3         | 93.9            | 7.5                    | 9.8                   | 1.02                         | 84              | 84                     |
| St. Francis      | 1600          | 94.5       | 93.7         | 92.6            | 8.6                    | 12.0                  | 1.02                         | 71              | 71                     |
| Ham Lake         | 1700          | 94.6       | 92.1         | 92.7            | 9.2                    | 14.9                  | 1.02                         | 155             | 155                    |
| Oak Grove        | 1800          | 95.7       | 93.3         | 94.8            | 9.0                    | 11.6                  | 1.01                         | 63              | 63                     |
| Columbus         | 1900          | 97.5       | 94.4         | 96.2            | .                      | .                     | .                            | 20              | 20                     |
| Blaine           | 6200          | 97.5       | 93.3         | 93.9            | 10.8                   | 12.2                  | 1.02                         | 667             | 667                    |
| Spring Lake Park | 8700          | 95.1       | 94.9         | 94.4            | 7.5                    | 9.9                   | 1.01                         | 58              | 58                     |

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**City and Township Ratios by Property Type**  
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County\_Name=Anoka CO=02 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name    | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|------------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Linwood          | 0010          | 99.8       | 96.3         | 96.2            | 15.7                   | 16.4                  | 1.03                         | 41              | 41                     |
| Anoka            | 0100          | 95.0       | 93.1         | 92.9            | 8.9                    | 11.2                  | 1.02                         | 104             | 104                    |
| Andover          | 0300          | 94.7       | 93.3         | 93.8            | 6.9                    | 9.5                   | 1.01                         | 301             | 301                    |
| Centerville      | 0400          | 96.0       | 95.3         | 95.5            | 7.0                    | 9.0                   | 1.01                         | 47              | 47                     |
| Columbia Heights | 0500          | 92.7       | 92.0         | 90.9            | 9.7                    | 14.5                  | 1.02                         | 176             | 176                    |
| Circle Pines     | 0600          | 94.3       | 92.1         | 93.8            | 6.9                    | 9.1                   | 1.01                         | 36              | 36                     |
| Nowthen          | 0700          | 94.7       | 93.2         | 93.4            | 8.1                    | 11.0                  | 1.01                         | 30              | 30                     |
| Fridley          | 0800          | 96.9       | 91.7         | 92.7            | 11.7                   | 12.6                  | 1.02                         | 164             | 164                    |
| Lexington        | 0900          | 98.5       | 95.1         | 95.4            | .                      | .                     | .                            | 7               | 7                      |
| Coon Rapids      | 1000          | 94.1       | 93.2         | 93.1            | 7.0                    | 9.8                   | 1.01                         | 452             | 452                    |
| Ramsey           | 1200          | 93.8       | 93.1         | 92.9            | 7.0                    | 9.2                   | 1.01                         | 192             | 192                    |
| Lino Lakes       | 1300          | 93.6       | 93.0         | 92.1            | 7.2                    | 11.0                  | 1.02                         | 174             | 174                    |
| East Bethel      | 1400          | 95.3       | 95.2         | 93.9            | 7.5                    | 9.8                   | 1.02                         | 85              | 85                     |
| St. Francis      | 1600          | 94.5       | 93.7         | 92.6            | 8.6                    | 12.0                  | 1.02                         | 71              | 71                     |
| Ham Lake         | 1700          | 94.6       | 92.1         | 92.7            | 9.2                    | 14.9                  | 1.02                         | 155             | 155                    |
| Oak Grove        | 1800          | 95.7       | 93.3         | 94.8            | 9.0                    | 11.6                  | 1.01                         | 63              | 63                     |
| Columbus         | 1900          | 97.9       | 95.0         | 96.6            | .                      | .                     | .                            | 21              | 21                     |
| Blaine           | 6200          | 97.5       | 93.3         | 93.9            | 10.8                   | 12.2                  | 1.02                         | 667             | 667                    |
| Spring Lake Park | 8700          | 95.1       | 94.9         | 94.4            | 7.5                    | 9.9                   | 1.01                         | 58              | 58                     |

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**Countywide Ratios by Property Type  
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Ratios reported only for jurisdictions with 6 sales or more**

CO=02 County\_Name=Anoka

| PT | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                           | 95.3       | 93.2         | 93.3            | 8.8                    | 11.5                  | 1.01                         | 2,841           | 2,841                  |
| 02 | Apartment (4 or more units)                               | 93.0       | 96.4         | 87.9            | .                      | .                     | .                            | 16              | 0                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation | 95.3       | 93.2         | 93.4            | 8.8                    | 11.5                  | 1.01                         | 2,844           | 2,844                  |
| 94 | Commercial/Industrial Aggregation                         | 98.0       | 94.5         | 96.8            | .                      | .                     | .                            | 23              | 0                      |

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**Joint Cities: Ratios by Property Type** Combines all of the County Portions for Joint Cities  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

CO=02 County\_Name=Anoka/Isanti Joint\_City=St. Francis

| Joint_City  | City-Twp Code | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | County_Name  |
|-------------|---------------|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|--------------|
| St. Francis | 1600          | Residential (less than 4 units)                           | 94.5       | 93.7         | 92.6            | 8.6                    | 12.0                  | 1.02                         | 71              | Anoka/Isanti |
| St. Francis | 1600          | Seasonal Recreational Residential/Residential Aggregation | 94.5       | 93.7         | 92.6            | 8.6                    | 12.0                  | 1.02                         | 71              | Anoka/Isanti |

CO=02 County\_Name=Anoka/Ramsey Joint\_City=Blaine

| Joint_City | City-Twp Code | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | County_Name  |
|------------|---------------|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|--------------|
| Blaine     | 6200          | Residential (less than 4 units)                           | 97.5       | 93.3         | 93.9            | 10.8                   | 12.2                  | 1.02                         | 667             | Anoka/Ramsey |
| Blaine     | 6200          | Seasonal Recreational Residential/Residential Aggregation | 97.5       | 93.3         | 93.9            | 10.8                   | 12.2                  | 1.02                         | 667             | Anoka/Ramsey |

CO=02 County\_Name=Anoka/Ramsey Joint\_City=Spring Lake Park

| Joint_City       | City-Twp Code | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | County_Name  |
|------------------|---------------|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|--------------|
| Spring Lake Park | 8700          | Residential (less than 4 units)                           | 95.4       | 95.0         | 94.7            | 7.4                    | 9.9                   | 1.01                         | 60              | Anoka/Ramsey |
| Spring Lake Park | 8700          | Seasonal Recreational Residential/Residential Aggregation | 95.4       | 95.0         | 94.7            | 7.4                    | 9.9                   | 1.01                         | 60              | Anoka/Ramsey |

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**City and Township Ratios by Property Type  
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County\_Name=Becker CO=03 PT=01 Property=Residential (less than 4 units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Burlington    | 0003          | 95.2       | 96.1         | 94.5            | .                      | .                     | .                            | 15              | 15                     |
| Cormorant     | 0006          | 97.9       | 94.9         | 96.2            | .                      | .                     | .                            | 22              | 22                     |
| Detroit       | 0008          | 95.3       | 93.0         | 87.8            | 11.8                   | 18.1                  | 1.03                         | 37              | 37                     |
| Erie          | 0009          | 99.8       | 99.5         | 98.3            | .                      | .                     | .                            | 22              | 22                     |
| Holmesville   | 0015          | 91.1       | 90.2         | 90.1            | .                      | .                     | .                            | 9               | 9                      |
| Lake Eunice   | 0016          | 92.5       | 94.5         | 91.1            | .                      | .                     | .                            | 23              | 23                     |
| Lake View     | 0018          | 92.7       | 91.5         | 89.4            | .                      | .                     | .                            | 18              | 18                     |
| Audubon       | 0100          | 95.1       | 94.0         | 93.9            | .                      | .                     | .                            | 6               | 6                      |
| Detroit Lakes | 0300          | 95.6       | 94.8         | 91.1            | 10.0                   | 15.8                  | 1.05                         | 128             | 128                    |
| Frazee        | 0400          | 90.2       | 95.7         | 93.3            | .                      | .                     | .                            | 16              | 16                     |
| Lake Park     | 0500          | 99.7       | 95.3         | 97.2            | .                      | .                     | .                            | 12              | 12                     |

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County\_Name=Becker CO=03 PT=03 Property=Non-Commercial Seasonal Recreational Residential (with buildings)

| City-Twp Name  | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Audubon TWP    | 0002          | 97.4       | 93.4         | 87.3            | .                      | .                     | .                            | 12              | 12                     |
| Cormorant      | 0006          | 90.2       | 87.9         | 87.2            | .                      | .                     | .                            | 18              | 18                     |
| Detroit        | 0008          | 104.2      | 106.2        | 96.9            | .                      | .                     | .                            | 8               | 8                      |
| Height Of Land | 0014          | 91.4       | 94.5         | 90.2            | .                      | .                     | .                            | 11              | 11                     |
| Lake Eunice    | 0016          | 95.3       | 93.5         | 94.7            | .                      | .                     | .                            | 27              | 27                     |
| Lake View      | 0018          | 93.3       | 91.8         | 92.5            | .                      | .                     | .                            | 22              | 22                     |
| Maple Grove    | 0019          | 87.1       | 91.2         | 90.3            | .                      | .                     | .                            | 8               | 8                      |
| Detroit Lakes  | 0300          | 87.8       | 83.4         | 87.9            | .                      | .                     | .                            | 13              | 13                     |

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County\_Name=Becker CO=03 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name  | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Audubon TWP    | 0002          | 98.4       | 92.8         | 88.6            | .                      | .                     | .                            | 17              | 17                     |
| Burlington     | 0003          | 95.2       | 96.1         | 94.5            | .                      | .                     | .                            | 15              | 15                     |
| Cormorant      | 0006          | 94.4       | 91.3         | 92.6            | 14.1                   | 20.8                  | 1.02                         | 40              | 40                     |
| Detroit        | 0008          | 96.9       | 93.4         | 90.0            | 13.2                   | 18.5                  | 1.04                         | 45              | 45                     |
| Erie           | 0009          | 97.8       | 98.5         | 96.5            | .                      | .                     | .                            | 26              | 26                     |
| Height Of Land | 0014          | 94.6       | 96.5         | 92.2            | .                      | .                     | .                            | 12              | 12                     |
| Holmesville    | 0015          | 93.5       | 91.5         | 91.0            | .                      | .                     | .                            | 13              | 13                     |
| Lake Eunice    | 0016          | 94.0       | 93.7         | 93.3            | 11.8                   | 15.1                  | 1.01                         | 50              | 50                     |
| Lake View      | 0018          | 93.0       | 91.5         | 91.0            | 14.8                   | 18.3                  | 1.02                         | 40              | 40                     |
| Maple Grove    | 0019          | 87.1       | 91.2         | 90.3            | .                      | .                     | .                            | 8               | 8                      |
| Osage          | 0020          | 96.2       | 101.2        | 93.5            | .                      | .                     | .                            | 7               | 7                      |
| Audubon        | 0100          | 98.3       | 96.6         | 94.8            | .                      | .                     | .                            | 7               | 7                      |
| Detroit Lakes  | 0300          | 94.8       | 94.5         | 90.7            | 10.4                   | 15.9                  | 1.05                         | 141             | 141                    |
| Frazee         | 0400          | 90.2       | 95.7         | 93.3            | .                      | .                     | .                            | 16              | 16                     |
| Lake Park      | 0500          | 99.7       | 95.3         | 97.2            | .                      | .                     | .                            | 12              | 12                     |

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Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
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County\_Name=Becker CO=03 PT=94 Property=Commercial/Industrial Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Detroit Lakes | 0300          | 103.9      | 102.7        | 77.7            | .                      | .                     | .                            | 8               | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 13

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Becker CO=03 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Evergreen     | 0010          | 120.3      | 91.8         | 90.6            | .                      | .                     | .                            | 7               | 7                      |
| Osage         | 0020          | 111.8      | 108.4        | 98.1            | .                      | .                     | .                            | 8               | 8                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 14

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=03 County\_Name=Becker

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 95.4       | 94.8         | 92.2            | 11.6                   | 16.4                  | 1.03                         | 368             | 368                    |
| 03 | Non-Commercial Seasonal Recreational Residential (with buildings)    | 95.3       | 92.8         | 91.2            | 15.8                   | 19.5                  | 1.03                         | 148             | 148                    |
| 90 | Agricultural Bare Land (less than 34.5 acres) Aggregation            | 101.6      | 93.1         | 103.6           | .                      | .                     | .                            | 8               | 0                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 95.4       | 94.3         | 91.9            | 12.8                   | 17.4                  | 1.03                         | 516             | 516                    |
| 92 | Rural Vacant Land Aggregation (34.5 or more acres) Aggregation       | 102.7      | 94.6         | 96.7            | .                      | .                     | .                            | 29              | 29                     |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 100.4      | 94.0         | 85.2            | 27.5                   | 28.0                  | 1.16                         | 43              | 43                     |
| 94 | Commercial/Industrial Aggregation                                    | 104.0      | 95.5         | 76.5            | .                      | .                     | .                            | 15              | 0                      |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 101.6      | 95.4         | 90.2            | 26.2                   | 27.6                  | 1.11                         | 80              | 80                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 15

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Beltrami CO=04 PT=01 Property=Residential (less than 4 units)

| City-Twp Name    | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|------------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Bemidji TWP      | 0003          | 95.6       | 92.2         | 91.5            | 14.9                   | 14.1                  | 1.01                         | 37              | 0                      |
| Eckles           | 0010          | 99.3       | 94.4         | 96.1            | .                      | .                     | .                            | 20              | 0                      |
| Frohn            | 0011          | 102.0      | 96.0         | 100.0           | .                      | .                     | .                            | 11              | 0                      |
| Grant Valley     | 0012          | 97.7       | 96.7         | 96.7            | .                      | .                     | .                            | 22              | 0                      |
| Northern         | 0027          | 91.0       | 90.6         | 89.3            | 11.1                   | 15.2                  | 1.02                         | 62              | 0                      |
| Turtle Lake      | 0040          | 91.6       | 91.3         | 89.4            | .                      | .                     | .                            | 10              | 0                      |
| Turtle River TWP | 0041          | 91.1       | 92.5         | 91.0            | .                      | .                     | .                            | 22              | 0                      |
| Bemidji          | 0100          | 97.6       | 94.8         | 94.8            | 11.8                   | 17.4                  | 1.03                         | 143             | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**

10:00 Thursday, June 5, 2014 16

**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Beltrami CO=04 PT=03 Property=Non-Commercial Seasonal Recreational Residential (with buildings)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Ten Lake      | 0039          | 92.1       | 90.7         | 89.6            | .                      | .                     | .                            | 6               | 0                      |
| Turtle Lake   | 0040          | 91.3       | 93.2         | 79.7            | .                      | .                     | .                            | 7               | 0                      |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 17

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Beltrami CO=04 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name    | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|------------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Bemidji TWP      | 0003          | 97.8       | 92.7         | 92.8            | 16.6                   | 17.6                  | 1.02                         | 39              | 0                      |
| Eckles           | 0010          | 99.3       | 94.4         | 96.1            | .                      | .                     | .                            | 20              | 0                      |
| Frohn            | 0011          | 99.0       | 93.7         | 97.0            | .                      | .                     | .                            | 13              | 0                      |
| Grant Valley     | 0012          | 97.7       | 96.7         | 96.7            | .                      | .                     | .                            | 22              | 0                      |
| Northern         | 0027          | 90.0       | 90.1         | 87.3            | 11.7                   | 16.0                  | 1.03                         | 65              | 0                      |
| Ten Lake         | 0039          | 97.3       | 91.9         | 94.9            | .                      | .                     | .                            | 11              | 0                      |
| Turtle Lake      | 0040          | 91.5       | 91.6         | 84.0            | .                      | .                     | .                            | 17              | 0                      |
| Turtle River TWP | 0041          | 91.7       | 92.5         | 91.4            | .                      | .                     | .                            | 24              | 0                      |
| Bemidji          | 0100          | 97.6       | 94.8         | 94.8            | 11.8                   | 17.4                  | 1.03                         | 143             | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Beltrami CO=04 PT=94 Property=Commercial/Industrial Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Bemidji       | 0100          | 95.7       | 98.7         | 82.8            | .                      | .                     | .                            | 11              | 0                      |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**

10:00 Thursday, June 5, 2014 19

**Countywide Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

CO=04 County\_Name=Beltrami

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 97.1       | 93.6         | 93.6            | 13.0                   | 17.7                  | 1.03                         | 384             | 0                      |
| 03 | Non-Commercial Seasonal Recreational Residential (with buildings)    | 97.7       | 93.6         | 86.1            | 20.8                   | 25.1                  | 1.14                         | 41              | 0                      |
| 90 | Agricultural Bare Land (less than 34.5 acres) Aggregation            | 102.2      | 84.1         | 101.6           | .                      | .                     | .                            | 6               | 0                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 97.1       | 93.6         | 92.8            | 13.8                   | 18.6                  | 1.04                         | 425             | 0                      |
| 92 | Rural Vacant Land Aggregation (34.5 or more acres) Aggregation       | 95.2       | 90.3         | 75.9            | .                      | .                     | .                            | 24              | 24                     |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 94.0       | 90.2         | 76.0            | 25.0                   | 28.0                  | 1.09                         | 34              | 34                     |
| 94 | Commercial/Industrial Aggregation                                    | 98.6       | 95.4         | 80.0            | .                      | .                     | .                            | 14              | 0                      |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 93.5       | 90.2         | 79.2            | 23.2                   | 26.6                  | 1.07                         | 39              | 39                     |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**

10:00 Thursday, June 5, 2014 20

**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Benton CO=05 PT=01 Property=Residential (less than 4 units)

| City-Twp Name   | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|-----------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Granite Ledge   | 0005          | 99.3       | 99.2         | 99.7            | .                      | .                     | .                            | 7               | 0                      |
| Langola         | 0006          | 95.9       | 93.4         | 94.0            | .                      | .                     | .                            | 8               | 0                      |
| Minden          | 0009          | 97.4       | 93.8         | 97.9            | .                      | .                     | .                            | 9               | 0                      |
| St. George      | 0010          | 105.1      | 107.1        | 104.3           | .                      | .                     | .                            | 7               | 0                      |
| Sauk Rapids TWP | 0011          | 103.2      | 95.7         | 101.2           | .                      | .                     | .                            | 6               | 0                      |
| Watab           | 0012          | 96.4       | 103.9        | 97.8            | .                      | .                     | .                            | 23              | 0                      |
| Foley           | 0200          | 98.1       | 96.2         | 95.7            | .                      | .                     | .                            | 22              | 0                      |
| Rice            | 0600          | 98.9       | 97.8         | 97.1            | 8.2                    | 11.5                  | 1.02                         | 42              | 0                      |
| Sauk Rapids     | 0900          | 98.8       | 97.9         | 97.1            | 8.0                    | 12.4                  | 1.02                         | 148             | 0                      |
| Sartell         | 8600          | 97.6       | 94.8         | 96.2            | .                      | .                     | .                            | 17              | 17                     |
| St. Cloud       | 9200          | 96.1       | 93.9         | 94.5            | 7.4                    | 10.6                  | 1.02                         | 30              | 30                     |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 21

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Benton CO=05 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name   | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|-----------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Granite Ledge   | 0005          | 99.6       | 100.3        | 99.9            | .                      | .                     | .                            | 8               | 0                      |
| Langola         | 0006          | 95.3       | 92.2         | 93.8            | .                      | .                     | .                            | 9               | 0                      |
| Minden          | 0009          | 97.4       | 93.8         | 97.9            | .                      | .                     | .                            | 9               | 0                      |
| St. George      | 0010          | 105.1      | 107.1        | 104.3           | .                      | .                     | .                            | 7               | 0                      |
| Sauk Rapids TWP | 0011          | 103.2      | 95.7         | 101.2           | .                      | .                     | .                            | 6               | 0                      |
| Watab           | 0012          | 96.3       | 103.6        | 97.7            | .                      | .                     | .                            | 24              | 0                      |
| Foley           | 0200          | 98.1       | 96.2         | 95.7            | .                      | .                     | .                            | 22              | 0                      |
| Rice            | 0600          | 98.9       | 97.8         | 97.1            | 8.2                    | 11.5                  | 1.02                         | 42              | 0                      |
| Sauk Rapids     | 0900          | 98.8       | 97.9         | 97.1            | 8.0                    | 12.4                  | 1.02                         | 148             | 0                      |
| Sartell         | 8600          | 97.6       | 94.8         | 96.2            | .                      | .                     | .                            | 17              | 17                     |
| St. Cloud       | 9200          | 96.1       | 93.9         | 94.5            | 7.4                    | 10.6                  | 1.02                         | 30              | 30                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 22

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Benton CO=05 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Mayhew Lake   | 0007          | 101.1      | 100.1        | 100.0           | .                      | .                     | .                            | 7               | 0                      |
| Maywood       | 0008          | 110.4      | 102.7        | 107.0           | .                      | .                     | .                            | 6               | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**

10:00 Thursday, June 5, 2014 23

**Countywide Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

CO=05 County\_Name=Benton

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 99.0       | 97.6         | 97.5            | 9.0                    | 13.4                  | 1.02                         | 341             | 47                     |
| 90 | Agricultural Bare Land (less than 34.5 acres) Aggregation            | 90.4       | 87.8         | 90.1            | .                      | .                     | .                            | 8               | 8                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 98.9       | 97.5         | 97.5            | 8.9                    | 13.3                  | 1.02                         | 344             | 47                     |
| 92 | Rural Vacant Land Aggregation (34.5 or more acres) Aggregation       | 91.1       | 90.4         | 86.6            | .                      | .                     | .                            | 13              | 0                      |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 90.2       | 90.2         | 83.6            | .                      | .                     | .                            | 23              | 0                      |
| 94 | Commercial/Industrial Aggregation                                    | 112.5      | 108.0        | 105.1           | .                      | .                     | .                            | 9               | 0                      |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 95.4       | 93.0         | 91.7            | 14.0                   | 19.6                  | 1.04                         | 38              | 0                      |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 24

**Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=05 County\_Name=Benton/Morrison Joint\_City=Royalton

| Joint_City | City-Twp Code | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | County_Name     |
|------------|---------------|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|-----------------|
| Royalton   | 1400          | Residential (less than 4 units)                           | 96.7       | 94.1         | 96.8            | .                      | .                     | .                            | 9               | Benton/Morrison |
| Royalton   | 1400          | Seasonal Recreational Residential/Residential Aggregation | 96.7       | 94.1         | 96.8            | .                      | .                     | .                            | 9               | Benton/Morrison |

CO=05 County\_Name=Benton/Sherburne/Stearns Joint\_City=St. Cloud

| Joint_City | City-Twp Code | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | County_Name              |
|------------|---------------|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|--------------------------|
| St. Cloud  | 9200          | Residential (less than 4 units)                           | 95.8       | 93.4         | 93.3            | 10.0                   | 13.1                  | 1.02                         | 966             | Benton/Sherburne/Stearns |
| St. Cloud  | 9200          | Apartment (4 or more units)                               | 92.2       | 92.7         | 91.2            | .                      | .                     | .                            | 20              | Benton/Sherburne/Stearns |
| St. Cloud  | 9200          | Seasonal Recreational Residential/Residential Aggregation | 95.8       | 93.4         | 93.3            | 10.0                   | 13.1                  | 1.02                         | 966             | Benton/Sherburne/Stearns |
| St. Cloud  | 9200          | Commercial/Industrial Aggregation                         | 100.0      | 100.0        | 95.5            | 10.5                   | 13.9                  | 1.05                         | 30              | Benton/Sherburne/Stearns |

CO=05 County\_Name=Benton/Stearns Joint\_City=Sartell

| Joint_City | City-Twp Code | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | County_Name    |
|------------|---------------|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|----------------|
| Sartell    | 8600          | Residential (less than 4 units)                           | 94.5       | 94.2         | 92.9            | 7.4                    | 10.1                  | 1.02                         | 183             | Benton/Stearns |
| Sartell    | 8600          | Seasonal Recreational Residential/Residential Aggregation | 94.5       | 94.2         | 92.9            | 7.4                    | 10.1                  | 1.02                         | 183             | Benton/Stearns |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
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10:00 Thursday, June 5, 2014 25

**Selected Countywide Ratios with Largest Cities Removed:  
Hennepin without Minneapolis, Ramsey without St. Paul  
St. Louis without Duluth, Olmsted without Rochester  
Benton, Sherburne and Stearns without St Cloud, Clay without Moorhead**

CO=05 County=Benton without St. Cloud

| Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales |
|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|
| Residential (less than 4 units)                                      | 99.3       | 98.0         | 97.8            | 9.0                    | 13.6                  | 1.02                         | 311             |
| Agricultural Bare Land (less than 34.5 acres) Aggregation            | 90.4       | 87.8         | 90.1            | .                      | .                     | .                            | 8               |
| Seasonal Recreational Residential/Residential Aggregation            | 99.2       | 97.9         | 97.8            | 9.0                    | 13.5                  | 1.02                         | 314             |
| Rural Vacant Land Aggregation (34.5 or more acres) Aggregation       | 91.1       | 90.4         | 86.6            | .                      | .                     | .                            | 13              |
| Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 90.2       | 90.2         | 83.6            | .                      | .                     | .                            | 23              |
| Commercial/Industrial Aggregation                                    | 111.3      | 95.8         | 104.2           | .                      | .                     | .                            | 6               |
| Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 95.4       | 93.0         | 91.7            | 14.0                   | 19.6                  | 1.04                         | 38              |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 26

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Big Stone CO=06 PT=01 Property=Residential (less than 4 units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Clinton       | 0300          | 103.4      | 101.3        | 100.7           | .                      | .                     | .                            | 6               | 0                      |
| Graceville    | 0500          | 93.5       | 96.5         | 94.3            | .                      | .                     | .                            | 7               | 0                      |
| Ortonville    | 0800          | 100.9      | 98.3         | 98.2            | 8.8                    | 14.3                  | 1.03                         | 36              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 27

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Big Stone CO=06 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Foster        | 0006          | 104.0      | 99.6         | 103.4           | .                      | .                     | .                            | 7               | 0                      |
| Clinton       | 0300          | 103.4      | 101.3        | 100.7           | .                      | .                     | .                            | 6               | 0                      |
| Graceville    | 0500          | 93.5       | 96.5         | 94.3            | .                      | .                     | .                            | 7               | 0                      |
| Ortonville    | 0800          | 100.6      | 97.8         | 97.7            | 8.9                    | 14.2                  | 1.03                         | 37              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 28

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=06 County\_Name=Big Stone

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 99.0       | 97.8         | 96.7            | 9.0                    | 14.1                  | 1.02                         | 57              | 0                      |
| 03 | Non-Commercial Seasonal Recreational Residential (with buildings)    | 97.8       | 93.2         | 95.7            | .                      | .                     | .                            | 12              | 0                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 98.8       | 97.4         | 96.4            | 9.1                    | 14.3                  | 1.03                         | 69              | 0                      |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 93.6       | 97.7         | 98.6            | .                      | .                     | .                            | 9               | 9                      |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 93.6       | 97.7         | 98.6            | .                      | .                     | .                            | 9               | 9                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 29

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Blue Earth CO=07 PT=01 Property=Residential (less than 4 units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Decoria       | 0006          | 98.4       | 96.3         | 97.7            | .                      | .                     | .                            | 10              | 0                      |
| Garden City   | 0007          | 103.1      | 97.0         | 93.7            | .                      | .                     | .                            | 7               | 0                      |
| Le Ray        | 0010          | 109.5      | 97.3         | 104.6           | .                      | .                     | .                            | 9               | 0                      |
| Lime          | 0011          | 95.3       | 94.2         | 93.5            | .                      | .                     | .                            | 11              | 0                      |
| Mankato TWP   | 0015          | 103.2      | 99.8         | 102.7           | .                      | .                     | .                            | 14              | 0                      |
| Rapidan       | 0019          | 92.7       | 92.5         | 97.4            | .                      | .                     | .                            | 8               | 0                      |
| South Bend    | 0021          | 95.1       | 90.9         | 95.8            | .                      | .                     | .                            | 12              | 0                      |
| Eagle Lake    | 0300          | 91.5       | 91.8         | 92.0            | 5.9                    | 7.8                   | 1.00                         | 43              | 43                     |
| Lake Crystal  | 0700          | 100.9      | 96.5         | 97.4            | 11.8                   | 16.1                  | 1.04                         | 30              | 0                      |
| Madison Lake  | 0800          | 94.9       | 93.2         | 94.9            | .                      | .                     | .                            | 11              | 0                      |
| Mankato       | 0900          | 93.6       | 92.6         | 92.6            | 7.1                    | 9.8                   | 1.01                         | 402             | 402                    |
| Mapleton      | 1000          | 97.1       | 93.9         | 96.3            | .                      | .                     | .                            | 6               | 0                      |
| St. Clair     | 1300          | 92.0       | 93.6         | 91.2            | .                      | .                     | .                            | 7               | 0                      |
| Skyline       | 2500          | 93.4       | 91.3         | 93.8            | .                      | .                     | .                            | 7               | 7                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 30

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Blue Earth CO=07 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Decoria       | 0006          | 98.4       | 96.3         | 97.7            | .                      | .                     | .                            | 10              | 0                      |
| Garden City   | 0007          | 103.1      | 97.0         | 93.7            | .                      | .                     | .                            | 7               | 0                      |
| Le Ray        | 0010          | 109.5      | 97.3         | 104.6           | .                      | .                     | .                            | 9               | 0                      |
| Lime          | 0011          | 95.3       | 94.2         | 93.5            | .                      | .                     | .                            | 11              | 0                      |
| Mankato TWP   | 0015          | 103.2      | 99.8         | 102.7           | .                      | .                     | .                            | 14              | 0                      |
| Rapidan       | 0019          | 92.7       | 92.5         | 97.4            | .                      | .                     | .                            | 8               | 0                      |
| South Bend    | 0021          | 95.1       | 90.9         | 95.8            | .                      | .                     | .                            | 12              | 0                      |
| Eagle Lake    | 0300          | 91.5       | 91.8         | 92.0            | 5.9                    | 7.8                   | 1.00                         | 43              | 43                     |
| Lake Crystal  | 0700          | 100.9      | 96.5         | 97.4            | 11.8                   | 16.1                  | 1.04                         | 30              | 0                      |
| Madison Lake  | 0800          | 96.2       | 94.9         | 95.7            | .                      | .                     | .                            | 13              | 0                      |
| Mankato       | 0900          | 93.6       | 92.6         | 92.6            | 7.1                    | 9.8                   | 1.01                         | 402             | 402                    |
| Mapleton      | 1000          | 97.1       | 93.9         | 96.3            | .                      | .                     | .                            | 6               | 0                      |
| St. Clair     | 1300          | 92.0       | 93.6         | 91.2            | .                      | .                     | .                            | 7               | 0                      |
| Skyline       | 2500          | 93.4       | 91.3         | 93.8            | .                      | .                     | .                            | 7               | 7                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Blue Earth CO=07 PT=93 Property=Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Decoria       | 0006          | 88.9       | 85.1         | 88.2            | .                      | .                     | .                            | 7               | 7                      |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Blue Earth CO=07 PT=94 Property=Commercial/Industrial Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Mankato       | 0900          | 92.5       | 94.4         | 84.1            | .                      | .                     | .                            | 19              | 0                      |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 33

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Blue Earth CO=07 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Decoria       | 0006          | 88.9       | 85.1         | 88.2            | .                      | .                     | .                            | 7               | 7                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 34

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=07 County\_Name=Blue Earth

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 94.6       | 93.2         | 93.9            | 8.2                    | 11.8                  | 1.01                         | 605             | 452                    |
| 02 | Apartment (4 or more units)                                          | 99.3       | 101.3        | 95.2            | .                      | .                     | .                            | 6               | 0                      |
| 90 | Agricultural Bare Land (less than 34.5 acres) Aggregation            | 108.0      | 102.4        | 88.1            | .                      | .                     | .                            | 15              | 0                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 94.6       | 93.2         | 93.9            | 8.2                    | 11.8                  | 1.01                         | 608             | 452                    |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 95.2       | 92.6         | 92.9            | 13.6                   | 16.8                  | 1.03                         | 47              | 47                     |
| 94 | Commercial/Industrial Aggregation                                    | 94.0       | 93.3         | 84.9            | .                      | .                     | .                            | 25              | 0                      |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 96.1       | 93.3         | 94.7            | 14.0                   | 17.3                  | 1.02                         | 50              | 50                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**

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**Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

CO=07 County\_Name=Blue Earth/Nicollet Joint\_City=Mankato

| Joint_City | City-Twp Code | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | County_Name         |
|------------|---------------|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|---------------------|
| Mankato    | 0900          | Residential (less than 4 units)                           | 93.6       | 92.6         | 92.6            | 7.1                    | 9.8                   | 1.01                         | 402             | Blue Earth/Nicollet |
| Mankato    | 0900          | Seasonal Recreational Residential/Residential Aggregation | 93.6       | 92.6         | 92.6            | 7.1                    | 9.8                   | 1.01                         | 402             | Blue Earth/Nicollet |
| Mankato    | 0900          | Commercial/Industrial Aggregation                         | 92.5       | 94.4         | 84.1            | .                      | .                     | .                            | 19              | Blue Earth/Nicollet |

CO=07 County\_Name=Blue Earth/Nicollet Joint\_City=North Mankato

| Joint_City    | City-Twp Code | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | County_Name         |
|---------------|---------------|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|---------------------|
| North Mankato | 8800          | Residential (less than 4 units)                           | 94.4       | 93.4         | 93.1            | 9.4                    | 11.9                  | 1.01                         | 205             | Blue Earth/Nicollet |
| North Mankato | 8800          | Seasonal Recreational Residential/Residential Aggregation | 94.4       | 93.4         | 93.1            | 9.4                    | 11.9                  | 1.01                         | 205             | Blue Earth/Nicollet |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 36

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Brown CO=08 PT=01 Property=Residential (less than 4 units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Hanska        | 0500          | 97.3       | 99.2         | 97.3            | .                      | .                     | .                            | 8               | 0                      |
| New Ulm       | 0600          | 96.7       | 96.7         | 95.7            | 6.5                    | 9.4                   | 1.01                         | 174             | 0                      |
| Sleepy Eye    | 0800          | 99.6       | 97.4         | 97.4            | 11.5                   | 17.6                  | 1.02                         | 32              | 0                      |
| Springfield   | 0900          | 99.6       | 95.2         | 93.5            | .                      | .                     | .                            | 14              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

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**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Brown CO=08 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Hanska        | 0500          | 97.3       | 99.2         | 97.3            | .                      | .                     | .                            | 8               | 0                      |
| New Ulm       | 0600          | 96.7       | 96.7         | 95.7            | 6.5                    | 9.4                   | 1.01                         | 174             | 0                      |
| Sleepy Eye    | 0800          | 99.6       | 97.4         | 97.4            | 11.5                   | 17.6                  | 1.02                         | 32              | 0                      |
| Springfield   | 0900          | 99.6       | 95.2         | 93.5            | .                      | .                     | .                            | 14              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **38**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Brown CO=08 PT=93 Property=Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Lake Hanska   | 0007          | 87.8       | 88.5         | 85.4            | .                      | .                     | .                            | 8               | 8                      |
| Leavenworth   | 0008          | 88.8       | 87.4         | 90.5            | .                      | .                     | .                            | 7               | 7                      |
| Linden        | 0009          | 93.6       | 95.3         | 95.4            | .                      | .                     | .                            | 7               | 7                      |
| North Star    | 0012          | 83.1       | 85.2         | 80.5            | .                      | .                     | .                            | 6               | 6                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**

10:00 Thursday, June 5, 2014 39

**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Brown CO=08 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Lake Hanska   | 0007          | 89.3       | 88.6         | 88.1            | .                      | .                     | .                            | 9               | 9                      |
| Leavenworth   | 0008          | 88.8       | 87.4         | 90.5            | .                      | .                     | .                            | 7               | 7                      |
| Linden        | 0009          | 93.6       | 95.3         | 95.4            | .                      | .                     | .                            | 7               | 7                      |
| North Star    | 0012          | 83.1       | 85.2         | 80.5            | .                      | .                     | .                            | 6               | 6                      |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 40

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=08 County\_Name=Brown

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 96.8       | 96.7         | 95.5            | 8.1                    | 12.6                  | 1.02                         | 250             | 0                      |
| 90 | Agricultural Bare Land (less than 34.5 acres) Aggregation            | 122.1      | 105.2        | 100.9           | .                      | .                     | .                            | 6               | 0                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 96.8       | 96.7         | 95.5            | 8.1                    | 12.6                  | 1.02                         | 250             | 0                      |
| 92 | Rural Vacant Land Aggregation (34.5 or more acres) Aggregation       | 124.4      | 102.1        | 108.6           | .                      | .                     | .                            | 6               | 6                      |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 91.8       | 87.9         | 88.2            | 15.3                   | 16.3                  | 1.01                         | 46              | 46                     |
| 94 | Commercial/Industrial Aggregation                                    | 88.6       | 88.7         | 93.1            | .                      | .                     | .                            | 9               | 0                      |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 92.0       | 88.4         | 88.7            | 15.3                   | 16.2                  | 1.00                         | 47              | 47                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**

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**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Carlton CO=09 PT=01 Property=Residential (less than 4 units)

| City-Twp Name  | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Barnum TWP     | 0003          | 101.0      | 94.5         | 97.6            | .                      | .                     | .                            | 11              | 8                      |
| Blackhoof      | 0005          | 93.0       | 96.0         | 92.1            | .                      | .                     | .                            | 7               | 5                      |
| Moose Lake TWP | 0014          | 98.6       | 93.8         | 98.2            | .                      | .                     | .                            | 11              | 9                      |
| Perch Lake     | 0015          | 95.9       | 98.0         | 91.4            | .                      | .                     | .                            | 6               | 3                      |
| Thomson TWP    | 0023          | 94.7       | 91.8         | 91.1            | 12.8                   | 17.9                  | 1.04                         | 59              | 57                     |
| Twin Lakes     | 0024          | 95.1       | 93.5         | 93.1            | .                      | .                     | .                            | 17              | 12                     |
| Cloquet        | 0500          | 97.4       | 94.2         | 95.6            | 13.2                   | 18.5                  | 1.02                         | 128             | 0                      |
| Moose Lake     | 1200          | 97.8       | 97.2         | 96.5            | .                      | .                     | .                            | 12              | 12                     |
| Scanlon        | 1500          | 92.7       | 91.4         | 89.0            | .                      | .                     | .                            | 9               | 9                      |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**

10:00 Thursday, June 5, 2014 42

**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Carlton CO=09 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name  | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Barnum TWP     | 0003          | 107.2      | 98.1         | 103.6           | .                      | .                     | .                            | 15              | 8                      |
| Blackhoof      | 0005          | 93.0       | 96.0         | 92.1            | .                      | .                     | .                            | 7               | 5                      |
| Moose Lake TWP | 0014          | 96.3       | 92.2         | 96.8            | .                      | .                     | .                            | 14              | 10                     |
| Perch Lake     | 0015          | 102.4      | 110.7        | 96.6            | .                      | .                     | .                            | 7               | 3                      |
| Thomson TWP    | 0023          | 94.7       | 91.8         | 91.1            | 12.8                   | 17.9                  | 1.04                         | 59              | 57                     |
| Twin Lakes     | 0024          | 95.1       | 93.5         | 93.1            | .                      | .                     | .                            | 17              | 12                     |
| Cloquet        | 0500          | 97.4       | 94.2         | 95.6            | 13.2                   | 18.5                  | 1.02                         | 128             | 0                      |
| Moose Lake     | 1200          | 97.8       | 97.2         | 96.5            | .                      | .                     | .                            | 12              | 12                     |
| Scanlon        | 1500          | 92.7       | 91.4         | 89.0            | .                      | .                     | .                            | 9               | 9                      |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 43

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Carlton CO=09 PT=92 Property=Rural Vacant Land Aggregation (34.5 or more acres) Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Skelton       | 0021          | 96.1       | 95.7         | 93.0            | .                      | .                     | .                            | 14              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **44**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Carlton CO=09 PT=93 Property=Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Skelton       | 0021          | 96.1       | 95.7         | 93.0            | .                      | .                     | .                            | 14              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Carlton CO=09 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Skelton       | 0021          | 97.6       | 99.3         | 97.0            | .                      | .                     | .                            | 16              | 0                      |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 46

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=09 County\_Name=Carlton

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 96.3       | 93.4         | 93.6            | 12.4                   | 17.6                  | 1.03                         | 299             | 153                    |
| 03 | Non-Commercial Seasonal Recreational Residential (with buildings)    | 107.7      | 108.6        | 108.1           | .                      | .                     | .                            | 17              | 6                      |
| 90 | Agricultural Bare Land (less than 34.5 acres) Aggregation            | 112.9      | 105.4        | 110.0           | .                      | .                     | .                            | 21              | 0                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 96.9       | 93.8         | 94.2            | 12.9                   | 17.9                  | 1.03                         | 316             | 159                    |
| 92 | Rural Vacant Land Aggregation (34.5 or more acres) Aggregation       | 100.0      | 95.3         | 97.8            | 18.7                   | 21.9                  | 1.02                         | 35              | 0                      |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 101.3      | 95.7         | 98.2            | 20.8                   | 23.4                  | 1.03                         | 42              | 0                      |
| 94 | Commercial/Industrial Aggregation                                    | 123.5      | 99.4         | 99.5            | .                      | .                     | .                            | 6               | 0                      |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 103.8      | 96.2         | 101.9           | 22.0                   | 22.6                  | 1.02                         | 51              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 47

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Carver CO=10 PT=01 Property=Residential (less than 4 units)

| City-Twp Name         | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|-----------------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Hollywood             | 0007          | 97.2       | 91.5         | 96.9            | .                      | .                     | .                            | 7               | 7                      |
| Laketown              | 0008          | 89.9       | 93.7         | 90.1            | .                      | .                     | .                            | 15              | 15                     |
| Watertown TWP         | 0011          | 90.7       | 90.5         | 92.4            | .                      | .                     | .                            | 8               | 8                      |
| Carver                | 0200          | 95.7       | 95.4         | 95.8            | 5.2                    | 6.8                   | 1.00                         | 74              | 74                     |
| Chaska                | 0400          | 96.7       | 96.5         | 96.5            | 7.1                    | 9.9                   | 1.00                         | 264             | 264                    |
| Cologne               | 0500          | 98.4       | 96.8         | 97.6            | .                      | .                     | .                            | 21              | 21                     |
| Hamburg               | 0600          | 98.3       | 96.8         | 96.5            | .                      | .                     | .                            | 6               | 6                      |
| Mayer                 | 0700          | 142.7      | 97.2         | 98.4            | .                      | .                     | .                            | 18              | 18                     |
| New Germany           | 0800          | 93.8       | 91.4         | 92.8            | .                      | .                     | .                            | 6               | 6                      |
| Norwood-Young America | 0900          | 104.5      | 96.7         | 98.5            | .                      | .                     | .                            | 28              | 28                     |
| Victoria              | 1000          | 95.0       | 95.7         | 91.8            | 7.0                    | 9.6                   | 1.04                         | 147             | 147                    |
| Waconia               | 1100          | 97.5       | 95.3         | 96.2            | 9.6                    | 12.2                  | 1.01                         | 164             | 164                    |
| Watertown             | 1200          | 95.2       | 95.6         | 94.3            | 9.3                    | 13.2                  | 1.01                         | 54              | 54                     |
| Chanhassen            | 6300          | 97.5       | 97.5         | 96.6            | 7.4                    | 11.0                  | 1.01                         | 402             | 402                    |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**

10:00 Thursday, June 5, 2014 48

**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Carver CO=10 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name         | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|-----------------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Hollywood             | 0007          | 97.2       | 91.5         | 96.9            | .                      | .                     | .                            | 7               | 7                      |
| Laketown              | 0008          | 90.8       | 93.7         | 90.7            | .                      | .                     | .                            | 17              | 17                     |
| Watertown TWP         | 0011          | 90.7       | 90.5         | 92.4            | .                      | .                     | .                            | 8               | 8                      |
| Carver                | 0200          | 95.7       | 95.4         | 95.8            | 5.2                    | 6.8                   | 1.00                         | 74              | 74                     |
| Chaska                | 0400          | 96.7       | 96.5         | 96.5            | 7.1                    | 9.9                   | 1.00                         | 264             | 264                    |
| Cologne               | 0500          | 98.4       | 96.8         | 97.6            | .                      | .                     | .                            | 21              | 21                     |
| Hamburg               | 0600          | 98.3       | 96.8         | 96.5            | .                      | .                     | .                            | 6               | 6                      |
| Mayer                 | 0700          | 142.7      | 97.2         | 98.4            | .                      | .                     | .                            | 18              | 18                     |
| New Germany           | 0800          | 93.8       | 91.4         | 92.8            | .                      | .                     | .                            | 6               | 6                      |
| Norwood-Young America | 0900          | 104.5      | 96.7         | 98.5            | .                      | .                     | .                            | 28              | 28                     |
| Victoria              | 1000          | 95.0       | 95.7         | 91.8            | 7.0                    | 9.6                   | 1.04                         | 147             | 147                    |
| Waconia               | 1100          | 97.5       | 95.3         | 96.2            | 9.6                    | 12.2                  | 1.01                         | 164             | 164                    |
| Watertown             | 1200          | 95.2       | 95.6         | 94.3            | 9.3                    | 13.2                  | 1.01                         | 54              | 54                     |
| Chanhassen            | 6300          | 97.5       | 97.4         | 96.6            | 7.4                    | 11.0                  | 1.01                         | 405             | 405                    |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**

10:00 Thursday, June 5, 2014 49

**Countywide Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

CO=10 County\_Name=Carver

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 97.4       | 96.3         | 95.5            | 8.5                    | 11.0                  | 1.01                         | 1,237           | 1,237                  |
| 90 | Agricultural Bare Land (less than 34.5 acres) Aggregation            | 96.3       | 95.8         | 95.8            | .                      | .                     | .                            | 7               | 0                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 97.4       | 96.3         | 95.5            | 8.5                    | 11.0                  | 1.01                         | 1,242           | 1,242                  |
| 94 | Commercial/Industrial Aggregation                                    | 101.8      | 96.2         | 106.7           | .                      | .                     | .                            | 17              | 0                      |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 97.3       | 96.8         | 99.3            | .                      | .                     | .                            | 6               | 6                      |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**

10:00 Thursday, June 5, 2014 50

**Joint Cities: Ratios by Property Type** Combines all of the County Portions for Joint Cities  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

CO=10 County\_Name=Carver/Hennepin Joint\_City=Chanhassen

| Joint_City | City-Twp Code | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | County_Name     |
|------------|---------------|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|-----------------|
| Chanhassen | 6300          | Residential (less than 4 units)                           | 97.5       | 97.5         | 96.6            | 7.4                    | 11.0                  | 1.01                         | 402             | Carver/Hennepin |
| Chanhassen | 6300          | Seasonal Recreational Residential/Residential Aggregation | 97.5       | 97.4         | 96.6            | 7.4                    | 11.0                  | 1.01                         | 405             | Carver/Hennepin |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
 \* Indicate calculations were done without extreme ratios  
 source: RUNDATA.RATIO\_SBE created June 11

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 51

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Cass CO=11 PT=01 Property=Residential (less than 4 units)

| City-Twp Name  | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Crooked Lake   | 0012          | 94.4       | 95.7         | 93.4            | .                      | .                     | .                            | 9               | 0                      |
| Fairview       | 0015          | 93.2       | 88.8         | 89.1            | .                      | .                     | .                            | 11              | 0                      |
| Kego           | 0020          | 90.3       | 93.3         | 87.1            | .                      | .                     | .                            | 8               | 0                      |
| Loon Lake      | 0024          | 96.7       | 96.6         | 96.9            | .                      | .                     | .                            | 9               | 0                      |
| May            | 0026          | 100.7      | 94.8         | 99.8            | .                      | .                     | .                            | 6               | 0                      |
| Pike Bay       | 0030          | 101.6      | 100.7        | 94.9            | .                      | .                     | .                            | 6               | 0                      |
| Pine River TWP | 0032          | 97.7       | 100.0        | 91.4            | .                      | .                     | .                            | 14              | 0                      |
| Ponto Lake     | 0033          | 100.6      | 95.8         | 100.2           | .                      | .                     | .                            | 6               | 0                      |
| Shingobee      | 0039          | 96.4       | 97.1         | 99.8            | .                      | .                     | .                            | 13              | 0                      |
| Sylvan         | 0042          | 99.8       | 98.6         | 99.8            | .                      | .                     | .                            | 29              | 0                      |
| Turtle Lake    | 0046          | 88.8       | 88.5         | 86.1            | .                      | .                     | .                            | 6               | 0                      |
| Woodrow        | 0052          | 104.8      | 94.1         | 97.6            | .                      | .                     | .                            | 7               | 0                      |
| East Gull Lake | 0500          | 98.9       | 95.9         | 97.7            | .                      | .                     | .                            | 12              | 0                      |
| Cass Lake      | 0600          | 95.9       | 98.4         | 94.2            | .                      | .                     | .                            | 7               | 0                      |
| Lake Shore     | 1200          | 102.4      | 100.6        | 96.3            | .                      | .                     | .                            | 13              | 0                      |
| Pine River     | 1600          | 103.4      | 98.1         | 94.6            | .                      | .                     | .                            | 15              | 0                      |
| Walker         | 2300          | 119.1      | 103.7        | 102.7           | .                      | .                     | .                            | 9               | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**

10:00 Thursday, June 5, 2014 52

**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Cass CO=11 PT=03 Property=Non-Commercial Seasonal Recreational Residential (with buildings)

| City-Twp Name  | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Birch Lake     | 0005          | 103.9      | 99.7         | 109.8           | .                      | .                     | .                            | 10              | 0                      |
| Crooked Lake   | 0012          | 96.9       | 95.5         | 97.0            | .                      | .                     | .                            | 17              | 0                      |
| Fairview       | 0015          | 100.0      | 103.3        | 100.8           | .                      | .                     | .                            | 7               | 0                      |
| Hiram          | 0017          | 104.3      | 101.4        | 102.3           | .                      | .                     | .                            | 9               | 0                      |
| Pine Lake      | 0031          | 126.4      | 99.2         | 91.6            | .                      | .                     | .                            | 6               | 0                      |
| Ponto Lake     | 0033          | 120.0      | 107.7        | 101.2           | .                      | .                     | .                            | 8               | 0                      |
| Powers         | 0035          | 106.3      | 100.1        | 106.3           | .                      | .                     | .                            | 15              | 0                      |
| Shingobee      | 0039          | 103.8      | 97.7         | 101.6           | .                      | .                     | .                            | 10              | 0                      |
| Thunder Lake   | 0043          | 88.8       | 99.2         | 84.7            | .                      | .                     | .                            | 6               | 0                      |
| Turtle Lake    | 0046          | 98.4       | 101.6        | 95.6            | .                      | .                     | .                            | 8               | 0                      |
| Wabedo         | 0047          | 100.1      | 97.3         | 98.9            | .                      | .                     | .                            | 13              | 0                      |
| Woodrow        | 0052          | 96.5       | 95.9         | 91.9            | .                      | .                     | .                            | 22              | 0                      |
| East Gull Lake | 0500          | 93.7       | 99.6         | 83.5            | .                      | .                     | .                            | 23              | 0                      |
| Lake Shore     | 1200          | 100.4      | 100.8        | 101.5           | .                      | .                     | .                            | 23              | 0                      |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 53

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Cass CO=11 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name  | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Birch Lake     | 0005          | 103.4      | 101.3        | 108.1           | .                      | .                     | .                            | 15              | 0                      |
| Crooked Lake   | 0012          | 96.0       | 95.6         | 95.5            | .                      | .                     | .                            | 26              | 0                      |
| Fairview       | 0015          | 95.8       | 100.8        | 91.3            | .                      | .                     | .                            | 18              | 0                      |
| Hiram          | 0017          | 100.5      | 100.9        | 95.6            | .                      | .                     | .                            | 13              | 0                      |
| Inguadona      | 0019          | 100.4      | 96.2         | 98.4            | .                      | .                     | .                            | 8               | 0                      |
| Kego           | 0020          | 96.6       | 93.4         | 92.8            | .                      | .                     | .                            | 13              | 0                      |
| Leech Lake     | 0022          | 89.3       | 92.3         | 87.0            | .                      | .                     | .                            | 8               | 0                      |
| Loon Lake      | 0024          | 95.9       | 95.8         | 95.7            | .                      | .                     | .                            | 10              | 0                      |
| May            | 0026          | 110.1      | 101.3        | 102.9           | .                      | .                     | .                            | 8               | 0                      |
| Pike Bay       | 0030          | 101.6      | 100.7        | 94.9            | .                      | .                     | .                            | 6               | 0                      |
| Pine Lake      | 0031          | 126.4      | 99.2         | 91.6            | .                      | .                     | .                            | 6               | 0                      |
| Pine River TWP | 0032          | 97.7       | 100.0        | 91.4            | .                      | .                     | .                            | 14              | 0                      |
| Ponto Lake     | 0033          | 111.7      | 97.3         | 100.9           | .                      | .                     | .                            | 14              | 0                      |
| Powers         | 0035          | 104.5      | 100.0        | 104.3           | .                      | .                     | .                            | 20              | 0                      |
| Shingobee      | 0039          | 99.6       | 97.1         | 100.8           | .                      | .                     | .                            | 23              | 0                      |
| Sylvan         | 0042          | 98.2       | 99.3         | 97.9            | 9.7                    | 10.4                  | 1.01                         | 34              | 0                      |
| Thunder Lake   | 0043          | 85.9       | 94.3         | 82.1            | .                      | .                     | .                            | 8               | 0                      |
| Turtle Lake    | 0046          | 94.3       | 96.0         | 91.8            | .                      | .                     | .                            | 14              | 0                      |
| Wabedo         | 0047          | 101.0      | 97.3         | 98.1            | .                      | .                     | .                            | 15              | 0                      |
| Woodrow        | 0052          | 98.5       | 94.2         | 93.6            | .                      | .                     | .                            | 29              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 54

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Cass CO=11 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name  | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Backus         | 0200          | 93.8       | 99.0         | 89.6            | .                      | .                     | .                            | 6               | 0                      |
| East Gull Lake | 0500          | 95.5       | 97.5         | 86.7            | 12.3                   | 16.2                  | 1.10                         | 35              | 0                      |
| Cass Lake      | 0600          | 95.9       | 98.4         | 94.2            | .                      | .                     | .                            | 7               | 0                      |
| Lake Shore     | 1200          | 101.1      | 100.7        | 99.6            | 11.5                   | 16.9                  | 1.02                         | 36              | 0                      |
| Pine River     | 1600          | 99.7       | 95.4         | 88.8            | .                      | .                     | .                            | 17              | 0                      |
| Walker         | 2300          | 161.7      | 102.9        | 104.3           | .                      | .                     | .                            | 14              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**

10:00 Thursday, June 5, 2014 55

**Countywide Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

CO=11 County\_Name=Cass

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 99.9       | 98.5         | 94.7            | 14.2                   | 17.1                  | 1.04                         | 253             | 0                      |
| 03 | Non-Commercial Seasonal Recreational Residential (with buildings)    | 102.2      | 98.7         | 95.1            | 19.6                   | 20.7                  | 1.04                         | 260             | 0                      |
| 90 | Agricultural Bare Land (less than 34.5 acres) Aggregation            | 111.8      | 86.6         | 105.1           | 57.5                   | 36.9                  | 1.01                         | 40              | 0                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 101.1      | 98.7         | 94.9            | 16.9                   | 19.0                  | 1.04                         | 513             | 0                      |
| 92 | Rural Vacant Land Aggregation (34.5 or more acres) Aggregation       | 94.4       | 93.5         | 90.0            | 18.9                   | 21.5                  | 1.03                         | 35              | 0                      |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 95.3       | 94.0         | 92.0            | 18.2                   | 22.0                  | 1.02                         | 43              | 0                      |
| 94 | Commercial/Industrial Aggregation                                    | 91.4       | 94.0         | 90.1            | .                      | .                     | .                            | 11              | 0                      |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 95.0       | 93.9         | 91.7            | 17.8                   | 21.6                  | 1.02                         | 46              | 0                      |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**

10:00 Thursday, June 5, 2014 56

**Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

CO=11 County\_Name=Cass/Morrison Joint\_City=Motley

| Joint_City | City-Twp Code | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | County_Name   |
|------------|---------------|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|---------------|
| Motley     | 7900          | Residential (less than 4 units)                           | 104.0      | 93.0         | 102.6           | .                      | .                     | .                            | 10              | Cass/Morrison |
| Motley     | 7900          | Seasonal Recreational Residential/Residential Aggregation | 104.0      | 93.0         | 102.6           | .                      | .                     | .                            | 10              | Cass/Morrison |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 57

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Chippewa CO=12 PT=01 Property=Residential (less than 4 units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Sparta        | 0013          | 87.0       | 89.6         | 87.7            | .                      | .                     | .                            | 7               | 7                      |
| Clara City    | 0100          | 99.5       | 91.5         | 93.9            | .                      | .                     | .                            | 16              | 16                     |
| Montevideo    | 0600          | 100.8      | 97.9         | 95.5            | 13.1                   | 16.6                  | 1.04                         | 49              | 0                      |
| Granite Falls | 7000          | 99.8       | 98.9         | 99.1            | .                      | .                     | .                            | 9               | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 58

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Chippewa CO=12 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Sparta        | 0013          | 87.0       | 89.6         | 87.7            | .                      | .                     | .                            | 7               | 7                      |
| Clara City    | 0100          | 99.5       | 91.5         | 93.9            | .                      | .                     | .                            | 16              | 16                     |
| Montevideo    | 0600          | 100.8      | 97.9         | 95.5            | 13.1                   | 16.6                  | 1.04                         | 49              | 0                      |
| Granite Falls | 7000          | 99.8       | 98.9         | 99.1            | .                      | .                     | .                            | 9               | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 59

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Chippewa CO=12 PT=93 Property=Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Rheiderland   | 0011          | 99.1       | 101.9        | 98.0            | .                      | .                     | .                            | 6               | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 60

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Chippewa CO=12 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Rheiderland   | 0011          | 99.1       | 101.9        | 98.0            | .                      | .                     | .                            | 6               | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 61

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=12 County\_Name=Chippewa

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 97.4       | 93.8         | 93.2            | 13.6                   | 16.9                  | 1.04                         | 99              | 40                     |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 97.4       | 93.8         | 93.2            | 13.6                   | 16.9                  | 1.04                         | 99              | 40                     |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 97.4       | 97.0         | 97.8            | .                      | .                     | .                            | 22              | 0                      |
| 94 | Commercial/Industrial Aggregation                                    | 102.5      | 97.7         | 101.4           | .                      | .                     | .                            | 6               | 0                      |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 97.0       | 97.8         | 97.8            | .                      | .                     | .                            | 25              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**

10:00 Thursday, June 5, 2014 62

**Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

CO=12 County\_Name=Chippewa/Yellow Medicine Joint\_City=Granite Falls

| Joint_City    | City-Twp Code | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | County_Name              |
|---------------|---------------|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|--------------------------|
| Granite Falls | 7000          | Residential (less than 4 units)                           | 98.9       | 96.5         | 97.6            | .                      | .                     | .                            | 21              | Chippewa/Yellow Medicine |
| Granite Falls | 7000          | Seasonal Recreational Residential/Residential Aggregation | 98.9       | 96.5         | 97.6            | .                      | .                     | .                            | 21              | Chippewa/Yellow Medicine |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**

10:00 Thursday, June 5, 2014 63

**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Chisago CO=13 PT=01 Property=Residential (less than 4 units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Chisago Lake  | 0003          | 99.3       | 100.3        | 99.1            | 6.3                    | 7.9                   | 1.00                         | 35              | 22                     |
| Fish Lake     | 0004          | 97.9       | 99.9         | 96.9            | .                      | .                     | .                            | 13              | 10                     |
| Franconia     | 0005          | 96.6       | 95.3         | 97.0            | .                      | .                     | .                            | 12              | 12                     |
| Lent          | 0006          | 94.7       | 92.7         | 94.4            | .                      | .                     | .                            | 19              | 19                     |
| Nessel        | 0007          | 97.8       | 97.4         | 98.4            | .                      | .                     | .                            | 16              | 8                      |
| Sunrise       | 0010          | 90.7       | 91.7         | 90.2            | .                      | .                     | .                            | 7               | 6                      |
| Center City   | 0200          | 98.5       | 92.6         | 94.7            | .                      | .                     | .                            | 11              | 6                      |
| Chisago City  | 0300          | 95.0       | 94.0         | 94.8            | 7.9                    | 10.2                  | 1.00                         | 49              | 32                     |
| Lindstrom     | 0500          | 94.9       | 94.3         | 94.3            | 7.7                    | 9.4                   | 1.01                         | 46              | 39                     |
| North Branch  | 0600          | 95.2       | 94.5         | 94.1            | 6.8                    | 9.1                   | 1.01                         | 89              | 88                     |
| Rush City     | 0700          | 93.8       | 94.1         | 93.6            | .                      | .                     | .                            | 19              | 19                     |
| Shafer        | 0800          | 99.6       | 98.2         | 99.0            | .                      | .                     | .                            | 6               | 6                      |
| Stacy         | 0900          | 93.3       | 96.4         | 93.2            | .                      | .                     | .                            | 8               | 8                      |
| Taylors Falls | 1100          | 94.6       | 94.1         | 94.8            | .                      | .                     | .                            | 10              | 10                     |
| Wyoming       | 1200          | 93.2       | 93.7         | 92.9            | 8.5                    | 11.2                  | 1.00                         | 66              | 63                     |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**

10:00 Thursday, June 5, 2014 64

**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Chisago CO=13 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Chisago Lake  | 0003          | 98.8       | 99.4         | 98.5            | 7.4                    | 9.5                   | 1.00                         | 39              | 22                     |
| Fish Lake     | 0004          | 95.1       | 97.2         | 96.0            | .                      | .                     | .                            | 14              | 10                     |
| Franconia     | 0005          | 96.6       | 95.3         | 97.0            | .                      | .                     | .                            | 12              | 12                     |
| Lent          | 0006          | 94.7       | 92.7         | 94.4            | .                      | .                     | .                            | 19              | 19                     |
| Nessel        | 0007          | 97.8       | 97.1         | 97.9            | .                      | .                     | .                            | 21              | 8                      |
| Sunrise       | 0010          | 90.8       | 91.9         | 90.2            | .                      | .                     | .                            | 8               | 7                      |
| Center City   | 0200          | 98.3       | 94.5         | 94.8            | .                      | .                     | .                            | 12              | 6                      |
| Chisago City  | 0300          | 95.0       | 94.0         | 94.8            | 7.9                    | 10.2                  | 1.00                         | 49              | 32                     |
| Lindstrom     | 0500          | 94.9       | 94.3         | 94.3            | 7.7                    | 9.4                   | 1.01                         | 46              | 39                     |
| North Branch  | 0600          | 95.2       | 94.5         | 94.1            | 6.8                    | 9.1                   | 1.01                         | 89              | 88                     |
| Rush City     | 0700          | 93.8       | 94.1         | 93.6            | .                      | .                     | .                            | 19              | 19                     |
| Shafer        | 0800          | 99.6       | 98.2         | 99.0            | .                      | .                     | .                            | 6               | 6                      |
| Stacy         | 0900          | 93.3       | 96.4         | 93.2            | .                      | .                     | .                            | 8               | 8                      |
| Taylors Falls | 1100          | 94.6       | 94.1         | 94.8            | .                      | .                     | .                            | 10              | 10                     |
| Wyoming       | 1200          | 93.2       | 93.7         | 92.9            | 8.5                    | 11.2                  | 1.00                         | 66              | 63                     |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 65

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=13 County\_Name=Chisago

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 95.5       | 94.6         | 94.9            | 8.2                    | 10.8                  | 1.01                         | 419             | 361                    |
| 03 | Non-Commercial Seasonal Recreational Residential (with buildings)    | 92.0       | 95.3         | 93.0            | .                      | .                     | .                            | 13              | 2                      |
| 90 | Agricultural Bare Land (less than 34.5 acres) Aggregation            | 103.6      | 101.7        | 100.7           | .                      | .                     | .                            | 7               | 7                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 95.4       | 94.6         | 94.8            | 8.4                    | 11.1                  | 1.01                         | 432             | 363                    |
| 92 | Rural Vacant Land Aggregation (34.5 or more acres) Aggregation       | 94.9       | 97.5         | 87.7            | .                      | .                     | .                            | 9               | 0                      |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 95.8       | 98.5         | 89.3            | .                      | .                     | .                            | 12              | 0                      |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 100.3      | 100.0        | 95.6            | .                      | .                     | .                            | 19              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 66

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Clay CO=14 PT=01 Property=Residential (less than 4 units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Eglon         | 0004          | 93.0       | 89.0         | 93.4            | .                      | .                     | .                            | 9               | 9                      |
| Oakport       | 0023          | 92.5       | 91.5         | 92.0            | .                      | .                     | .                            | 28              | 28                     |
| Parke         | 0024          | 96.3       | 95.6         | 95.4            | .                      | .                     | .                            | 6               | 4                      |
| Barnesville   | 0300          | 96.5       | 93.9         | 93.8            | 10.9                   | 20.6                  | 1.03                         | 49              | 49                     |
| Dilworth      | 0700          | 95.6       | 95.3         | 94.6            | 7.8                    | 11.2                  | 1.01                         | 69              | 69                     |
| Glyndon       | 1100          | 94.5       | 95.9         | 94.4            | .                      | .                     | .                            | 21              | 21                     |
| Hawley        | 1200          | 94.4       | 94.3         | 92.5            | 12.4                   | 16.8                  | 1.02                         | 38              | 38                     |
| Moorhead      | 1600          | 93.6       | 92.2         | 91.6            | 8.2                    | 10.9                  | 1.01                         | 578             | 578                    |
| Sabin         | 1800          | 99.4       | 93.4         | 97.7            | .                      | .                     | .                            | 12              | 12                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 67

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Clay CO=14 PT=02 Property=Apartment (4 or more units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Moorhead      | 1600          | 101.1      | 103.0        | 103.9           | .                      | .                     | .                            | 7               | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 68

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Clay CO=14 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Eglon         | 0004          | 93.0       | 89.0         | 93.4            | .                      | .                     | .                            | 9               | 9                      |
| Oakport       | 0023          | 92.5       | 91.5         | 92.0            | .                      | .                     | .                            | 28              | 28                     |
| Parke         | 0024          | 104.2      | 92.5         | 95.9            | .                      | .                     | .                            | 9               | 5                      |
| Barnesville   | 0300          | 96.5       | 93.9         | 93.8            | 10.9                   | 20.6                  | 1.03                         | 49              | 49                     |
| Dilworth      | 0700          | 95.6       | 95.3         | 94.6            | 7.8                    | 11.2                  | 1.01                         | 69              | 69                     |
| Glyndon       | 1100          | 94.5       | 95.9         | 94.4            | .                      | .                     | .                            | 21              | 21                     |
| Hawley        | 1200          | 94.4       | 94.3         | 92.5            | 12.4                   | 16.8                  | 1.02                         | 38              | 38                     |
| Moorhead      | 1600          | 93.6       | 92.2         | 91.6            | 8.2                    | 10.9                  | 1.01                         | 578             | 578                    |
| Sabin         | 1800          | 99.4       | 93.4         | 97.7            | .                      | .                     | .                            | 12              | 12                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Clay CO=14 PT=94 Property=Commercial/Industrial Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Moorhead      | 1600          | 105.7      | 100.2        | 108.2           | .                      | .                     | .                            | 11              | 0                      |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 70

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=14 County\_Name=Clay

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 94.6       | 92.4         | 92.1            | 9.9                    | 12.9                  | 1.01                         | 869             | 867                    |
| 02 | Apartment (4 or more units)                                          | 101.8      | 103.4        | 104.0           | .                      | .                     | .                            | 11              | 0                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 94.7       | 92.4         | 92.1            | 10.0                   | 13.4                  | 1.02                         | 872             | 868                    |
| 92 | Rural Vacant Land Aggregation (34.5 or more acres) Aggregation       | 96.9       | 88.3         | 100.5           | .                      | .                     | .                            | 6               | 6                      |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 95.5       | 92.9         | 89.2            | 20.0                   | 27.7                  | 1.07                         | 55              | 55                     |
| 94 | Commercial/Industrial Aggregation                                    | 106.2      | 100.1        | 97.7            | .                      | .                     | .                            | 22              | 0                      |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 94.9       | 93.0         | 89.4            | 19.7                   | 26.9                  | 1.07                         | 59              | 59                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 71

**Selected Countywide Ratios with Largest Cities Removed:  
Hennepin without Minneapolis, Ramsey without St. Paul  
St. Louis without Duluth, Olmsted without Rochester  
Benton, Sherburne and Stearns without St Cloud, Clay without Moorhead**

CO=14 County=Clay without Moorhead

| Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales |
|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|
| Residential (less than 4 units)                                      | 96.8       | 93.5         | 93.0            | 13.0                   | 16.0                  | 1.02                         | 291             |
| Seasonal Recreational Residential/Residential Aggregation            | 97.0       | 93.5         | 93.1            | 13.3                   | 17.0                  | 1.02                         | 294             |
| Rural Vacant Land Aggregation (34.5 or more acres) Aggregation       | 96.9       | 88.3         | 100.5           | .                      | .                     | .                            | 6               |
| Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 95.5       | 92.9         | 89.2            | 20.0                   | 27.7                  | 1.07                         | 55              |
| Commercial/Industrial Aggregation                                    | 106.8      | 99.6         | 74.1            | .                      | .                     | .                            | 11              |
| Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 94.9       | 93.0         | 89.4            | 19.7                   | 26.9                  | 1.07                         | 59              |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 72

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Clearwater CO=15 PT=01 Property=Residential (less than 4 units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Copley        | 0003          | 92.7       | 98.5         | 95.4            | .                      | .                     | .                            | 7               | 0                      |
| Bagley        | 0200          | 103.5      | 99.4         | 90.7            | .                      | .                     | .                            | 20              | 0                      |
| Clearbrook    | 0300          | 102.9      | 108.2        | 106.5           | .                      | .                     | .                            | 8               | 0                      |
| Gonvick       | 0500          | 105.4      | 81.5         | 83.7            | .                      | .                     | .                            | 7               | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 73

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Clearwater CO=15 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Copley        | 0003          | 92.7       | 98.5         | 95.4            | .                      | .                     | .                            | 7               | 0                      |
| Bagley        | 0200          | 103.5      | 99.4         | 90.7            | .                      | .                     | .                            | 20              | 0                      |
| Clearbrook    | 0300          | 102.9      | 108.2        | 106.5           | .                      | .                     | .                            | 8               | 0                      |
| Gonvick       | 0500          | 105.4      | 81.5         | 83.7            | .                      | .                     | .                            | 7               | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 74

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Clearwater CO=15 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Greenwood     | 0007          | 88.6       | 62.0         | 78.3            | .                      | .                     | .                            | 6               | 0                      |
| Winsor        | 0021          | 83.3       | 73.6         | 84.4            | .                      | .                     | .                            | 6               | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 75

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=15 County\_Name=Clearwater

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 98.5       | 98.1         | 90.4            | 20.7                   | 25.4                  | 1.08                         | 62              | 0                      |
| 03 | Non-Commercial Seasonal Recreational Residential (with buildings)    | 95.3       | 102.9        | 96.4            | .                      | .                     | .                            | 9               | 0                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 98.1       | 98.5         | 91.2            | 20.7                   | 25.4                  | 1.07                         | 71              | 0                      |
| 92 | Rural Vacant Land Aggregation (34.5 or more acres) Aggregation       | 103.5      | 92.3         | 97.3            | .                      | .                     | .                            | 23              | 0                      |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 97.5       | 91.2         | 91.3            | 25.8                   | 31.1                  | 1.06                         | 39              | 0                      |
| 94 | Commercial/Industrial Aggregation                                    | 74.9       | 71.8         | 84.4            | .                      | .                     | .                            | 8               | 0                      |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 95.4       | 89.8         | 89.4            | 24.0                   | 28.8                  | 1.06                         | 58              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 76

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Cook CO=16 PT=01 Property=Residential (less than 4 units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Grand Marais  | 0100          | 101.4      | 98.8         | 98.5            | .                      | .                     | .                            | 15              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 77

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Cook CO=16 PT=03 Property=Non-Commercial Seasonal Recreational Residential (with buildings)

| City-Twp Name   | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|-----------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Lutsen          | 0002          | 105.0      | 108.3        | 105.5           | .                      | .                     | .                            | 9               | 0                      |
| Unorg. Range 2W | 0090          | 102.5      | 96.5         | 100.9           | .                      | .                     | .                            | 6               | 0                      |
| Unorg. Range 1W | 0091          | 99.4       | 100.4        | 102.6           | .                      | .                     | .                            | 9               | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 78

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Cook CO=16 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name   | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|-----------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Lutsen          | 0002          | 104.4      | 103.8        | 104.7           | .                      | .                     | .                            | 12              | 0                      |
| Unorg. Range 2W | 0090          | 102.5      | 96.5         | 100.9           | .                      | .                     | .                            | 6               | 0                      |
| Unorg. Range 1W | 0091          | 101.8      | 100.3        | 104.2           | .                      | .                     | .                            | 14              | 0                      |
| Unorg. Range 3E | 0094          | 92.9       | 92.5         | 100.5           | .                      | .                     | .                            | 6               | 0                      |
| Grand Marais    | 0100          | 98.8       | 97.4         | 96.9            | .                      | .                     | .                            | 20              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **79**

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=16 County\_Name=Cook

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 101.7      | 99.7         | 101.0           | 8.5                    | 13.8                  | 1.01                         | 35              | 0                      |
| 03 | Non-Commercial Seasonal Recreational Residential (with buildings)    | 100.3      | 99.2         | 102.7           | 12.0                   | 15.8                  | 0.98                         | 46              | 0                      |
| 90 | Agricultural Bare Land (less than 34.5 acres) Aggregation            | 123.9      | 123.4        | 111.4           | .                      | .                     | .                            | 14              | 0                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 100.9      | 99.7         | 101.9           | 10.4                   | 14.9                  | 0.99                         | 81              | 0                      |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 122.2      | 96.9         | 115.1           | .                      | .                     | .                            | 6               | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **80**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Cottonwood CO=17 PT=01 Property=Residential (less than 4 units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Mountain Lake | 0400          | 97.7       | 98.2         | 92.2            | .                      | .                     | .                            | 18              | 0                      |
| Westbrook     | 0600          | 101.8      | 96.4         | 96.3            | .                      | .                     | .                            | 6               | 0                      |
| Windom        | 0700          | 102.1      | 101.7        | 97.4            | 15.7                   | 22.3                  | 1.05                         | 53              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 81

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Cottonwood CO=17 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Mountain Lake | 0400          | 97.7       | 98.2         | 92.2            | .                      | .                     | .                            | 18              | 0                      |
| Westbrook     | 0600          | 101.8      | 96.4         | 96.3            | .                      | .                     | .                            | 6               | 0                      |
| Windom        | 0700          | 102.2      | 101.8        | 98.0            | 15.5                   | 22.1                  | 1.04                         | 54              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 82

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Cottonwood CO=17 PT=93 Property=Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Amo           | 0002          | 94.1       | 94.9         | 93.7            | .                      | .                     | .                            | 9               | 9                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 83

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Cottonwood CO=17 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Amo           | 0002          | 94.1       | 94.9         | 93.7            | .                      | .                     | .                            | 9               | 9                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **84**

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=17 County\_Name=Cottonwood

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 103.3      | 99.6         | 96.4            | 18.9                   | 23.9                  | 1.06                         | 99              | 0                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 103.4      | 100.3        | 96.8            | 18.7                   | 23.8                  | 1.06                         | 100             | 0                      |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 98.2       | 94.9         | 95.9            | 13.9                   | 13.4                  | 0.99                         | 37              | 37                     |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 96.5       | 94.9         | 95.1            | 15.0                   | 13.3                  | 1.00                         | 39              | 39                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 85

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Crow Wing CO=18 PT=01 Property=Residential (less than 4 units)

| City-Twp Name         | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|-----------------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Bay Lake              | 0002          | 94.5       | 95.4         | 92.6            | .                      | .                     | .                            | 13              | 8                      |
| Center                | 0003          | 97.4       | 96.2         | 94.6            | .                      | .                     | .                            | 9               | 6                      |
| Crow Wing             | 0004          | 96.2       | 97.1         | 94.9            | .                      | .                     | .                            | 19              | 0                      |
| Deerwood TWP          | 0007          | 98.4       | 93.3         | 98.5            | .                      | .                     | .                            | 12              | 5                      |
| Fort Ripley TWP       | 0010          | 92.4       | 90.2         | 91.4            | .                      | .                     | .                            | 6               | 1                      |
| Garrison TWP          | 0012          | 91.5       | 93.5         | 85.8            | .                      | .                     | .                            | 6               | 6                      |
| Ideal                 | 0013          | 96.1       | 95.3         | 86.2            | .                      | .                     | .                            | 16              | 10                     |
| Irondale              | 0014          | 104.8      | 94.3         | 95.6            | .                      | .                     | .                            | 13              | 5                      |
| Lake Edward           | 0016          | 98.1       | 99.0         | 95.2            | .                      | .                     | .                            | 16              | 9                      |
| Long Lake             | 0018          | 95.9       | 92.4         | 96.1            | .                      | .                     | .                            | 8               | 0                      |
| Maple Grove           | 0019          | 88.7       | 87.7         | 85.1            | .                      | .                     | .                            | 6               | 5                      |
| Nokay Lake            | 0021          | 94.6       | 92.8         | 91.9            | .                      | .                     | .                            | 6               | 3                      |
| Oak Lawn              | 0022          | 98.7       | 95.7         | 96.7            | .                      | .                     | .                            | 13              | 1                      |
| Pelican               | 0023          | 98.7       | 100.3        | 98.9            | .                      | .                     | .                            | 8               | 6                      |
| Unorg. 1st Assessment | 0099          | 97.7       | 98.4         | 94.8            | 6.7                    | 10.4                  | 1.03                         | 62              | 16                     |
| Baxter                | 0100          | 99.9       | 97.6         | 98.4            | 10.4                   | 14.6                  | 1.02                         | 106             | 15                     |
| Brainerd              | 0200          | 98.5       | 94.5         | 94.5            | 15.7                   | 21.4                  | 1.04                         | 117             | 4                      |
| Crosby                | 0300          | 97.4       | 95.2         | 92.6            | .                      | .                     | .                            | 23              | 0                      |
| Jenkins               | 1200          | 92.6       | 93.5         | 93.5            | .                      | .                     | .                            | 6               | 0                      |
| Nisswa                | 1600          | 98.8       | 94.5         | 92.2            | .                      | .                     | .                            | 26              | 12                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 86

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Crow Wing CO=18 PT=01 Property=Residential (less than 4 units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Breezy Point  | 1900          | 90.8       | 90.8         | 90.1            | 10.0                   | 13.2                  | 1.01                         | 39              | 9                      |
| Pequot Lakes  | 2000          | 98.4       | 95.9         | 97.5            | .                      | .                     | .                            | 16              | 1                      |
| Emily         | 2400          | 108.0      | 97.6         | 89.8            | .                      | .                     | .                            | 6               | 4                      |
| Crosslake     | 2500          | 98.0       | 99.0         | 91.2            | 12.8                   | 17.7                  | 1.08                         | 33              | 18                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 87

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Crow Wing CO=18 PT=03 Property=Non-Commercial Seasonal Recreational Residential (with buildings)

| City-Twp Name         | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|-----------------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Bay Lake              | 0002          | 94.1       | 95.3         | 93.5            | .                      | .                     | .                            | 15              | 14                     |
| Center                | 0003          | 107.7      | 96.6         | 96.0            | .                      | .                     | .                            | 9               | 7                      |
| Garrison TWP          | 0012          | 111.7      | 115.7        | 100.7           | .                      | .                     | .                            | 8               | 6                      |
| Ideal                 | 0013          | 89.4       | 92.1         | 88.7            | .                      | .                     | .                            | 20              | 17                     |
| Lake Edward           | 0016          | 95.9       | 99.8         | 92.6            | .                      | .                     | .                            | 9               | 8                      |
| Mission               | 0020          | 96.4       | 94.7         | 87.7            | .                      | .                     | .                            | 16              | 15                     |
| Roosevelt             | 0027          | 93.0       | 93.5         | 91.7            | .                      | .                     | .                            | 11              | 10                     |
| Unorg. 1st Assessment | 0099          | 96.1       | 98.0         | 95.2            | .                      | .                     | .                            | 12              | 9                      |
| Fifty Lakes           | 0700          | 103.9      | 97.0         | 99.4            | .                      | .                     | .                            | 6               | 6                      |
| Nisswa                | 1600          | 90.4       | 84.2         | 82.9            | .                      | .                     | .                            | 8               | 7                      |
| Breezy Point          | 1900          | 92.8       | 92.3         | 93.1            | 13.8                   | 18.2                  | 1.00                         | 38              | 20                     |
| Pequot Lakes          | 2000          | 83.5       | 82.2         | 81.3            | .                      | .                     | .                            | 7               | 7                      |
| Emily                 | 2400          | 90.9       | 93.2         | 89.5            | .                      | .                     | .                            | 9               | 7                      |
| Crosslake             | 2500          | 91.6       | 92.4         | 91.0            | 10.2                   | 14.1                  | 1.01                         | 48              | 40                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 88

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Crow Wing CO=18 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name         | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|-----------------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Bay Lake              | 0002          | 94.3       | 95.4         | 93.1            | .                      | .                     | .                            | 28              | 22                     |
| Center                | 0003          | 102.5      | 96.4         | 95.2            | .                      | .                     | .                            | 18              | 13                     |
| Crow Wing             | 0004          | 96.2       | 97.1         | 94.9            | .                      | .                     | .                            | 19              | 0                      |
| Deerwood TWP          | 0007          | 95.9       | 93.0         | 96.1            | .                      | .                     | .                            | 17              | 9                      |
| Fairfield             | 0009          | 95.4       | 96.8         | 93.1            | .                      | .                     | .                            | 6               | 4                      |
| Fort Ripley TWP       | 0010          | 100.4      | 100.4        | 99.8            | .                      | .                     | .                            | 11              | 6                      |
| Garrison TWP          | 0012          | 103.0      | 100.0        | 91.8            | .                      | .                     | .                            | 14              | 12                     |
| Ideal                 | 0013          | 92.4       | 93.6         | 87.4            | 12.8                   | 16.3                  | 1.06                         | 36              | 27                     |
| Irondale              | 0014          | 102.7      | 94.1         | 95.3            | .                      | .                     | .                            | 14              | 5                      |
| Lake Edward           | 0016          | 97.3       | 99.8         | 94.1            | .                      | .                     | .                            | 25              | 17                     |
| Long Lake             | 0018          | 93.1       | 90.8         | 92.4            | .                      | .                     | .                            | 12              | 4                      |
| Maple Grove           | 0019          | 95.0       | 96.5         | 89.1            | .                      | .                     | .                            | 9               | 7                      |
| Mission               | 0020          | 93.1       | 92.0         | 87.0            | .                      | .                     | .                            | 20              | 18                     |
| Nokay Lake            | 0021          | 97.0       | 92.8         | 95.3            | .                      | .                     | .                            | 8               | 5                      |
| Oak Lawn              | 0022          | 98.7       | 95.7         | 96.7            | .                      | .                     | .                            | 13              | 1                      |
| Pelican               | 0023          | 100.3      | 100.3        | 99.6            | .                      | .                     | .                            | 12              | 10                     |
| Roosevelt             | 0027          | 94.3       | 95.0         | 94.3            | .                      | .                     | .                            | 13              | 12                     |
| Wolford               | 0034          | 97.5       | 95.1         | 89.5            | .                      | .                     | .                            | 6               | 4                      |
| Unorg. 1st Assessment | 0099          | 97.4       | 98.4         | 94.9            | 7.2                    | 10.7                  | 1.03                         | 74              | 25                     |
| Baxter                | 0100          | 99.9       | 97.6         | 98.4            | 10.4                   | 14.6                  | 1.02                         | 106             | 15                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 89

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Crow Wing CO=18 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Brainerd      | 0200          | 98.5       | 94.4         | 94.5            | 15.6                   | 21.3                  | 1.04                         | 118             | 5                      |
| Crosby        | 0300          | 97.4       | 95.2         | 92.6            | .                      | .                     | .                            | 23              | 0                      |
| Fifty Lakes   | 0700          | 104.6      | 97.0         | 110.5           | .                      | .                     | .                            | 10              | 10                     |
| Garrison      | 1000          | 117.9      | 103.1        | 107.3           | .                      | .                     | .                            | 6               | 0                      |
| Jenkins       | 1200          | 92.6       | 93.5         | 93.5            | .                      | .                     | .                            | 6               | 0                      |
| Nisswa        | 1600          | 96.8       | 93.5         | 88.5            | 15.6                   | 16.2                  | 1.05                         | 34              | 19                     |
| Breezy Point  | 1900          | 91.8       | 91.4         | 91.4            | 11.9                   | 15.9                  | 1.00                         | 77              | 29                     |
| Pequot Lakes  | 2000          | 93.9       | 94.6         | 90.0            | .                      | .                     | .                            | 23              | 8                      |
| Emily         | 2400          | 97.7       | 95.4         | 89.6            | .                      | .                     | .                            | 15              | 11                     |
| Crosslake     | 2500          | 94.2       | 94.1         | 91.1            | 11.9                   | 16.0                  | 1.04                         | 81              | 58                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Crow Wing CO=18 PT=94 Property=Commercial/Industrial Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Baxter        | 0100          | 115.6      | 104.9        | 108.0           | .                      | .                     | .                            | 6               | 0                      |
| Brainerd      | 0200          | 112.2      | 92.1         | 69.6            | .                      | .                     | .                            | 7               | 0                      |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 91

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=18 County\_Name=Crow Wing

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 97.9       | 96.0         | 93.9            | 12.3                   | 16.5                  | 1.04                         | 628             | 161                    |
| 03 | Non-Commercial Seasonal Recreational Residential (with buildings)    | 95.7       | 94.5         | 91.9            | 13.8                   | 18.0                  | 1.04                         | 270             | 213                    |
| 90 | Agricultural Bare Land (less than 34.5 acres) Aggregation            | 110.1      | 97.8         | 92.3            | .                      | .                     | .                            | 21              | 0                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 97.3       | 95.5         | 93.1            | 12.8                   | 17.0                  | 1.04                         | 898             | 374                    |
| 92 | Rural Vacant Land Aggregation (34.5 or more acres) Aggregation       | 109.0      | 101.6        | 101.1           | .                      | .                     | .                            | 29              | 0                      |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 108.0      | 101.6        | 99.7            | 19.9                   | 22.4                  | 1.06                         | 31              | 0                      |
| 94 | Commercial/Industrial Aggregation                                    | 101.4      | 96.0         | 77.0            | 21.7                   | 24.2                  | 1.25                         | 36              | 0                      |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 106.3      | 101.4        | 94.0            | 21.4                   | 24.4                  | 1.11                         | 35              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 92

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Dakota CO=19 PT=01 Property=Residential (less than 4 units)

| City-Twp Name       | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Castle Rock         | 0002          | 90.9       | 91.7         | 91.9            | .                      | .                     | .                            | 6               | 6                      |
| Empire              | 0005          | 91.8       | 91.4         | 90.8            | .                      | .                     | .                            | 23              | 23                     |
| Greenvale           | 0007          | 90.5       | 91.7         | 89.8            | .                      | .                     | .                            | 6               | 6                      |
| Ravenna             | 0016          | 90.5       | 93.8         | 89.0            | .                      | .                     | .                            | 13              | 13                     |
| Vermillion TWP      | 0019          | 93.7       | 92.7         | 89.9            | .                      | .                     | .                            | 7               | 7                      |
| Farmington          | 0200          | 91.4       | 91.5         | 91.1            | 7.6                    | 10.4                  | 1.00                         | 248             | 248                    |
| Hampton             | 0300          | 96.2       | 92.3         | 93.1            | .                      | .                     | .                            | 8               | 8                      |
| Inver Grove Heights | 0500          | 92.7       | 92.4         | 92.5            | 6.8                    | 9.1                   | 1.00                         | 289             | 289                    |
| Lakeville           | 0600          | 91.8       | 91.8         | 91.8            | 6.0                    | 8.0                   | 1.00                         | 629             | 629                    |
| Randolph            | 0900          | 93.5       | 91.3         | 91.1            | .                      | .                     | .                            | 6               | 6                      |
| Rosemount           | 1000          | 92.2       | 91.6         | 91.7            | 7.1                    | 10.5                  | 1.01                         | 242             | 242                    |
| South St. Paul      | 1100          | 92.3       | 91.3         | 90.5            | 9.9                    | 13.9                  | 1.02                         | 170             | 170                    |
| West St. Paul       | 1300          | 94.7       | 92.4         | 92.4            | 10.9                   | 15.8                  | 1.03                         | 168             | 168                    |
| Lilydale            | 1400          | 94.5       | 96.0         | 93.8            | .                      | .                     | .                            | 20              | 20                     |
| Mendota Heights     | 1600          | 93.4       | 94.2         | 91.1            | 8.6                    | 10.8                  | 1.02                         | 123             | 123                    |
| Sunfish Lake        | 1700          | 90.8       | 93.5         | 80.1            | .                      | .                     | .                            | 9               | 9                      |
| Burnsville          | 1800          | 92.2       | 91.5         | 91.2            | 8.2                    | 11.5                  | 1.01                         | 573             | 573                    |
| Apple Valley        | 1900          | 93.3       | 92.2         | 92.2            | 8.3                    | 10.1                  | 1.01                         | 551             | 551                    |
| Eagan               | 2000          | 92.1       | 91.9         | 92.0            | 7.2                    | 9.8                   | 1.00                         | 653             | 653                    |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 93

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Dakota CO=19 PT=01 Property=Residential (less than 4 units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Hastings      | 7500          | 91.9       | 91.2         | 91.0            | 8.4                    | 11.7                  | 1.01                         | 215             | 215                    |
| Northfield    | 9700          | 95.8       | 94.1         | 92.2            | .                      | .                     | .                            | 15              | 15                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
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source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**

10:00 Thursday, June 5, 2014 94

**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Dakota CO=19 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name       | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Castle Rock         | 0002          | 90.9       | 91.7         | 91.9            | .                      | .                     | .                            | 6               | 6                      |
| Empire              | 0005          | 91.8       | 91.4         | 90.8            | .                      | .                     | .                            | 23              | 23                     |
| Greenvale           | 0007          | 90.5       | 91.7         | 89.8            | .                      | .                     | .                            | 6               | 6                      |
| Ravenna             | 0016          | 90.5       | 93.8         | 89.0            | .                      | .                     | .                            | 13              | 13                     |
| Vermillion TWP      | 0019          | 93.7       | 92.7         | 89.9            | .                      | .                     | .                            | 7               | 7                      |
| Farmington          | 0200          | 91.4       | 91.5         | 91.1            | 7.6                    | 10.4                  | 1.00                         | 248             | 248                    |
| Hampton             | 0300          | 96.2       | 92.3         | 93.1            | .                      | .                     | .                            | 8               | 8                      |
| Inver Grove Heights | 0500          | 92.7       | 92.4         | 92.5            | 6.8                    | 9.1                   | 1.00                         | 289             | 289                    |
| Lakeville           | 0600          | 91.8       | 91.8         | 91.8            | 6.0                    | 8.0                   | 1.00                         | 629             | 629                    |
| Randolph            | 0900          | 93.5       | 91.3         | 91.1            | .                      | .                     | .                            | 6               | 6                      |
| Rosemount           | 1000          | 92.2       | 91.6         | 91.7            | 7.1                    | 10.5                  | 1.01                         | 242             | 242                    |
| South St. Paul      | 1100          | 92.3       | 91.3         | 90.5            | 9.9                    | 13.9                  | 1.02                         | 170             | 170                    |
| West St. Paul       | 1300          | 94.7       | 92.4         | 92.4            | 10.9                   | 15.8                  | 1.03                         | 168             | 168                    |
| Lilydale            | 1400          | 94.5       | 96.0         | 93.8            | .                      | .                     | .                            | 20              | 20                     |
| Mendota Heights     | 1600          | 93.6       | 94.2         | 91.2            | 8.8                    | 11.1                  | 1.02                         | 125             | 125                    |
| Sunfish Lake        | 1700          | 90.8       | 93.5         | 80.1            | .                      | .                     | .                            | 9               | 9                      |
| Burnsville          | 1800          | 92.2       | 91.5         | 91.2            | 8.2                    | 11.5                  | 1.01                         | 573             | 573                    |
| Apple Valley        | 1900          | 93.3       | 92.2         | 92.2            | 8.3                    | 10.1                  | 1.01                         | 551             | 551                    |
| Eagan               | 2000          | 92.1       | 91.9         | 92.0            | 7.2                    | 9.8                   | 1.00                         | 653             | 653                    |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 95

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Dakota CO=19 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Hastings      | 7500          | 91.9       | 91.2         | 91.0            | 8.4                    | 11.7                  | 1.01                         | 215             | 215                    |
| Northfield    | 9700          | 95.8       | 94.1         | 92.2            | .                      | .                     | .                            | 15              | 15                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 96

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Dakota CO=19 PT=94 Property=Commercial/Industrial Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| West St. Paul | 1300          | 97.3       | 94.9         | 88.9            | .                      | .                     | .                            | 6               | 0                      |
| Burnsville    | 1800          | 101.9      | 96.7         | 78.9            | .                      | .                     | .                            | 13              | 0                      |
| Eagan         | 2000          | 100.5      | 91.6         | 99.5            | .                      | .                     | .                            | 11              | 0                      |
| Hastings      | 7500          | 113.1      | 102.5        | 96.6            | .                      | .                     | .                            | 8               | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 97

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=19 County\_Name=Dakota

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 92.4       | 91.9         | 91.6            | 7.8                    | 10.7                  | 1.01                         | 4,002           | 4,002                  |
| 02 | Apartment (4 or more units)                                          | 93.9       | 96.1         | 94.9            | .                      | .                     | .                            | 20              | 0                      |
| 90 | Agricultural Bare Land (less than 34.5 acres) Aggregation            | 96.5       | 76.1         | 77.0            | .                      | .                     | .                            | 12              | 0                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 92.4       | 91.9         | 91.6            | 7.8                    | 10.7                  | 1.01                         | 4,004           | 4,004                  |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 97.9       | 97.1         | 90.5            | .                      | .                     | .                            | 7               | 7                      |
| 94 | Commercial/Industrial Aggregation                                    | 99.5       | 95.6         | 90.9            | 16.4                   | 23.2                  | 1.10                         | 63              | 0                      |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 99.3       | 94.7         | 93.6            | .                      | .                     | .                            | 13              | 13                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
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source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**

10:00 Thursday, June 5, 2014 98

**Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

CO=19 County\_Name=Dakota/Rice Joint\_City=Northfield

| Joint_City | City-Twp Code | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | County_Name |
|------------|---------------|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|-------------|
| Northfield | 9700          | Residential (less than 4 units)                           | 92.4       | 92.6         | 90.8            | 9.7                    | 13.2                  | 1.02                         | 159             | Dakota/Rice |
| Northfield | 9700          | Seasonal Recreational Residential/Residential Aggregation | 92.4       | 92.6         | 90.8            | 9.7                    | 13.2                  | 1.02                         | 159             | Dakota/Rice |

CO=19 County\_Name=Dakota/Washington Joint\_City=Hastings

| Joint_City | City-Twp Code | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | County_Name       |
|------------|---------------|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|-------------------|
| Hastings   | 7500          | Residential (less than 4 units)                           | 91.9       | 91.2         | 91.0            | 8.4                    | 11.7                  | 1.01                         | 215             | Dakota/Washington |
| Hastings   | 7500          | Seasonal Recreational Residential/Residential Aggregation | 91.9       | 91.2         | 91.0            | 8.4                    | 11.7                  | 1.01                         | 215             | Dakota/Washington |
| Hastings   | 7500          | Commercial/Industrial Aggregation                         | 113.1      | 102.5        | 96.6            | .                      | .                     | .                            | 8               | Dakota/Washington |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
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**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 99

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Dodge CO=20 PT=01 Property=Residential (less than 4 units)

| City-Twp Name   | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|-----------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Mantorville TWP | 0007          | 96.1       | 97.3         | 95.8            | .                      | .                     | .                            | 12              | 0                      |
| Wasioja         | 0011          | 95.1       | 94.0         | 94.0            | .                      | .                     | .                            | 6               | 0                      |
| Dodge Center    | 0200          | 100.3      | 98.2         | 98.3            | .                      | .                     | .                            | 29              | 0                      |
| Hayfield        | 0300          | 97.0       | 96.2         | 96.2            | .                      | .                     | .                            | 11              | 0                      |
| Kasson          | 0400          | 108.6      | 100.2        | 100.5           | 16.5                   | 14.1                  | 1.02                         | 90              | 0                      |
| Mantorville     | 0500          | 93.5       | 94.0         | 94.4            | .                      | .                     | .                            | 12              | 0                      |
| West Concord    | 0600          | 98.6       | 103.1        | 95.8            | .                      | .                     | .                            | 8               | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 100

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Dodge CO=20 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name   | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|-----------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Mantorville TWP | 0007          | 96.1       | 97.3         | 95.8            | .                      | .                     | .                            | 12              | 0                      |
| Wasioja         | 0011          | 95.1       | 94.0         | 94.0            | .                      | .                     | .                            | 6               | 0                      |
| Dodge Center    | 0200          | 100.3      | 98.2         | 98.3            | .                      | .                     | .                            | 29              | 0                      |
| Hayfield        | 0300          | 97.0       | 96.2         | 96.2            | .                      | .                     | .                            | 11              | 0                      |
| Kasson          | 0400          | 108.6      | 100.2        | 100.5           | 16.5                   | 14.1                  | 1.02                         | 90              | 0                      |
| Mantorville     | 0500          | 93.5       | 94.0         | 94.4            | .                      | .                     | .                            | 12              | 0                      |
| West Concord    | 0600          | 98.6       | 103.1        | 95.8            | .                      | .                     | .                            | 8               | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 101

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Dodge CO=20 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Milton        | 0008          | 110.4      | 106.8        | 102.5           | .                      | .                     | .                            | 6               | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**

10:00 Thursday, June 5, 2014 102

**Countywide Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

CO=20 County\_Name=Dodge

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 102.6      | 98.1         | 97.7            | 12.5                   | 13.6                  | 1.02                         | 186             | 0                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 102.6      | 98.1         | 97.7            | 12.5                   | 13.6                  | 1.02                         | 186             | 0                      |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 94.0       | 93.7         | 92.1            | .                      | .                     | .                            | 19              | 0                      |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 98.3       | 93.9         | 93.7            | .                      | .                     | .                            | 21              | 0                      |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **103**

**Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=20 County\_Name=Dodge/Steele Joint\_City=Blooming Prairie

| Joint_City       | City-Twp Code | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | County_Name  |
|------------------|---------------|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|--------------|
| Blooming Prairie | 7100          | Residential (less than 4 units)                           | 93.5       | 92.3         | 88.0            | .                      | .                     | .                            | 17              | Dodge/Steele |
| Blooming Prairie | 7100          | Seasonal Recreational Residential/Residential Aggregation | 93.5       | 92.3         | 88.0            | .                      | .                     | .                            | 17              | Dodge/Steele |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 104

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Douglas CO=21 PT=01 Property=Residential (less than 4 units)

| City-Twp Name  | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Alexandria TWP | 0001          | 97.3       | 96.3         | 96.3            | 8.1                    | 11.7                  | 1.01                         | 43              | 0                      |
| Brandon TWP    | 0003          | 94.8       | 96.4         | 94.3            | .                      | .                     | .                            | 7               | 0                      |
| Carlos TWP     | 0004          | 96.0       | 93.3         | 93.4            | 8.6                    | 11.8                  | 1.03                         | 31              | 0                      |
| Hudson         | 0007          | 96.8       | 94.6         | 96.2            | .                      | .                     | .                            | 6               | 0                      |
| Ida            | 0008          | 97.8       | 100.1        | 98.3            | .                      | .                     | .                            | 21              | 0                      |
| La Grand       | 0009          | 95.0       | 93.9         | 93.0            | 9.1                    | 11.4                  | 1.02                         | 78              | 0                      |
| Lake Mary      | 0010          | 94.1       | 92.8         | 93.2            | .                      | .                     | .                            | 6               | 0                      |
| Miltona TWP    | 0014          | 95.6       | 95.6         | 96.3            | .                      | .                     | .                            | 7               | 0                      |
| Moe            | 0015          | 92.4       | 94.3         | 93.2            | .                      | .                     | .                            | 8               | 0                      |
| Osakis TWP     | 0017          | 96.9       | 95.6         | 93.9            | .                      | .                     | .                            | 8               | 0                      |
| Alexandria     | 0100          | 94.4       | 93.9         | 92.6            | 9.0                    | 12.4                  | 1.02                         | 182             | 182                    |
| Carlos         | 0300          | 98.2       | 98.3         | 97.5            | .                      | .                     | .                            | 7               | 0                      |
| Evansville     | 0400          | 101.1      | 99.1         | 95.8            | .                      | .                     | .                            | 7               | 0                      |
| Osakis         | 8200          | 95.2       | 97.4         | 91.5            | .                      | .                     | .                            | 17              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**

10:00 Thursday, June 5, 2014 105

**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Douglas CO=21 PT=03 Property=Non-Commercial Seasonal Recreational Residential (with buildings)

| City-Twp Name  | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Alexandria TWP | 0001          | 101.1      | 101.6        | 101.3           | .                      | .                     | .                            | 12              | 0                      |
| Carlos TWP     | 0004          | 100.8      | 101.0        | 100.4           | .                      | .                     | .                            | 9               | 0                      |
| Ida            | 0008          | 96.5       | 95.4         | 98.1            | .                      | .                     | .                            | 14              | 0                      |
| La Grand       | 0009          | 96.8       | 94.3         | 97.9            | .                      | .                     | .                            | 13              | 0                      |
| Lake Mary      | 0010          | 103.2      | 101.2        | 102.4           | .                      | .                     | .                            | 7               | 0                      |
| Leaf Valley    | 0011          | 99.9       | 96.6         | 98.4            | .                      | .                     | .                            | 6               | 0                      |
| Miltona TWP    | 0014          | 101.7      | 101.5        | 101.2           | .                      | .                     | .                            | 10              | 0                      |
| Alexandria     | 0100          | 88.3       | 88.8         | 89.0            | .                      | .                     | .                            | 7               | 7                      |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 106

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Douglas CO=21 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name  | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Alexandria TWP | 0001          | 98.1       | 97.2         | 97.5            | 8.4                    | 11.7                  | 1.01                         | 55              | 0                      |
| Brandon TWP    | 0003          | 96.0       | 96.7         | 95.3            | .                      | .                     | .                            | 12              | 0                      |
| Carlos TWP     | 0004          | 97.1       | 96.6         | 95.5            | 8.6                    | 11.4                  | 1.02                         | 40              | 0                      |
| Holmes City    | 0006          | 97.2       | 97.7         | 96.9            | .                      | .                     | .                            | 8               | 0                      |
| Hudson         | 0007          | 101.0      | 98.0         | 99.5            | .                      | .                     | .                            | 8               | 0                      |
| Ida            | 0008          | 97.3       | 98.4         | 98.2            | 8.2                    | 11.1                  | 0.99                         | 35              | 0                      |
| La Grand       | 0009          | 95.2       | 94.1         | 93.8            | 9.1                    | 11.5                  | 1.02                         | 91              | 0                      |
| Lake Mary      | 0010          | 99.0       | 99.5         | 98.1            | .                      | .                     | .                            | 13              | 0                      |
| Leaf Valley    | 0011          | 102.3      | 99.1         | 99.4            | .                      | .                     | .                            | 10              | 0                      |
| Miltona TWP    | 0014          | 99.1       | 99.3         | 99.1            | .                      | .                     | .                            | 17              | 0                      |
| Moe            | 0015          | 91.8       | 94.3         | 93.0            | .                      | .                     | .                            | 12              | 0                      |
| Osakis TWP     | 0017          | 99.8       | 98.3         | 95.6            | .                      | .                     | .                            | 11              | 0                      |
| Alexandria     | 0100          | 94.2       | 93.5         | 92.2            | 9.0                    | 12.4                  | 1.02                         | 189             | 189                    |
| Carlos         | 0300          | 98.2       | 98.3         | 97.5            | .                      | .                     | .                            | 7               | 0                      |
| Evansville     | 0400          | 101.1      | 99.1         | 95.8            | .                      | .                     | .                            | 7               | 0                      |
| Osakis         | 8200          | 95.2       | 97.4         | 91.5            | .                      | .                     | .                            | 17              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 107

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=21 County\_Name=Douglas

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 95.7       | 94.7         | 94.1            | 9.4                    | 12.7                  | 1.02                         | 469             | 182                    |
| 03 | Non-Commercial Seasonal Recreational Residential (with buildings)    | 98.4       | 97.8         | 98.1            | 8.5                    | 11.4                  | 1.00                         | 100             | 7                      |
| 90 | Agricultural Bare Land (less than 34.5 acres) Aggregation            | 114.1      | 101.5        | 104.5           | .                      | .                     | .                            | 10              | 0                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 96.2       | 95.2         | 95.0            | 9.3                    | 12.5                  | 1.01                         | 569             | 189                    |
| 92 | Rural Vacant Land Aggregation (34.5 or more acres) Aggregation       | 97.6       | 98.8         | 94.5            | .                      | .                     | .                            | 22              | 0                      |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 93.3       | 97.4         | 86.5            | 17.5                   | 19.8                  | 1.06                         | 38              | 0                      |
| 94 | Commercial/Industrial Aggregation                                    | 88.8       | 94.4         | 90.7            | .                      | .                     | .                            | 11              | 0                      |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 91.8       | 94.4         | 85.6            | 17.3                   | 19.6                  | 1.06                         | 45              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**

10:00 Thursday, June 5, 2014 **108**

**Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

CO=21 County\_Name=Douglas/Todd Joint\_City=Osakis

| Joint_City | City-Twp Code | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | County_Name  |
|------------|---------------|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|--------------|
| Osakis     | 8200          | Residential (less than 4 units)                           | 96.2       | 97.9         | 93.5            | .                      | .                     | .                            | 20              | Douglas/Todd |
| Osakis     | 8200          | Seasonal Recreational Residential/Residential Aggregation | 96.4       | 97.9         | 94.1            | .                      | .                     | .                            | 24              | Douglas/Todd |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **109**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Faribault CO=22 PT=01 Property=Residential (less than 4 units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Blue Earth    | 0100          | 104.7      | 103.3        | 96.2            | 17.7                   | 24.5                  | 1.09                         | 46              | 0                      |
| Wells         | 1200          | 106.2      | 96.9         | 100.3           | .                      | .                     | .                            | 26              | 0                      |
| Winnebago     | 1300          | 95.9       | 95.4         | 98.2            | .                      | .                     | .                            | 10              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 110

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Faribault CO=22 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Blue Earth    | 0100          | 104.7      | 103.3        | 96.2            | 17.7                   | 24.5                  | 1.09                         | 46              | 0                      |
| Wells         | 1200          | 106.2      | 96.9         | 100.3           | .                      | .                     | .                            | 26              | 0                      |
| Winnebago     | 1300          | 95.9       | 95.4         | 98.2            | .                      | .                     | .                            | 10              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 111

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Faribault CO=22 PT=93 Property=Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation

| City-Twp Name  | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Blue Earth TWP | 0002          | 93.8       | 103.2        | 99.0            | .                      | .                     | .                            | 6               | 6                      |
| Jo Daviess     | 0010          | 76.5       | 71.6         | 71.7            | .                      | .                     | .                            | 6               | 6                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 112

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Faribault CO=22 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

| City-Twp Name  | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Blue Earth TWP | 0002          | 93.8       | 103.2        | 99.0            | .                      | .                     | .                            | 6               | 6                      |
| Jo Daviess     | 0010          | 76.5       | 71.6         | 71.7            | .                      | .                     | .                            | 6               | 6                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 113

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=22 County\_Name=Faribault

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 101.8      | 98.1         | 96.3            | 17.4                   | 23.3                  | 1.06                         | 127             | 0                      |
| 90 | Agricultural Bare Land (less than 34.5 acres) Aggregation            | 132.1      | 133.7        | 111.9           | .                      | .                     | .                            | 7               | 0                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 101.8      | 98.1         | 96.3            | 17.4                   | 23.3                  | 1.06                         | 127             | 0                      |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 90.8       | 93.5         | 88.3            | 15.4                   | 19.0                  | 1.03                         | 47              | 47                     |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 90.7       | 92.4         | 88.3            | 15.4                   | 18.8                  | 1.03                         | 48              | 48                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 114

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Fillmore CO=23 PT=01 Property=Residential (less than 4 units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Harmony       | 0500          | 99.7       | 100.5        | 92.8            | .                      | .                     | .                            | 21              | 0                      |
| Lanesboro     | 0600          | 108.7      | 102.4        | 105.1           | .                      | .                     | .                            | 16              | 0                      |
| Mabel         | 0700          | 100.6      | 99.6         | 97.8            | .                      | .                     | .                            | 11              | 0                      |
| Preston       | 1000          | 101.9      | 89.9         | 94.7            | .                      | .                     | .                            | 14              | 0                      |
| Rushford      | 1200          | 93.2       | 92.4         | 93.6            | .                      | .                     | .                            | 20              | 0                      |
| Spring Valley | 1300          | 104.8      | 97.2         | 97.2            | .                      | .                     | .                            | 28              | 0                      |
| Chatfield     | 6400          | 106.2      | 105.0        | 104.0           | 12.4                   | 15.8                  | 1.02                         | 32              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 115

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Fillmore CO=23 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Harmony       | 0500          | 99.7       | 100.5        | 92.8            | .                      | .                     | .                            | 21              | 0                      |
| Lanesboro     | 0600          | 108.7      | 102.4        | 105.1           | .                      | .                     | .                            | 16              | 0                      |
| Mabel         | 0700          | 100.6      | 99.6         | 97.8            | .                      | .                     | .                            | 11              | 0                      |
| Preston       | 1000          | 101.9      | 89.9         | 94.7            | .                      | .                     | .                            | 14              | 0                      |
| Rushford      | 1200          | 93.2       | 92.4         | 93.6            | .                      | .                     | .                            | 20              | 0                      |
| Spring Valley | 1300          | 104.8      | 97.2         | 97.2            | .                      | .                     | .                            | 28              | 0                      |
| Chatfield     | 6400          | 106.2      | 105.0        | 104.0           | 12.4                   | 15.8                  | 1.02                         | 32              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 116

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Fillmore CO=23 PT=94 Property=Commercial/Industrial Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Preston       | 1000          | 85.9       | 93.8         | 61.2            | .                      | .                     | .                            | 6               | 0                      |
| Chatfield     | 6400          | 110.2      | 98.1         | 102.1           | .                      | .                     | .                            | 6               | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 117

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=23 County\_Name=Fillmore

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 103.3      | 98.0         | 97.5            | 18.6                   | 20.8                  | 1.04                         | 188             | 0                      |
| 90 | Agricultural Bare Land (less than 34.5 acres) Aggregation            | 98.0       | 73.4         | 128.1           | .                      | .                     | .                            | 7               | 0                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 103.2      | 98.0         | 97.5            | 18.7                   | 20.8                  | 1.04                         | 190             | 0                      |
| 92 | Rural Vacant Land Aggregation (34.5 or more acres) Aggregation       | 97.3       | 86.3         | 86.3            | .                      | .                     | .                            | 10              | 10                     |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 96.2       | 90.4         | 88.5            | 21.1                   | 25.4                  | 1.09                         | 45              | 45                     |
| 94 | Commercial/Industrial Aggregation                                    | 89.7       | 92.8         | 76.4            | .                      | .                     | .                            | 23              | 0                      |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 99.0       | 95.2         | 90.2            | 21.4                   | 26.6                  | 1.10                         | 60              | 60                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**

10:00 Thursday, June 5, 2014 118

**Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

CO=23 County\_Name=Fillmore/Olmsted Joint\_City=Chatfield

| Joint_City | City-Twp Code | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | County_Name      |
|------------|---------------|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------|
| Chatfield  | 6400          | Residential (less than 4 units)                           | 102.9      | 101.9        | 101.2           | 10.9                   | 14.1                  | 1.02                         | 52              | Fillmore/Olmsted |
| Chatfield  | 6400          | Seasonal Recreational Residential/Residential Aggregation | 102.9      | 101.9        | 101.2           | 10.9                   | 14.1                  | 1.02                         | 52              | Fillmore/Olmsted |
| Chatfield  | 6400          | Commercial/Industrial Aggregation                         | 110.2      | 98.1         | 102.1           | .                      | .                     | .                            | 6               | Fillmore/Olmsted |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 119

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Freeborn CO=24 PT=01 Property=Residential (less than 4 units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Bancroft      | 0003          | 103.5      | 100.8        | 104.5           | .                      | .                     | .                            | 6               | 0                      |
| Albert Lea    | 0100          | 99.8       | 96.0         | 96.2            | 14.8                   | 19.6                  | 1.04                         | 172             | 0                      |
| Clarks Grove  | 0400          | 106.7      | 106.1        | 101.5           | .                      | .                     | .                            | 7               | 0                      |
| Glenville     | 0900          | 102.4      | 99.5         | 102.3           | .                      | .                     | .                            | 6               | 0                      |
| Hartland      | 1100          | 95.6       | 91.0         | 86.2            | .                      | .                     | .                            | 6               | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 120

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Freeborn CO=24 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Bancroft      | 0003          | 103.5      | 100.8        | 104.5           | .                      | .                     | .                            | 6               | 0                      |
| Albert Lea    | 0100          | 99.8       | 96.0         | 96.2            | 14.8                   | 19.6                  | 1.04                         | 172             | 0                      |
| Clarks Grove  | 0400          | 106.7      | 106.1        | 101.5           | .                      | .                     | .                            | 7               | 0                      |
| Glenville     | 0900          | 102.4      | 99.5         | 102.3           | .                      | .                     | .                            | 6               | 0                      |
| Hartland      | 1100          | 95.6       | 91.0         | 86.2            | .                      | .                     | .                            | 6               | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 121

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Freeborn CO=24 PT=94 Property=Commercial/Industrial Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Albert Lea    | 0100          | 110.5      | 101.9        | 93.0            | .                      | .                     | .                            | 10              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 122

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=24 County\_Name=Freeborn

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 100.5      | 96.2         | 96.4            | 15.7                   | 20.9                  | 1.04                         | 256             | 0                      |
| 90 | Agricultural Bare Land (less than 34.5 acres) Aggregation            | 98.7       | 108.1        | 104.7           | .                      | .                     | .                            | 14              | 0                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 100.5      | 96.2         | 96.4            | 15.7                   | 20.9                  | 1.04                         | 256             | 0                      |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 92.7       | 92.3         | 90.4            | 12.6                   | 15.2                  | 1.03                         | 37              | 37                     |
| 94 | Commercial/Industrial Aggregation                                    | 99.3       | 87.3         | 91.8            | .                      | .                     | .                            | 13              | 0                      |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 93.9       | 93.3         | 91.7            | 12.4                   | 15.3                  | 1.02                         | 41              | 41                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 123

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Goodhue CO=25 PT=01 Property=Residential (less than 4 units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Florence      | 0008          | 95.7       | 96.0         | 93.3            | .                      | .                     | .                            | 17              | 16                     |
| Hay Creek     | 0010          | 98.9       | 100.4        | 98.0            | .                      | .                     | .                            | 6               | 6                      |
| Stanton       | 0017          | 92.1       | 90.5         | 92.3            | .                      | .                     | .                            | 16              | 15                     |
| Cannon Falls  | 0200          | 99.8       | 95.9         | 97.2            | 14.1                   | 20.6                  | 1.03                         | 52              | 52                     |
| Goodhue       | 0500          | 102.1      | 99.6         | 100.4           | .                      | .                     | .                            | 13              | 13                     |
| Kenyon        | 0600          | 112.0      | 96.4         | 103.1           | .                      | .                     | .                            | 12              | 12                     |
| Red Wing      | 0800          | 99.7       | 95.7         | 95.5            | 13.4                   | 16.6                  | 1.03                         | 174             | 174                    |
| Wanamingo     | 1200          | 99.4       | 97.0         | 92.2            | .                      | .                     | .                            | 11              | 11                     |
| Zumbrota      | 1400          | 96.5       | 96.6         | 96.1            | 7.6                    | 9.7                   | 1.00                         | 49              | 49                     |
| Lake City     | 7700          | 100.6      | 100.6        | 98.3            | .                      | .                     | .                            | 14              | 13                     |
| Pine Island   | 9500          | 95.1       | 92.8         | 92.8            | .                      | .                     | .                            | 29              | 29                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 124

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Goodhue CO=25 PT=03 Property=Non-Commercial Seasonal Recreational Residential (with buildings)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Lake City     | 7700          | 104.7      | 103.4        | 104.5           | .                      | .                     | .                            | 7               | 7                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 125

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Goodhue CO=25 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Florence      | 0008          | 96.1       | 96.1         | 93.5            | .                      | .                     | .                            | 18              | 17                     |
| Hay Creek     | 0010          | 98.9       | 100.4        | 98.0            | .                      | .                     | .                            | 6               | 6                      |
| Stanton       | 0017          | 92.1       | 90.5         | 92.3            | .                      | .                     | .                            | 16              | 15                     |
| Cannon Falls  | 0200          | 99.8       | 95.9         | 97.2            | 14.1                   | 20.6                  | 1.03                         | 52              | 52                     |
| Goodhue       | 0500          | 102.1      | 99.6         | 100.4           | .                      | .                     | .                            | 13              | 13                     |
| Kenyon        | 0600          | 112.0      | 96.4         | 103.1           | .                      | .                     | .                            | 12              | 12                     |
| Red Wing      | 0800          | 99.7       | 95.7         | 95.5            | 13.4                   | 16.6                  | 1.03                         | 174             | 174                    |
| Wanamingo     | 1200          | 99.4       | 97.0         | 92.2            | .                      | .                     | .                            | 11              | 11                     |
| Zumbrota      | 1400          | 96.5       | 96.6         | 96.1            | 7.6                    | 9.7                   | 1.00                         | 49              | 49                     |
| Lake City     | 7700          | 102.0      | 102.1        | 100.1           | .                      | .                     | .                            | 21              | 20                     |
| Pine Island   | 9500          | 95.1       | 92.8         | 92.8            | .                      | .                     | .                            | 29              | 29                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 126

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Goodhue CO=25 PT=92 Property=Rural Vacant Land Aggregation (34.5 or more acres) Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Featherstone  | 0007          | 128.3      | 92.0         | 98.4            | .                      | .                     | .                            | 6               | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 127

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Goodhue CO=25 PT=93 Property=Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Featherstone  | 0007          | 128.3      | 92.0         | 98.4            | .                      | .                     | .                            | 6               | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 128

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Goodhue CO=25 PT=94 Property=Commercial/Industrial Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Red Wing      | 0800          | 92.3       | 90.2         | 92.8            | .                      | .                     | .                            | 9               | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 129

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Goodhue CO=25 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Featherstone  | 0007          | 125.8      | 96.6         | 100.8           | .                      | .                     | .                            | 7               | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**

10:00 Thursday, June 5, 2014 130

**Countywide Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

CO=25 County\_Name=Goodhue

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 99.3       | 96.5         | 96.1            | 12.0                   | 16.5                  | 1.03                         | 432             | 428                    |
| 03 | Non-Commercial Seasonal Recreational Residential (with buildings)    | 110.2      | 103.4        | 109.2           | .                      | .                     | .                            | 9               | 9                      |
| 90 | Agricultural Bare Land (less than 34.5 acres) Aggregation            | 98.4       | 90.9         | 109.4           | .                      | .                     | .                            | 9               | 0                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 99.6       | 96.7         | 96.3            | 12.0                   | 16.6                  | 1.03                         | 441             | 437                    |
| 92 | Rural Vacant Land Aggregation (34.5 or more acres) Aggregation       | 123.5      | 98.9         | 104.3           | .                      | .                     | .                            | 27              | 0                      |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 118.5      | 96.6         | 101.4           | 38.6                   | 23.1                  | 1.06                         | 33              | 0                      |
| 94 | Commercial/Industrial Aggregation                                    | 96.0       | 93.9         | 93.8            | .                      | .                     | .                            | 20              | 0                      |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 112.6      | 96.4         | 93.8            | 33.5                   | 23.3                  | 1.11                         | 46              | 0                      |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**

10:00 Thursday, June 5, 2014 131

**Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

CO=25 County\_Name=Goodhue/Olmsted Joint\_City=Pine Island

| Joint_City  | City-Twp Code | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | County_Name     |
|-------------|---------------|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|-----------------|
| Pine Island | 9500          | Residential (less than 4 units)                           | 94.3       | 93.8         | 92.6            | 9.0                    | 11.9                  | 1.02                         | 39              | Goodhue/Olmsted |
| Pine Island | 9500          | Seasonal Recreational Residential/Residential Aggregation | 94.3       | 93.8         | 92.6            | 9.0                    | 11.9                  | 1.02                         | 39              | Goodhue/Olmsted |

CO=25 County\_Name=Goodhue/Wabasha Joint\_City=Lake City

| Joint_City | City-Twp Code | Property                                                          | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | County_Name     |
|------------|---------------|-------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|-----------------|
| Lake City  | 7700          | Residential (less than 4 units)                                   | 96.2       | 95.1         | 94.1            | 11.1                   | 15.3                  | 1.02                         | 83              | Goodhue/Wabasha |
| Lake City  | 7700          | Non-Commercial Seasonal Recreational Residential (with buildings) | 104.7      | 103.4        | 104.5           | .                      | .                     | .                            | 7               | Goodhue/Wabasha |
| Lake City  | 7700          | Seasonal Recreational Residential/Residential Aggregation         | 96.9       | 96.1         | 94.8            | 10.9                   | 14.9                  | 1.02                         | 90              | Goodhue/Wabasha |
| Lake City  | 7700          | Commercial/Industrial Aggregation                                 | 97.2       | 93.9         | 96.8            | .                      | .                     | .                            | 6               | Goodhue/Wabasha |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 132

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Grant CO=26 PT=01 Property=Residential (less than 4 units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Elbow Lake    | 0300          | 97.2       | 87.6         | 94.7            | .                      | .                     | .                            | 19              | 0                      |
| Hoffman       | 0600          | 94.9       | 90.8         | 91.0            | .                      | .                     | .                            | 10              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Grant CO=26 PT=03 Property=Non-Commercial Seasonal Recreational Residential (with buildings)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Pelican Lake  | 0012          | 102.7      | 97.4         | 98.5            | .                      | .                     | .                            | 6               | 0                      |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 134

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Grant CO=26 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Pelican Lake  | 0012          | 100.3      | 95.6         | 98.0            | .                      | .                     | .                            | 9               | 0                      |
| Elbow Lake    | 0300          | 97.2       | 87.6         | 94.7            | .                      | .                     | .                            | 19              | 0                      |
| Hoffman       | 0600          | 94.9       | 90.8         | 91.0            | .                      | .                     | .                            | 10              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 135

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=26 County\_Name=Grant

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 100.6      | 93.6         | 97.0            | 21.1                   | 24.8                  | 1.05                         | 57              | 0                      |
| 03 | Non-Commercial Seasonal Recreational Residential (with buildings)    | 99.4       | 95.7         | 97.4            | .                      | .                     | .                            | 8               | 0                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 100.5      | 95.5         | 97.1            | 20.1                   | 24.1                  | 1.04                         | 65              | 0                      |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 87.2       | 83.2         | 90.9            | .                      | .                     | .                            | 18              | 18                     |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 90.1       | 83.2         | 93.5            | .                      | .                     | .                            | 20              | 20                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**

10:00 Thursday, June 5, 2014 136

**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Hennepin CO=27 PT=01 Property=Residential (less than 4 units)

| City-Twp Name    | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|------------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Brooklyn Center  | 0100          | 91.4       | 90.8         | 90.1            | 9.9                    | 13.5                  | 1.02                         | 257             | 257                    |
| Champlin         | 0200          | 96.1       | 91.0         | 91.7            | 11.9                   | 10.8                  | 1.01                         | 273             | 273                    |
| Crystal          | 0300          | 93.1       | 90.9         | 91.5            | 9.9                    | 13.5                  | 1.02                         | 224             | 224                    |
| Deephaven        | 0500          | 90.4       | 90.5         | 88.1            | 8.7                    | 11.0                  | 1.03                         | 53              | 53                     |
| Edina            | 0700          | 91.5       | 91.1         | 90.6            | 7.4                    | 10.6                  | 1.01                         | 817             | 817                    |
| Excelsior        | 0900          | 91.0       | 90.2         | 91.1            | 6.9                    | 9.8                   | 1.00                         | 32              | 32                     |
| Golden Valley    | 1100          | 93.1       | 91.0         | 90.3            | 11.4                   | 18.0                  | 1.03                         | 297             | 297                    |
| Hopkins          | 1400          | 92.5       | 90.8         | 91.4            | 7.8                    | 11.5                  | 1.01                         | 128             | 128                    |
| Long Lake        | 1600          | 99.1       | 93.4         | 95.1            | .                      | .                     | .                            | 23              | 23                     |
| Loretto          | 1700          | 95.2       | 91.9         | 95.7            | .                      | .                     | .                            | 9               | 9                      |
| Maple Plain      | 1800          | 96.3       | 93.2         | 91.2            | .                      | .                     | .                            | 18              | 18                     |
| Minnetonka Beach | 1900          | 97.9       | 91.8         | 99.6            | .                      | .                     | .                            | 11              | 11                     |
| Mound            | 2100          | 90.5       | 91.0         | 90.0            | 8.7                    | 12.2                  | 1.01                         | 141             | 141                    |
| Osseo            | 2300          | 96.4       | 92.2         | 93.5            | .                      | .                     | .                            | 22              | 22                     |
| Richfield        | 2500          | 97.1       | 91.5         | 93.8            | 12.8                   | 17.9                  | 1.03                         | 413             | 413                    |
| Robbinsdale      | 2600          | 127.6      | 91.3         | 93.4            | 47.9                   | 20.2                  | 1.03                         | 180             | 180                    |
| Rogers           | 2800          | 90.8       | 91.8         | 82.5            | 7.3                    | 8.6                   | 1.01                         | 114             | 114                    |
| St. Bonifacius   | 2900          | 94.5       | 93.8         | 92.8            | 10.3                   | 15.3                  | 1.02                         | 35              | 35                     |
| St. Louis Park   | 3000          | 94.1       | 91.1         | 91.4            | 9.9                    | 12.9                  | 1.01                         | 629             | 629                    |
| Spring Park      | 3200          | 88.2       | 90.6         | 88.4            | .                      | .                     | .                            | 21              | 21                     |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 137

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Hennepin CO=27 PT=01 Property=Residential (less than 4 units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Tonka Bay     | 3300          | 93.4       | 91.2         | 90.2            | 7.6                    | 5.5                   | 1.00                         | 32              | 32                     |
| Wayzata       | 3400          | 92.7       | 92.4         | 92.9            | 6.7                    | 9.6                   | 1.00                         | 58              | 58                     |
| Woodland      | 3700          | 91.4       | 91.0         | 90.0            | .                      | .                     | .                            | 6               | 6                      |
| Bloomington   | 4100          | 96.8       | 90.6         | 90.4            | 15.1                   | 15.0                  | 1.02                         | 893             | 893                    |
| New Hope      | 4200          | 92.7       | 91.3         | 91.9            | 6.4                    | 8.5                   | 1.01                         | 134             | 134                    |
| Maple Grove   | 4400          | 92.0       | 91.3         | 91.2            | 5.4                    | 7.4                   | 1.01                         | 821             | 821                    |
| Medina        | 4500          | 96.8       | 94.1         | 95.9            | 8.8                    | 13.3                  | 1.01                         | 63              | 61                     |
| Orono         | 4600          | 90.8       | 91.0         | 91.2            | 5.0                    | 7.6                   | 1.00                         | 115             | 115                    |
| Plymouth      | 4700          | 91.6       | 91.2         | 89.9            | 7.1                    | 9.9                   | 1.01                         | 950             | 950                    |
| Brooklyn Park | 4900          | 93.8       | 91.5         | 92.1            | 9.5                    | 14.1                  | 1.02                         | 753             | 753                    |
| Greenwood     | 5000          | 91.6       | 92.2         | 91.4            | .                      | .                     | .                            | 9               | 9                      |
| Minnetonka    | 5200          | 92.0       | 91.5         | 90.9            | 6.3                    | 9.0                   | 1.01                         | 656             | 656                    |
| Shorewood     | 5300          | 90.1       | 90.3         | 91.2            | 5.6                    | 7.9                   | 0.99                         | 97              | 97                     |
| Independence  | 5400          | 94.0       | 93.0         | 91.0            | 7.5                    | 10.9                  | 1.03                         | 31              | 29                     |
| Greenfield    | 5500          | 94.3       | 92.9         | 93.0            | .                      | .                     | .                            | 28              | 27                     |
| Corcoran      | 5600          | 97.0       | 95.9         | 95.0            | 7.9                    | 13.5                  | 1.02                         | 49              | 49                     |
| Minnetrista   | 5800          | 91.8       | 91.4         | 91.8            | 6.6                    | 11.3                  | 1.00                         | 85              | 85                     |
| Eden Prairie  | 6000          | 91.5       | 90.8         | 90.6            | 6.9                    | 9.7                   | 1.01                         | 842             | 842                    |
| Dayton        | 6600          | 94.0       | 92.5         | 93.1            | 5.6                    | 8.1                   | 1.01                         | 32              | 31                     |
| Hanover       | 7400          | 92.4       | 90.9         | 92.5            | .                      | .                     | .                            | 8               | 8                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 138

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Hennepin CO=27 PT=01 Property=Residential (less than 4 units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Minneapolis   | 8800          | 92.9       | 91.3         | 90.5            | 11.1                   | 15.1                  | 1.02                         | 4,023           | 4,023                  |
| St. Anthony   | 9100          | 93.5       | 91.1         | 92.1            | 9.5                    | 13.9                  | 1.02                         | 63              | 63                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 139

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Hennepin CO=27 PT=02 Property=Apartment (4 or more units)

| City-Twp Name   | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|-----------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Brooklyn Center | 0100          | 92.8       | 92.7         | 89.8            | .                      | .                     | .                            | 6               | 0                      |
| Richfield       | 2500          | 95.2       | 100.0        | 67.0            | .                      | .                     | .                            | 8               | 0                      |
| Minneapolis     | 8800          | 92.4       | 92.4         | 89.5            | 9.1                    | 11.7                  | 1.04                         | 76              | 76                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**

10:00 Thursday, June 5, 2014 140

**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Hennepin CO=27 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name    | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|------------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Brooklyn Center  | 0100          | 91.4       | 90.8         | 90.1            | 9.9                    | 13.5                  | 1.02                         | 257             | 257                    |
| Champlin         | 0200          | 96.1       | 91.0         | 91.7            | 11.9                   | 10.8                  | 1.01                         | 273             | 273                    |
| Crystal          | 0300          | 93.1       | 90.9         | 91.5            | 9.9                    | 13.5                  | 1.02                         | 224             | 224                    |
| Deephaven        | 0500          | 90.4       | 90.5         | 88.1            | 8.7                    | 11.0                  | 1.03                         | 53              | 53                     |
| Edina            | 0700          | 91.5       | 91.1         | 90.6            | 7.4                    | 10.6                  | 1.01                         | 817             | 817                    |
| Excelsior        | 0900          | 91.0       | 90.2         | 91.1            | 6.9                    | 9.8                   | 1.00                         | 32              | 32                     |
| Golden Valley    | 1100          | 93.1       | 91.0         | 90.3            | 11.4                   | 18.0                  | 1.03                         | 297             | 297                    |
| Hopkins          | 1400          | 92.5       | 90.8         | 91.4            | 7.8                    | 11.5                  | 1.01                         | 128             | 128                    |
| Long Lake        | 1600          | 99.1       | 93.4         | 95.1            | .                      | .                     | .                            | 23              | 23                     |
| Loretto          | 1700          | 95.2       | 91.9         | 95.7            | .                      | .                     | .                            | 9               | 9                      |
| Maple Plain      | 1800          | 96.3       | 93.2         | 91.2            | .                      | .                     | .                            | 18              | 18                     |
| Minnetonka Beach | 1900          | 97.9       | 91.8         | 99.6            | .                      | .                     | .                            | 11              | 11                     |
| Mound            | 2100          | 90.6       | 91.1         | 90.1            | 8.7                    | 12.2                  | 1.01                         | 142             | 142                    |
| Osseo            | 2300          | 96.4       | 92.2         | 93.5            | .                      | .                     | .                            | 22              | 22                     |
| Richfield        | 2500          | 97.1       | 91.5         | 93.8            | 12.8                   | 17.9                  | 1.03                         | 413             | 413                    |
| Robbinsdale      | 2600          | 127.6      | 91.3         | 93.4            | 47.9                   | 20.2                  | 1.03                         | 180             | 180                    |
| Rogers           | 2800          | 90.8       | 91.8         | 82.5            | 7.3                    | 8.6                   | 1.01                         | 114             | 114                    |
| St. Bonifacius   | 2900          | 94.5       | 93.8         | 92.8            | 10.3                   | 15.3                  | 1.02                         | 35              | 35                     |
| St. Louis Park   | 3000          | 94.1       | 91.1         | 91.4            | 9.9                    | 12.9                  | 1.01                         | 629             | 629                    |
| Spring Park      | 3200          | 87.3       | 89.9         | 86.4            | .                      | .                     | .                            | 22              | 22                     |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 141

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Hennepin CO=27 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Tonka Bay     | 3300          | 93.4       | 91.2         | 90.2            | 7.6                    | 5.5                   | 1.00                         | 32              | 32                     |
| Wayzata       | 3400          | 93.2       | 92.4         | 95.9            | 7.1                    | 10.2                  | 0.97                         | 59              | 59                     |
| Woodland      | 3700          | 91.4       | 91.0         | 90.0            | .                      | .                     | .                            | 6               | 6                      |
| Bloomington   | 4100          | 96.8       | 90.6         | 90.4            | 15.1                   | 15.0                  | 1.02                         | 894             | 894                    |
| New Hope      | 4200          | 92.7       | 91.3         | 91.9            | 6.4                    | 8.5                   | 1.01                         | 134             | 134                    |
| Maple Grove   | 4400          | 92.0       | 91.3         | 91.2            | 5.4                    | 7.4                   | 1.01                         | 821             | 821                    |
| Medina        | 4500          | 96.8       | 94.1         | 95.9            | 8.8                    | 13.3                  | 1.01                         | 63              | 61                     |
| Orono         | 4600          | 90.8       | 91.0         | 91.2            | 4.9                    | 7.5                   | 1.00                         | 117             | 117                    |
| Plymouth      | 4700          | 91.6       | 91.2         | 89.9            | 7.1                    | 9.9                   | 1.01                         | 950             | 950                    |
| Brooklyn Park | 4900          | 93.8       | 91.5         | 92.1            | 9.5                    | 14.1                  | 1.02                         | 753             | 753                    |
| Greenwood     | 5000          | 91.6       | 92.2         | 91.4            | .                      | .                     | .                            | 9               | 9                      |
| Minnetonka    | 5200          | 92.0       | 91.5         | 90.9            | 6.3                    | 9.0                   | 1.01                         | 656             | 656                    |
| Shorewood     | 5300          | 90.1       | 90.3         | 91.2            | 5.6                    | 7.9                   | 0.99                         | 97              | 97                     |
| Independence  | 5400          | 94.0       | 93.0         | 91.0            | 7.5                    | 10.9                  | 1.03                         | 31              | 29                     |
| Greenfield    | 5500          | 94.3       | 92.9         | 93.0            | .                      | .                     | .                            | 28              | 27                     |
| Corcoran      | 5600          | 97.0       | 95.9         | 95.0            | 7.9                    | 13.5                  | 1.02                         | 49              | 49                     |
| Minnetrista   | 5800          | 91.8       | 91.4         | 91.8            | 6.6                    | 11.3                  | 1.00                         | 86              | 86                     |
| Eden Prairie  | 6000          | 91.5       | 90.8         | 90.6            | 6.9                    | 9.7                   | 1.01                         | 843             | 843                    |
| Dayton        | 6600          | 94.0       | 92.5         | 93.1            | 5.6                    | 8.1                   | 1.01                         | 32              | 31                     |
| Hanover       | 7400          | 92.4       | 90.9         | 92.5            | .                      | .                     | .                            | 8               | 8                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 142

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Hennepin CO=27 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Minneapolis   | 8800          | 92.9       | 91.3         | 90.5            | 11.1                   | 15.1                  | 1.02                         | 4,023           | 4,023                  |
| St. Anthony   | 9100          | 93.5       | 91.1         | 92.1            | 9.5                    | 13.9                  | 1.02                         | 63              | 63                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 143

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Hennepin CO=27 PT=94 Property=Commercial/Industrial Aggregation

| City-Twp Name   | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|-----------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Brooklyn Center | 0100          | 90.4       | 93.6         | 87.5            | .                      | .                     | .                            | 8               | 0                      |
| Edina           | 0700          | 92.8       | 95.6         | 86.1            | .                      | .                     | .                            | 7               | 0                      |
| Golden Valley   | 1100          | 105.4      | 100.0        | 95.6            | .                      | .                     | .                            | 11              | 0                      |
| Rogers          | 2800          | 92.3       | 94.8         | 81.4            | .                      | .                     | .                            | 10              | 0                      |
| St. Louis Park  | 3000          | 95.7       | 97.5         | 93.9            | .                      | .                     | .                            | 16              | 0                      |
| Bloomington     | 4100          | 96.2       | 98.4         | 89.5            | .                      | .                     | .                            | 20              | 0                      |
| New Hope        | 4200          | 90.7       | 91.9         | 83.9            | .                      | .                     | .                            | 6               | 0                      |
| Maple Grove     | 4400          | 96.5       | 95.8         | 84.6            | .                      | .                     | .                            | 10              | 0                      |
| Plymouth        | 4700          | 98.3       | 100.0        | 97.7            | .                      | .                     | .                            | 11              | 0                      |
| Brooklyn Park   | 4900          | 101.8      | 97.3         | 115.4           | .                      | .                     | .                            | 6               | 0                      |
| Minnetonka      | 5200          | 91.6       | 94.1         | 86.0            | .                      | .                     | .                            | 8               | 0                      |
| Eden Prairie    | 6000          | 89.5       | 93.5         | 80.5            | .                      | .                     | .                            | 8               | 0                      |
| Minneapolis     | 8800          | 95.1       | 97.0         | 80.7            | 11.5                   | 15.7                  | 1.18                         | 77              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 144

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=27 County\_Name=Hennepin

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 93.5       | 91.2         | 90.8            | 10.0                   | 13.2                  | 1.02                         | 13,447          | 13,440                 |
| 02 | Apartment (4 or more units)                                          | 94.0       | 94.1         | 89.6            | 9.6                    | 12.8                  | 1.05                         | 104             | 76                     |
| 03 | Non-Commercial Seasonal Recreational Residential (with buildings)    | 94.7       | 94.7         | 107.9           | .                      | .                     | .                            | 8               | 8                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 93.5       | 91.2         | 90.9            | 10.0                   | 13.2                  | 1.02                         | 13,455          | 13,448                 |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 92.9       | 101.0        | 86.7            | .                      | .                     | .                            | 9               | 9                      |
| 94 | Commercial/Industrial Aggregation                                    | 95.4       | 97.0         | 85.2            | 8.7                    | 13.0                  | 1.12                         | 235             | 0                      |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 99.0       | 101.8        | 90.0            | .                      | .                     | .                            | 10              | 10                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**

10:00 Thursday, June 5, 2014 145

**Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

CO=27 County\_Name=Carver/Hennepin Joint\_City=Chanhassen

| Joint_City | City-Twp Code | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | County_Name     |
|------------|---------------|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|-----------------|
| Chanhassen | 6300          | Residential (less than 4 units)                           | 97.5       | 97.5         | 96.6            | 7.4                    | 11.0                  | 1.01                         | 402             | Carver/Hennepin |
| Chanhassen | 6300          | Seasonal Recreational Residential/Residential Aggregation | 97.5       | 97.4         | 96.6            | 7.4                    | 11.0                  | 1.01                         | 405             | Carver/Hennepin |

CO=27 County\_Name=Hennepin/Ramsey Joint\_City=St. Anthony

| Joint_City  | City-Twp Code | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | County_Name     |
|-------------|---------------|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|-----------------|
| St. Anthony | 9100          | Residential (less than 4 units)                           | 93.6       | 91.3         | 92.5            | 8.7                    | 12.6                  | 1.01                         | 80              | Hennepin/Ramsey |
| St. Anthony | 9100          | Seasonal Recreational Residential/Residential Aggregation | 93.6       | 91.3         | 92.5            | 8.7                    | 12.6                  | 1.01                         | 80              | Hennepin/Ramsey |

CO=27 County\_Name=Hennepin/Wright Joint\_City=Dayton

| Joint_City | City-Twp Code | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | County_Name     |
|------------|---------------|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|-----------------|
| Dayton     | 6600          | Residential (less than 4 units)                           | 94.0       | 92.5         | 93.1            | 5.6                    | 8.1                   | 1.01                         | 32              | Hennepin/Wright |
| Dayton     | 6600          | Seasonal Recreational Residential/Residential Aggregation | 94.0       | 92.5         | 93.1            | 5.6                    | 8.1                   | 1.01                         | 32              | Hennepin/Wright |

CO=27 County\_Name=Hennepin/Wright Joint\_City=Hanover

| Joint_City | City-Twp Code | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | County_Name     |
|------------|---------------|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|-----------------|
| Hanover    | 7400          | Residential (less than 4 units)                           | 92.2       | 91.6         | 92.0            | 3.9                    | 4.8                   | 1.00                         | 32              | Hennepin/Wright |
| Hanover    | 7400          | Seasonal Recreational Residential/Residential Aggregation | 92.2       | 91.6         | 92.0            | 3.9                    | 4.8                   | 1.00                         | 32              | Hennepin/Wright |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**

10:00 Thursday, June 5, 2014 146

**Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

CO=27 County\_Name=Hennepin/Wright Joint\_City=Rockford

| Joint_City | City-Twp Code | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | County_Name     |
|------------|---------------|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|-----------------|
| Rockford   | 8300          | Residential (less than 4 units)                           | 90.6       | 90.1         | 90.4            | 4.5                    | 6.0                   | 1.00                         | 37              | Hennepin/Wright |
| Rockford   | 8300          | Seasonal Recreational Residential/Residential Aggregation | 90.6       | 90.1         | 90.4            | 4.5                    | 6.0                   | 1.00                         | 37              | Hennepin/Wright |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 147

**Selected Countywide Ratios with Largest Cities Removed:  
Hennepin without Minneapolis, Ramsey without St. Paul  
St. Louis without Duluth, Olmsted without Rochester  
Benton, Sherburne and Stearns without St Cloud, Clay without Moorhead**

CO=27 County=Hennepin without Minneapolis

| Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales |
|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|
| Residential (less than 4 units)                                      | 93.8       | 91.2         | 91.0            | 9.6                    | 12.4                  | 1.01                         | 9,424           |
| Apartment (4 or more units)                                          | 98.1       | 98.6         | 89.7            | .                      | .                     | .                            | 28              |
| Non-Commercial Seasonal Recreational Residential (with buildings)    | 94.7       | 94.7         | 107.9           | .                      | .                     | .                            | 8               |
| Seasonal Recreational Residential/Residential Aggregation            | 93.8       | 91.2         | 91.0            | 9.6                    | 12.4                  | 1.01                         | 9,432           |
| Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 92.9       | 101.0        | 86.7            | .                      | .                     | .                            | 9               |
| Commercial/Industrial Aggregation                                    | 95.6       | 97.1         | 90.5            | 7.3                    | 11.6                  | 1.06                         | 158             |
| Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 99.0       | 101.8        | 90.0            | .                      | .                     | .                            | 10              |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 148

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Houston CO=28 PT=01 Property=Residential (less than 4 units)

| City-Twp Name   | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|-----------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Caledonia TWP   | 0003          | 99.6       | 98.3         | 98.8            | .                      | .                     | .                            | 6               | 0                      |
| Hokah TWP       | 0005          | 96.4       | 94.2         | 94.0            | .                      | .                     | .                            | 7               | 0                      |
| La Crescent TWP | 0008          | 94.1       | 91.7         | 89.9            | .                      | .                     | .                            | 11              | 0                      |
| Brownsville     | 0100          | 90.5       | 90.4         | 84.8            | .                      | .                     | .                            | 8               | 0                      |
| Caledonia       | 0200          | 97.8       | 98.8         | 95.3            | 14.2                   | 19.3                  | 1.03                         | 36              | 0                      |
| Houston         | 0600          | 95.9       | 96.5         | 91.2            | .                      | .                     | .                            | 14              | 0                      |
| Spring Grove    | 1000          | 95.2       | 93.7         | 92.6            | .                      | .                     | .                            | 12              | 0                      |
| La Crescent     | 9000          | 94.2       | 95.3         | 92.8            | 9.7                    | 13.1                  | 1.01                         | 70              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 149

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Houston CO=28 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name   | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|-----------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Caledonia TWP   | 0003          | 99.6       | 98.3         | 98.8            | .                      | .                     | .                            | 6               | 0                      |
| Hokah TWP       | 0005          | 96.4       | 94.2         | 94.0            | .                      | .                     | .                            | 7               | 0                      |
| La Crescent TWP | 0008          | 94.1       | 91.7         | 89.9            | .                      | .                     | .                            | 11              | 0                      |
| Brownsville     | 0100          | 97.5       | 97.2         | 92.3            | .                      | .                     | .                            | 10              | 0                      |
| Caledonia       | 0200          | 97.8       | 98.8         | 95.3            | 14.2                   | 19.3                  | 1.03                         | 36              | 0                      |
| Houston         | 0600          | 95.9       | 96.5         | 91.2            | .                      | .                     | .                            | 14              | 0                      |
| Spring Grove    | 1000          | 95.2       | 93.7         | 92.6            | .                      | .                     | .                            | 12              | 0                      |
| La Crescent     | 9000          | 94.2       | 95.3         | 92.8            | 9.7                    | 13.1                  | 1.01                         | 70              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**

10:00 Thursday, June 5, 2014 150

**Countywide Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

CO=28 County\_Name=Houston

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 95.5       | 95.1         | 92.3            | 12.7                   | 17.1                  | 1.03                         | 195             | 0                      |
| 90 | Agricultural Bare Land (less than 34.5 acres) Aggregation            | 84.1       | 83.2         | 81.6            | .                      | .                     | .                            | 9               | 0                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 95.7       | 95.3         | 92.7            | 13.1                   | 17.7                  | 1.03                         | 199             | 0                      |
| 92 | Rural Vacant Land Aggregation (34.5 or more acres) Aggregation       | 103.0      | 90.1         | 90.0            | .                      | .                     | .                            | 15              | 15                     |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 98.4       | 90.1         | 85.1            | .                      | .                     | .                            | 19              | 19                     |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 98.8       | 94.3         | 91.5            | .                      | .                     | .                            | 28              | 28                     |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 151

**Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=28 County\_Name=Houston/Winona Joint\_City=La Crescent

| Joint_City  | City-Twp Code | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | County_Name    |
|-------------|---------------|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|----------------|
| La Crescent | 9000          | Residential (less than 4 units)                           | 94.4       | 95.5         | 93.2            | 9.7                    | 13.1                  | 1.01                         | 71              | Houston/Winona |
| La Crescent | 9000          | Seasonal Recreational Residential/Residential Aggregation | 94.4       | 95.5         | 93.2            | 9.7                    | 13.1                  | 1.01                         | 71              | Houston/Winona |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 152

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Hubbard CO=29 PT=01 Property=Residential (less than 4 units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Arago         | 0002          | 99.8       | 97.1         | 97.3            | .                      | .                     | .                            | 9               | 0                      |
| Farden        | 0007          | 103.8      | 99.8         | 108.7           | .                      | .                     | .                            | 6               | 0                      |
| Guthrie       | 0009          | 92.0       | 90.4         | 92.0            | .                      | .                     | .                            | 6               | 0                      |
| Helga         | 0011          | 95.3       | 93.6         | 95.6            | .                      | .                     | .                            | 18              | 0                      |
| Henrietta     | 0013          | 93.4       | 94.7         | 96.1            | .                      | .                     | .                            | 10              | 7                      |
| Hubbard       | 0014          | 112.3      | 97.1         | 105.6           | .                      | .                     | .                            | 8               | 0                      |
| Lake Emma     | 0016          | 95.1       | 96.6         | 96.5            | .                      | .                     | .                            | 6               | 0                      |
| Lakeport      | 0019          | 91.9       | 89.1         | 90.9            | .                      | .                     | .                            | 8               | 0                      |
| Mantrap       | 0020          | 98.4       | 99.5         | 95.1            | .                      | .                     | .                            | 7               | 0                      |
| Nevis TWP     | 0021          | 98.3       | 99.7         | 96.1            | .                      | .                     | .                            | 9               | 0                      |
| Todd          | 0026          | 96.6       | 95.6         | 95.1            | .                      | .                     | .                            | 22              | 19                     |
| Park Rapids   | 1300          | 96.9       | 94.6         | 96.6            | 11.3                   | 13.8                  | 1.00                         | 46              | 43                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 153

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Hubbard CO=29 PT=03 Property=Non-Commercial Seasonal Recreational Residential (with buildings)

| City-Twp Name  | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Crow Wing Lake | 0006          | 95.3       | 94.4         | 89.5            | .                      | .                     | .                            | 12              | 0                      |
| Henrietta      | 0013          | 97.3       | 98.7         | 94.5            | .                      | .                     | .                            | 7               | 1                      |
| Hubbard        | 0014          | 93.4       | 95.7         | 89.0            | .                      | .                     | .                            | 9               | 0                      |
| Lake Emma      | 0016          | 102.4      | 99.3         | 103.6           | .                      | .                     | .                            | 6               | 0                      |
| Mantrap        | 0020          | 93.1       | 91.0         | 93.4            | .                      | .                     | .                            | 7               | 0                      |
| Nevis TWP      | 0021          | 99.3       | 93.8         | 96.2            | .                      | .                     | .                            | 8               | 0                      |
| White Oak      | 0027          | 99.2       | 98.2         | 98.7            | .                      | .                     | .                            | 6               | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**

10:00 Thursday, June 5, 2014 154

**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Hubbard CO=29 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name   | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|-----------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Arago           | 0002          | 95.6       | 96.7         | 93.7            | .                      | .                     | .                            | 14              | 0                      |
| Crow Wing Lake  | 0006          | 97.7       | 94.9         | 94.2            | .                      | .                     | .                            | 17              | 0                      |
| Farden          | 0007          | 106.1      | 103.5        | 110.8           | .                      | .                     | .                            | 8               | 0                      |
| Guthrie         | 0009          | 92.0       | 90.4         | 92.0            | .                      | .                     | .                            | 6               | 0                      |
| Hart Lake       | 0010          | 99.1       | 90.1         | 93.0            | .                      | .                     | .                            | 6               | 0                      |
| Helga           | 0011          | 95.0       | 93.5         | 95.2            | .                      | .                     | .                            | 19              | 0                      |
| Henrietta       | 0013          | 95.0       | 96.1         | 95.4            | .                      | .                     | .                            | 17              | 8                      |
| Hubbard         | 0014          | 102.3      | 95.7         | 96.5            | .                      | .                     | .                            | 17              | 0                      |
| Lake Emma       | 0016          | 98.7       | 98.2         | 99.8            | .                      | .                     | .                            | 12              | 0                      |
| Lakeport        | 0019          | 94.5       | 93.4         | 93.2            | .                      | .                     | .                            | 12              | 0                      |
| Mantrap         | 0020          | 95.8       | 94.7         | 94.4            | .                      | .                     | .                            | 14              | 0                      |
| Nevis TWP       | 0021          | 98.8       | 96.6         | 96.2            | .                      | .                     | .                            | 17              | 0                      |
| Todd            | 0026          | 96.6       | 95.7         | 95.1            | .                      | .                     | .                            | 23              | 19                     |
| White Oak       | 0027          | 98.1       | 98.0         | 98.2            | .                      | .                     | .                            | 7               | 0                      |
| Steamboat River | 0028          | 100.5      | 101.5        | 102.0           | .                      | .                     | .                            | 7               | 0                      |
| Park Rapids     | 1300          | 97.1       | 94.8         | 97.2            | 11.0                   | 13.4                  | 1.00                         | 49              | 43                     |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 155

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=29 County\_Name=Hubbard

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 97.9       | 96.0         | 97.5            | 11.0                   | 15.0                  | 1.00                         | 186             | 69                     |
| 03 | Non-Commercial Seasonal Recreational Residential (with buildings)    | 97.3       | 96.2         | 95.2            | 10.3                   | 14.8                  | 1.02                         | 96              | 1                      |
| 90 | Agricultural Bare Land (less than 34.5 acres) Aggregation            | 105.2      | 102.9        | 103.6           | .                      | .                     | .                            | 15              | 0                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 97.7       | 96.0         | 96.6            | 10.8                   | 14.9                  | 1.01                         | 282             | 70                     |
| 92 | Rural Vacant Land Aggregation (34.5 or more acres) Aggregation       | 99.4       | 97.0         | 96.7            | .                      | .                     | .                            | 17              | 0                      |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 99.5       | 97.3         | 97.0            | .                      | .                     | .                            | 22              | 0                      |
| 94 | Commercial/Industrial Aggregation                                    | 110.3      | 90.5         | 104.7           | .                      | .                     | .                            | 7               | 0                      |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 97.1       | 96.1         | 93.3            | 15.6                   | 19.6                  | 1.04                         | 30              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 156

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Isanti CO=30 PT=01 Property=Residential (less than 4 units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Athens        | 0001          | 95.3       | 94.4         | 94.4            | .                      | .                     | .                            | 9               | 8                      |
| Bradford      | 0002          | 98.2       | 92.3         | 92.7            | .                      | .                     | .                            | 23              | 20                     |
| Cambridge TWP | 0003          | 116.6      | 95.7         | 96.6            | .                      | .                     | .                            | 18              | 13                     |
| Isanti TWP    | 0005          | 100.5      | 95.4         | 98.6            | .                      | .                     | .                            | 17              | 15                     |
| North Branch  | 0007          | 92.4       | 94.5         | 94.0            | .                      | .                     | .                            | 9               | 9                      |
| Spencer Brook | 0009          | 93.0       | 89.9         | 95.3            | .                      | .                     | .                            | 11              | 8                      |
| Stanford      | 0012          | 96.8       | 93.6         | 90.8            | .                      | .                     | .                            | 18              | 13                     |
| Wyanett       | 0013          | 102.6      | 99.3         | 100.2           | .                      | .                     | .                            | 10              | 4                      |
| Cambridge     | 0200          | 94.4       | 93.1         | 91.4            | 11.2                   | 15.9                  | 1.03                         | 86              | 85                     |
| Isanti        | 0500          | 95.4       | 92.8         | 92.9            | 9.7                    | 20.2                  | 1.03                         | 56              | 56                     |
| Braham        | 6000          | 94.0       | 98.4         | 94.0            | .                      | .                     | .                            | 9               | 9                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**

10:00 Thursday, June 5, 2014 157

**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Isanti CO=30 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Athens        | 0001          | 95.3       | 94.4         | 94.4            | .                      | .                     | .                            | 9               | 8                      |
| Bradford      | 0002          | 100.4      | 92.6         | 92.4            | .                      | .                     | .                            | 26              | 20                     |
| Cambridge TWP | 0003          | 112.3      | 95.4         | 95.6            | .                      | .                     | .                            | 19              | 14                     |
| Isanti TWP    | 0005          | 100.5      | 95.4         | 98.6            | .                      | .                     | .                            | 17              | 15                     |
| North Branch  | 0007          | 92.4       | 94.5         | 94.0            | .                      | .                     | .                            | 9               | 9                      |
| Spencer Brook | 0009          | 93.7       | 93.3         | 95.5            | .                      | .                     | .                            | 13              | 8                      |
| Stanford      | 0012          | 96.8       | 93.6         | 90.8            | .                      | .                     | .                            | 18              | 13                     |
| Wyanett       | 0013          | 99.8       | 94.7         | 97.5            | .                      | .                     | .                            | 13              | 4                      |
| Cambridge     | 0200          | 94.4       | 93.1         | 91.4            | 11.2                   | 15.9                  | 1.03                         | 86              | 85                     |
| Isanti        | 0500          | 95.4       | 92.8         | 92.9            | 9.7                    | 20.2                  | 1.03                         | 56              | 56                     |
| Braham        | 6000          | 94.0       | 98.4         | 94.0            | .                      | .                     | .                            | 9               | 9                      |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 158

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Isanti CO=30 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Wyanett       | 0013          | 104.6      | 105.2        | 104.2           | .                      | .                     | .                            | 7               | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 159

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=30 County\_Name=Isanti

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 97.6       | 93.9         | 93.8            | 13.7                   | 18.8                  | 1.03                         | 279             | 253                    |
| 03 | Non-Commercial Seasonal Recreational Residential (with buildings)    | 94.8       | 94.7         | 89.7            | .                      | .                     | .                            | 9               | 1                      |
| 90 | Agricultural Bare Land (less than 34.5 acres) Aggregation            | 119.8      | 103.7        | 99.0            | .                      | .                     | .                            | 17              | 17                     |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 97.5       | 93.9         | 93.7            | 14.1                   | 19.6                  | 1.03                         | 288             | 254                    |
| 92 | Rural Vacant Land Aggregation (34.5 or more acres) Aggregation       | 120.8      | 104.9        | 111.5           | .                      | .                     | .                            | 15              | 0                      |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 115.9      | 99.7         | 108.1           | .                      | .                     | .                            | 18              | 0                      |
| 94 | Commercial/Industrial Aggregation                                    | 98.7       | 101.7        | 95.1            | .                      | .                     | .                            | 6               | 0                      |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 108.9      | 96.6         | 99.3            | 28.5                   | 25.8                  | 1.02                         | 31              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 160

**Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=30 County\_Name=Anoka/Isanti Joint\_City=St. Francis

| Joint_City  | City-Twp Code | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | County_Name  |
|-------------|---------------|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|--------------|
| St. Francis | 1600          | Residential (less than 4 units)                           | 94.5       | 93.7         | 92.6            | 8.6                    | 12.0                  | 1.02                         | 71              | Anoka/Isanti |
| St. Francis | 1600          | Seasonal Recreational Residential/Residential Aggregation | 94.5       | 93.7         | 92.6            | 8.6                    | 12.0                  | 1.02                         | 71              | Anoka/Isanti |

CO=30 County\_Name=Isanti/Kanabec Joint\_City=Braham

| Joint_City | City-Twp Code | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | County_Name    |
|------------|---------------|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|----------------|
| Braham     | 6000          | Residential (less than 4 units)                           | 94.0       | 98.4         | 94.0            | .                      | .                     | .                            | 9               | Isanti/Kanabec |
| Braham     | 6000          | Seasonal Recreational Residential/Residential Aggregation | 94.0       | 98.4         | 94.0            | .                      | .                     | .                            | 9               | Isanti/Kanabec |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 161

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Itasca CO=31 PT=01 Property=Residential (less than 4 units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Arbo          | 0002          | 92.0       | 92.1         | 88.6            | .                      | .                     | .                            | 13              | 7                      |
| Blackberry    | 0008          | 90.2       | 86.6         | 88.7            | .                      | .                     | .                            | 6               | 6                      |
| Greenway      | 0017          | 140.4      | 99.1         | 102.4           | .                      | .                     | .                            | 11              | 8                      |
| Harris        | 0018          | 90.1       | 85.3         | 92.8            | .                      | .                     | .                            | 25              | 17                     |
| Trout Lake    | 0038          | 99.0       | 95.7         | 99.2            | .                      | .                     | .                            | 13              | 8                      |
| Unorg. 54-26  | 0064          | 103.1      | 91.1         | 95.0            | .                      | .                     | .                            | 7               | 5                      |
| Unorg. 56-26  | 0068          | 93.6       | 92.7         | 96.0            | .                      | .                     | .                            | 11              | 7                      |
| Bigfork       | 0400          | 92.8       | 96.0         | 93.0            | .                      | .                     | .                            | 6               | 6                      |
| Bovey         | 0600          | 104.2      | 89.8         | 95.0            | .                      | .                     | .                            | 8               | 8                      |
| Cohasset      | 0900          | 89.6       | 90.6         | 90.5            | .                      | .                     | .                            | 25              | 15                     |
| Coleraine     | 1000          | 97.8       | 93.2         | 95.1            | .                      | .                     | .                            | 24              | 23                     |
| Deer River    | 1300          | 91.7       | 89.4         | 91.6            | .                      | .                     | .                            | 8               | 8                      |
| Grand Rapids  | 1600          | 92.5       | 92.9         | 90.7            | 10.8                   | 14.6                  | 1.02                         | 113             | 111                    |
| Keewatin      | 2000          | 99.2       | 89.7         | 94.5            | .                      | .                     | .                            | 10              | 10                     |
| La prairie    | 2100          | 93.4       | 97.4         | 92.7            | .                      | .                     | .                            | 11              | 11                     |
| Marble        | 2300          | 77.2       | 74.1         | 79.3            | .                      | .                     | .                            | 6               | 6                      |
| Nashwauk      | 2600          | 116.9      | 92.1         | 94.8            | .                      | .                     | .                            | 13              | 13                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 162

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Itasca CO=31 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Arbo          | 0002          | 92.0       | 92.1         | 88.6            | .                      | .                     | .                            | 13              | 7                      |
| Balsam        | 0004          | 92.6       | 92.0         | 92.1            | .                      | .                     | .                            | 7               | 1                      |
| Blackberry    | 0008          | 90.2       | 86.6         | 88.7            | .                      | .                     | .                            | 6               | 6                      |
| Bowstring     | 0009          | 102.8      | 99.6         | 104.6           | .                      | .                     | .                            | 6               | 0                      |
| Greenway      | 0017          | 139.3      | 101.6        | 104.3           | .                      | .                     | .                            | 12              | 8                      |
| Harris        | 0018          | 91.7       | 92.3         | 93.6            | .                      | .                     | .                            | 29              | 18                     |
| Lawrence      | 0022          | 107.2      | 103.1        | 106.1           | .                      | .                     | .                            | 7               | 3                      |
| Lone Pine     | 0024          | 103.3      | 101.4        | 103.1           | .                      | .                     | .                            | 7               | 2                      |
| Trout Lake    | 0038          | 99.0       | 95.7         | 99.2            | .                      | .                     | .                            | 13              | 8                      |
| Wabana        | 0039          | 103.7      | 102.7        | 101.4           | .                      | .                     | .                            | 8               | 1                      |
| Unorg. 54-26  | 0064          | 105.1      | 103.8        | 99.9            | .                      | .                     | .                            | 12              | 5                      |
| Unorg. 56-26  | 0068          | 93.0       | 92.7         | 95.6            | .                      | .                     | .                            | 13              | 8                      |
| Unorg. 57-26  | 0070          | 97.4       | 97.4         | 96.3            | .                      | .                     | .                            | 6               | 1                      |
| Bigfork       | 0400          | 92.8       | 96.0         | 93.0            | .                      | .                     | .                            | 6               | 6                      |
| Bovey         | 0600          | 104.2      | 89.8         | 95.0            | .                      | .                     | .                            | 8               | 8                      |
| Cohasset      | 0900          | 89.8       | 90.7         | 90.1            | .                      | .                     | .                            | 28              | 15                     |
| Coleraine     | 1000          | 97.8       | 93.2         | 95.1            | .                      | .                     | .                            | 24              | 23                     |
| Deer River    | 1300          | 91.7       | 89.4         | 91.6            | .                      | .                     | .                            | 8               | 8                      |
| Grand Rapids  | 1600          | 92.5       | 92.9         | 90.7            | 10.8                   | 14.6                  | 1.02                         | 113             | 111                    |
| Keewatin      | 2000          | 99.2       | 89.7         | 94.5            | .                      | .                     | .                            | 10              | 10                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **163**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Itasca CO=31 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| La prairie    | 2100          | 93.4       | 97.4         | 92.7            | .                      | .                     | .                            | 11              | 11                     |
| Marble        | 2300          | 77.2       | 74.1         | 79.3            | .                      | .                     | .                            | 6               | 6                      |
| Nashwauk      | 2600          | 116.9      | 92.1         | 94.8            | .                      | .                     | .                            | 13              | 13                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 164

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=31 County\_Name=Itasca

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 97.0       | 92.6         | 93.7            | 17.3                   | 20.9                  | 1.02                         | 392             | 313                    |
| 03 | Non-Commercial Seasonal Recreational Residential (with buildings)    | 102.1      | 100.4        | 99.8            | 16.1                   | 20.9                  | 1.01                         | 71              | 11                     |
| 90 | Agricultural Bare Land (less than 34.5 acres) Aggregation            | 106.6      | 105.0        | 103.0           | 25.5                   | 28.3                  | 1.05                         | 47              | 0                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 97.8       | 93.5         | 94.8            | 17.4                   | 21.1                  | 1.02                         | 463             | 324                    |
| 92 | Rural Vacant Land Aggregation (34.5 or more acres) Aggregation       | 105.7      | 97.6         | 97.4            | .                      | .                     | .                            | 29              | 0                      |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 104.2      | 95.0         | 96.6            | 22.4                   | 26.2                  | 1.06                         | 31              | 0                      |
| 94 | Commercial/Industrial Aggregation                                    | 117.1      | 95.5         | 94.7            | .                      | .                     | .                            | 13              | 0                      |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 106.4      | 98.8         | 100.5           | 22.7                   | 27.7                  | 1.04                         | 38              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 165

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Jackson CO=32 PT=01 Property=Residential (less than 4 units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Heron Lake    | 0200          | 91.1       | 90.6         | 90.3            | .                      | .                     | .                            | 6               | 6                      |
| Jackson       | 0300          | 98.0       | 91.0         | 93.4            | 14.5                   | 20.5                  | 1.05                         | 36              | 36                     |
| Lakefield     | 0400          | 93.6       | 91.1         | 93.0            | .                      | .                     | .                            | 25              | 25                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 166

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Jackson CO=32 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Christiania   | 0003          | 100.1      | 100.4        | 97.2            | .                      | .                     | .                            | 6               | 3                      |
| Heron Lake    | 0200          | 91.1       | 90.6         | 90.3            | .                      | .                     | .                            | 6               | 6                      |
| Jackson       | 0300          | 98.0       | 91.0         | 93.4            | 14.5                   | 20.5                  | 1.05                         | 36              | 36                     |
| Lakefield     | 0400          | 93.6       | 91.1         | 93.0            | .                      | .                     | .                            | 25              | 25                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 167

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=32 County\_Name=Jackson

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 97.0       | 91.7         | 94.8            | 14.3                   | 18.5                  | 1.02                         | 90              | 85                     |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 97.2       | 91.9         | 95.9            | 14.8                   | 19.2                  | 1.01                         | 93              | 85                     |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 93.9       | 94.3         | 93.1            | .                      | .                     | .                            | 25              | 0                      |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 93.9       | 94.3         | 93.1            | .                      | .                     | .                            | 25              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 168

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Kanabec CO=33 PT=01 Property=Residential (less than 4 units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Arthur        | 0002          | 94.4       | 91.2         | 93.2            | .                      | .                     | .                            | 15              | 7                      |
| Brunswick     | 0003          | 85.6       | 91.0         | 89.3            | .                      | .                     | .                            | 6               | 2                      |
| Kanabec       | 0009          | 95.3       | 97.2         | 97.8            | .                      | .                     | .                            | 6               | 6                      |
| Knife Lake    | 0010          | 97.7       | 93.9         | 94.6            | .                      | .                     | .                            | 9               | 4                      |
| Peace         | 0012          | 96.8       | 95.0         | 94.8            | .                      | .                     | .                            | 8               | 5                      |
| Mora          | 0200          | 97.2       | 98.1         | 96.2            | .                      | .                     | .                            | 25              | 24                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 169

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Kanabec CO=33 PT=03 Property=Non-Commercial Seasonal Recreational Residential (with buildings)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Peace         | 0012          | 97.1       | 98.3         | 93.8            | .                      | .                     | .                            | 7               | 2                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 170

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Kanabec CO=33 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Arthur        | 0002          | 94.4       | 91.2         | 93.2            | .                      | .                     | .                            | 15              | 7                      |
| Brunswick     | 0003          | 85.6       | 91.0         | 89.3            | .                      | .                     | .                            | 6               | 2                      |
| Comfort       | 0004          | 95.4       | 91.9         | 89.8            | .                      | .                     | .                            | 6               | 3                      |
| Kanabec       | 0009          | 95.3       | 97.2         | 97.8            | .                      | .                     | .                            | 6               | 6                      |
| Knife Lake    | 0010          | 98.3       | 93.9         | 94.6            | .                      | .                     | .                            | 11              | 4                      |
| Peace         | 0012          | 96.9       | 96.3         | 94.5            | .                      | .                     | .                            | 15              | 7                      |
| Mora          | 0200          | 97.2       | 98.1         | 96.2            | .                      | .                     | .                            | 25              | 24                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 171

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=33 County\_Name=Kanabec

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 95.7       | 94.1         | 93.5            | 10.9                   | 15.3                  | 1.02                         | 95              | 66                     |
| 03 | Non-Commercial Seasonal Recreational Residential (with buildings)    | 98.0       | 96.3         | 94.2            | .                      | .                     | .                            | 18              | 9                      |
| 90 | Agricultural Bare Land (less than 34.5 acres) Aggregation            | 92.8       | 86.6         | 93.7            | .                      | .                     | .                            | 12              | 12                     |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 96.0       | 94.3         | 93.6            | 11.8                   | 16.2                  | 1.03                         | 113             | 75                     |
| 92 | Rural Vacant Land Aggregation (34.5 or more acres) Aggregation       | 109.7      | 105.0        | 105.6           | .                      | .                     | .                            | 16              | 0                      |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 106.1      | 103.1        | 102.7           | .                      | .                     | .                            | 22              | 0                      |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 108.6      | 103.1        | 107.7           | 15.6                   | 19.8                  | 1.01                         | 30              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**

10:00 Thursday, June 5, 2014 172

**Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

CO=33 County\_Name=Isanti/Kanabec Joint\_City=Braham

| Joint_City | City-Twp Code | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | County_Name    |
|------------|---------------|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|----------------|
| Braham     | 6000          | Residential (less than 4 units)                           | 94.0       | 98.4         | 94.0            | .                      | .                     | .                            | 9               | Isanti/Kanabec |
| Braham     | 6000          | Seasonal Recreational Residential/Residential Aggregation | 94.0       | 98.4         | 94.0            | .                      | .                     | .                            | 9               | Isanti/Kanabec |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 173

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Kandiyohi CO=34 PT=01 Property=Residential (less than 4 units)

| City-Twp Name  | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Dovre          | 0004          | 98.7       | 94.7         | 98.4            | .                      | .                     | .                            | 27              | 0                      |
| Green Lake     | 0009          | 97.4       | 96.6         | 96.3            | .                      | .                     | .                            | 12              | 0                      |
| Lake Andrew    | 0014          | 102.1      | 97.9         | 96.3            | .                      | .                     | .                            | 10              | 0                      |
| New London TWP | 0018          | 96.6       | 96.0         | 95.7            | .                      | .                     | .                            | 27              | 0                      |
| Atwater        | 0100          | 103.2      | 96.3         | 95.0            | .                      | .                     | .                            | 9               | 0                      |
| New London     | 0600          | 99.4       | 96.7         | 96.4            | .                      | .                     | .                            | 25              | 0                      |
| Prinsburg      | 0800          | 96.3       | 95.1         | 93.2            | .                      | .                     | .                            | 11              | 0                      |
| Raymond        | 0900          | 103.6      | 93.2         | 101.3           | .                      | .                     | .                            | 7               | 0                      |
| Spicer         | 1200          | 92.5       | 90.4         | 87.1            | .                      | .                     | .                            | 19              | 0                      |
| Willmar        | 1500          | 97.7       | 96.3         | 96.0            | 8.7                    | 11.9                  | 1.02                         | 205             | 205                    |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 174

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Kandiyohi CO=34 PT=03 Property=Non-Commercial Seasonal Recreational Residential (with buildings)

| City-Twp Name  | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Harrison       | 0010          | 90.8       | 91.4         | 88.0            | .                      | .                     | .                            | 7               | 0                      |
| Lake Andrew    | 0014          | 96.3       | 99.6         | 95.2            | .                      | .                     | .                            | 7               | 0                      |
| New London TWP | 0018          | 94.9       | 96.8         | 98.5            | .                      | .                     | .                            | 7               | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 175

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Kandiyohi CO=34 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name  | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Dovre          | 0004          | 98.4       | 94.7         | 98.5            | .                      | .                     | .                            | 29              | 0                      |
| Green Lake     | 0009          | 96.8       | 95.2         | 94.9            | .                      | .                     | .                            | 17              | 0                      |
| Harrison       | 0010          | 95.1       | 95.2         | 91.0            | .                      | .                     | .                            | 12              | 0                      |
| Irving         | 0012          | 98.5       | 96.5         | 96.0            | .                      | .                     | .                            | 8               | 0                      |
| Lake Andrew    | 0014          | 99.7       | 99.6         | 95.9            | .                      | .                     | .                            | 17              | 0                      |
| New London TWP | 0018          | 96.3       | 96.4         | 96.2            | 12.0                   | 16.1                  | 1.00                         | 34              | 0                      |
| Atwater        | 0100          | 103.2      | 96.3         | 95.0            | .                      | .                     | .                            | 9               | 0                      |
| New London     | 0600          | 99.4       | 96.7         | 96.4            | .                      | .                     | .                            | 25              | 0                      |
| Prinsburg      | 0800          | 96.3       | 95.1         | 93.2            | .                      | .                     | .                            | 11              | 0                      |
| Raymond        | 0900          | 103.6      | 93.2         | 101.3           | .                      | .                     | .                            | 7               | 0                      |
| Spicer         | 1200          | 94.6       | 93.9         | 92.6            | .                      | .                     | .                            | 23              | 0                      |
| Willmar        | 1500          | 97.7       | 96.3         | 96.0            | 8.7                    | 11.9                  | 1.02                         | 205             | 205                    |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 176

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=34 County\_Name=Kandiyohi

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 98.1       | 96.3         | 95.8            | 10.6                   | 14.1                  | 1.03                         | 397             | 205                    |
| 03 | Non-Commercial Seasonal Recreational Residential (with buildings)    | 98.6       | 98.5         | 97.3            | 16.3                   | 21.6                  | 1.01                         | 46              | 0                      |
| 90 | Agricultural Bare Land (less than 34.5 acres) Aggregation            | 112.2      | 98.5         | 110.1           | .                      | .                     | .                            | 9               | 0                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 98.1       | 96.4         | 96.0            | 11.2                   | 15.1                  | 1.02                         | 443             | 205                    |
| 92 | Rural Vacant Land Aggregation (34.5 or more acres) Aggregation       | 95.4       | 94.1         | 98.5            | .                      | .                     | .                            | 8               | 8                      |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 88.3       | 86.5         | 85.2            | 16.3                   | 22.6                  | 1.04                         | 41              | 41                     |
| 94 | Commercial/Industrial Aggregation                                    | 93.5       | 94.2         | 94.9            | .                      | .                     | .                            | 19              | 0                      |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 89.1       | 87.4         | 85.8            | 16.9                   | 22.5                  | 1.04                         | 48              | 48                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 177

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Kittson CO=35 PT=01 Property=Residential (less than 4 units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Hallock       | 0300          | 124.2      | 99.9         | 96.5            | .                      | .                     | .                            | 16              | 0                      |
| Karlstad      | 0600          | 89.9       | 94.4         | 95.4            | .                      | .                     | .                            | 7               | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 178

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Kittson CO=35 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Hallock       | 0300          | 124.2      | 99.9         | 96.5            | .                      | .                     | .                            | 16              | 0                      |
| Karlstad      | 0600          | 89.9       | 94.4         | 95.4            | .                      | .                     | .                            | 7               | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 179

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Kittson CO=35 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Spring Brook  | 0023          | 76.2       | 76.0         | 78.9            | .                      | .                     | .                            | 6               | 6                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **180**

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=35 County\_Name=Kittson

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 107.2      | 93.9         | 95.3            | 41.9                   | 29.0                  | 1.06                         | 42              | 0                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 107.4      | 94.4         | 95.9            | 41.2                   | 28.6                  | 1.06                         | 43              | 0                      |
| 92 | Rural Vacant Land Aggregation (34.5 or more acres) Aggregation       | 97.0       | 94.5         | 95.2            | .                      | .                     | .                            | 18              | 18                     |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 95.4       | 93.3         | 92.3            | .                      | .                     | .                            | 27              | 27                     |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 95.1       | 93.3         | 91.7            | 17.6                   | 21.9                  | 1.04                         | 40              | 40                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **181**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Koochiching CO=36 PT=01 Property=Residential (less than 4 units)

| City-Twp Name       | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Unorg. #0096        | 0096          | 92.9       | 86.9         | 85.1            | .                      | .                     | .                            | 21              | 0                      |
| International Falls | 1100          | 101.6      | 87.8         | 88.0            | 29.0                   | 25.2                  | 1.07                         | 75              | 0                      |
| Littlefork          | 1300          | 95.4       | 92.4         | 87.2            | .                      | .                     | .                            | 10              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 182

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Koochiching CO=36 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name       | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Unorg. #0096        | 0096          | 96.2       | 94.3         | 87.8            | .                      | .                     | .                            | 26              | 0                      |
| International Falls | 1100          | 101.6      | 87.8         | 88.0            | 29.0                   | 25.2                  | 1.07                         | 75              | 0                      |
| Littlefork          | 1300          | 95.4       | 92.4         | 87.2            | .                      | .                     | .                            | 10              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **183**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Koochiching CO=36 PT=94 Property=Commercial/Industrial Aggregation

| City-Twp Name       | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| International Falls | 1100          | 108.9      | 100.0        | 66.7            | .                      | .                     | .                            | 7               | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **184**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Koochiching CO=36 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Unorg. #0098  | 0098          | 120.0      | 100.4        | 90.4            | .                      | .                     | .                            | 13              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 185

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=36 County\_Name=Koochiching

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 99.3       | 88.9         | 87.7            | 25.6                   | 25.2                  | 1.08                         | 117             | 0                      |
| 03 | Non-Commercial Seasonal Recreational Residential (with buildings)    | 94.8       | 91.3         | 94.0            | .                      | .                     | .                            | 12              | 0                      |
| 90 | Agricultural Bare Land (less than 34.5 acres) Aggregation            | 78.9       | 75.7         | 79.7            | .                      | .                     | .                            | 9               | 0                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 98.9       | 89.3         | 88.3            | 24.8                   | 24.8                  | 1.07                         | 129             | 0                      |
| 92 | Rural Vacant Land Aggregation (34.5 or more acres) Aggregation       | 147.3      | 117.5        | 115.1           | .                      | .                     | .                            | 9               | 0                      |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 140.4      | 98.8         | 105.3           | .                      | .                     | .                            | 10              | 0                      |
| 94 | Commercial/Industrial Aggregation                                    | 106.9      | 96.6         | 67.1            | .                      | .                     | .                            | 8               | 0                      |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 118.1      | 100.5        | 96.3            | .                      | .                     | .                            | 22              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **186**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Lac Qui Parle CO=37 PT=01 Property=Residential (less than 4 units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Dawson        | 0300          | 101.8      | 96.3         | 95.6            | .                      | .                     | .                            | 18              | 0                      |
| Madison       | 0500          | 103.1      | 102.9        | 99.2            | .                      | .                     | .                            | 19              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **187**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Lac Qui Parle CO=37 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Dawson        | 0300          | 101.8      | 96.3         | 95.6            | .                      | .                     | .                            | 18              | 0                      |
| Madison       | 0500          | 103.1      | 102.9        | 99.2            | .                      | .                     | .                            | 19              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **188**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Lac Qui Parle CO=37 PT=93 Property=Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Riverside     | 0019          | 104.9      | 103.1        | 101.1           | .                      | .                     | .                            | 8               | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **189**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Lac Qui Parle CO=37 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Riverside     | 0019          | 104.9      | 103.1        | 101.1           | .                      | .                     | .                            | 8               | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **190**

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=37 County\_Name=Lac Qui Parle

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 99.7       | 97.4         | 93.6            | 12.6                   | 16.6                  | 1.07                         | 57              | 0                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 99.7       | 97.4         | 93.6            | 12.6                   | 16.6                  | 1.07                         | 57              | 0                      |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 103.5      | 99.5         | 99.9            | 14.6                   | 17.5                  | 1.04                         | 41              | 0                      |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 103.7      | 102.7        | 100.2           | 13.9                   | 17.1                  | 1.04                         | 43              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 191

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Lake CO=38 PT=01 Property=Residential (less than 4 units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Silver Creek  | 0004          | 90.4       | 91.4         | 86.7            | .                      | .                     | .                            | 9               | 0                      |
| Unorg. #2     | 0098          | 96.7       | 99.8         | 99.5            | .                      | .                     | .                            | 22              | 0                      |
| Two Harbors   | 0900          | 94.1       | 92.7         | 90.8            | 14.8                   | 19.7                  | 1.04                         | 49              | 0                      |
| Silver Bay    | 1000          | 105.9      | 101.1        | 100.3           | .                      | .                     | .                            | 28              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 192

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Lake CO=38 PT=03 Property=Non-Commercial Seasonal Recreational Residential (with buildings)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Fall Lake     | 0003          | 93.1       | 98.1         | 106.1           | .                      | .                     | .                            | 7               | 0                      |
| Silver Creek  | 0004          | 96.0       | 89.0         | 100.4           | .                      | .                     | .                            | 11              | 0                      |
| Unorg. #2     | 0098          | 104.8      | 93.9         | 99.3            | .                      | .                     | .                            | 13              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 193

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Lake CO=38 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name  | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Beaver Bay TWP | 0001          | 104.8      | 102.1        | 108.6           | .                      | .                     | .                            | 7               | 0                      |
| Fall Lake      | 0003          | 90.6       | 95.5         | 94.8            | .                      | .                     | .                            | 12              | 0                      |
| Silver Creek   | 0004          | 93.5       | 90.2         | 94.7            | .                      | .                     | .                            | 20              | 0                      |
| Unorg. #2      | 0098          | 99.7       | 98.8         | 99.5            | 13.9                   | 21.4                  | 1.00                         | 35              | 0                      |
| Two Harbors    | 0900          | 94.1       | 92.7         | 90.8            | 14.8                   | 19.7                  | 1.04                         | 49              | 0                      |
| Silver Bay     | 1000          | 105.6      | 100.2        | 100.2           | .                      | .                     | .                            | 29              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 194

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=38 County\_Name=Lake

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 98.1       | 97.2         | 94.8            | 15.7                   | 20.9                  | 1.04                         | 125             | 0                      |
| 03 | Non-Commercial Seasonal Recreational Residential (with buildings)    | 100.1      | 97.0         | 102.3           | 25.2                   | 28.9                  | 0.99                         | 36              | 0                      |
| 90 | Agricultural Bare Land (less than 34.5 acres) Aggregation            | 111.6      | 92.2         | 95.4            | .                      | .                     | .                            | 12              | 0                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 98.5       | 97.1         | 96.8            | 17.9                   | 23.1                  | 1.02                         | 161             | 0                      |
| 92 | Rural Vacant Land Aggregation (34.5 or more acres) Aggregation       | 116.3      | 103.2        | 128.5           | .                      | .                     | .                            | 10              | 0                      |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 116.3      | 103.2        | 128.5           | .                      | .                     | .                            | 10              | 0                      |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 116.3      | 103.2        | 128.5           | .                      | .                     | .                            | 10              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Lake of the Woods CO=39 PT=01 Property=Residential (less than 4 units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Baudette      | 0100          | 94.5       | 91.2         | 92.2            | .                      | .                     | .                            | 11              | 0                      |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 196

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Lake of the Woods CO=39 PT=03 Property=Non-Commercial Seasonal Recreational Residential (with buildings)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Angle         | 0001          | 108.7      | 100.4        | 103.0           | .                      | .                     | .                            | 6               | 0                      |
| Wheeler       | 0020          | 98.6       | 108.7        | 86.1            | .                      | .                     | .                            | 7               | 0                      |
| Zippel        | 0021          | 97.1       | 93.9         | 96.7            | .                      | .                     | .                            | 6               | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 197

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Lake of the Woods CO=39 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Angle         | 0001          | 109.8      | 108.4        | 105.8           | .                      | .                     | .                            | 7               | 0                      |
| Prosper       | 0012          | 93.0       | 95.4         | 94.6            | .                      | .                     | .                            | 7               | 0                      |
| Wheeler       | 0020          | 95.9       | 104.7        | 90.5            | .                      | .                     | .                            | 11              | 0                      |
| Zippel        | 0021          | 97.1       | 93.9         | 96.7            | .                      | .                     | .                            | 6               | 0                      |
| Baudette      | 0100          | 94.5       | 91.2         | 92.2            | .                      | .                     | .                            | 11              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**

10:00 Thursday, June 5, 2014 198

**Countywide Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

CO=39 County\_Name=Lake of the Woods

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 97.7       | 94.0         | 94.9            | 19.2                   | 27.0                  | 1.03                         | 38              | 0                      |
| 03 | Non-Commercial Seasonal Recreational Residential (with buildings)    | 94.9       | 92.3         | 83.5            | 20.0                   | 24.7                  | 1.14                         | 34              | 0                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 96.4       | 92.7         | 88.9            | 19.7                   | 25.8                  | 1.08                         | 72              | 0                      |
| 92 | Rural Vacant Land Aggregation (34.5 or more acres) Aggregation       | 93.0       | 93.8         | 91.2            | .                      | .                     | .                            | 18              | 0                      |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 92.6       | 93.8         | 91.0            | .                      | .                     | .                            | 22              | 0                      |
| 94 | Commercial/Industrial Aggregation                                    | 98.7       | 90.9         | 89.3            | .                      | .                     | .                            | 7               | 0                      |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 94.4       | 95.0         | 65.5            | .                      | .                     | .                            | 26              | 0                      |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 199

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Le Sueur CO=40 PT=01 Property=Residential (less than 4 units)

| City-Twp Name  | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Elysian TWP    | 0004          | 96.7       | 100.1        | 96.7            | .                      | .                     | .                            | 6               | 1                      |
| Kasota TWP     | 0005          | 92.0       | 91.3         | 90.7            | .                      | .                     | .                            | 11              | 10                     |
| Lanesburgh     | 0007          | 91.5       | 88.8         | 90.0            | .                      | .                     | .                            | 16              | 16                     |
| Washington     | 0013          | 101.9      | 93.8         | 98.4            | .                      | .                     | .                            | 6               | 1                      |
| Waterville TWP | 0014          | 100.0      | 100.1        | 101.1           | .                      | .                     | .                            | 6               | 2                      |
| Cleveland      | 0100          | 97.7       | 95.0         | 95.9            | .                      | .                     | .                            | 7               | 7                      |
| Le Center      | 0600          | 95.9       | 94.3         | 94.5            | .                      | .                     | .                            | 16              | 16                     |
| Le Sueur       | 0700          | 97.3       | 95.1         | 94.9            | 9.9                    | 18.8                  | 1.03                         | 35              | 35                     |
| Montgomery     | 0800          | 94.5       | 90.2         | 92.6            | 11.4                   | 14.1                  | 1.02                         | 31              | 31                     |
| Waterville     | 1100          | 98.1       | 96.6         | 95.4            | .                      | .                     | .                            | 18              | 12                     |
| New Prague     | 8000          | 96.4       | 95.6         | 95.0            | 8.5                    | 10.5                  | 1.02                         | 51              | 51                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 200

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Le Sueur CO=40 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name  | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Cleveland TWP  | 0001          | 102.1      | 99.4         | 101.7           | .                      | .                     | .                            | 6               | 1                      |
| Elysian TWP    | 0004          | 97.6       | 101.3        | 97.5            | .                      | .                     | .                            | 9               | 1                      |
| Kasota TWP     | 0005          | 91.8       | 90.8         | 90.6            | .                      | .                     | .                            | 12              | 10                     |
| Lanesburgh     | 0007          | 91.5       | 88.8         | 90.0            | .                      | .                     | .                            | 16              | 16                     |
| Washington     | 0013          | 100.9      | 94.5         | 98.2            | .                      | .                     | .                            | 9               | 1                      |
| Waterville TWP | 0014          | 99.4       | 99.8         | 100.4           | .                      | .                     | .                            | 7               | 2                      |
| Cleveland      | 0100          | 97.7       | 95.0         | 95.9            | .                      | .                     | .                            | 7               | 7                      |
| Le Center      | 0600          | 95.9       | 94.3         | 94.5            | .                      | .                     | .                            | 16              | 16                     |
| Le Sueur       | 0700          | 97.3       | 95.1         | 94.9            | 9.9                    | 18.8                  | 1.03                         | 35              | 35                     |
| Montgomery     | 0800          | 94.5       | 90.2         | 92.6            | 11.4                   | 14.1                  | 1.02                         | 31              | 31                     |
| Waterville     | 1100          | 98.9       | 96.7         | 96.1            | .                      | .                     | .                            | 19              | 12                     |
| Elysian        | 6800          | 93.5       | 96.0         | 92.2            | .                      | .                     | .                            | 9               | 6                      |
| New Prague     | 8000          | 96.4       | 95.6         | 95.0            | 8.5                    | 10.5                  | 1.02                         | 51              | 51                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 201

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=40 County\_Name=Le Sueur

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 96.4       | 95.1         | 94.5            | 10.2                   | 13.3                  | 1.02                         | 239             | 209                    |
| 03 | Non-Commercial Seasonal Recreational Residential (with buildings)    | 98.7       | 96.8         | 96.6            | .                      | .                     | .                            | 14              | 2                      |
| 90 | Agricultural Bare Land (less than 34.5 acres) Aggregation            | 353.2      | 102.5        | 89.9            | .                      | .                     | .                            | 14              | 0                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 96.5       | 95.1         | 94.6            | 10.0                   | 13.1                  | 1.02                         | 253             | 211                    |
| 92 | Rural Vacant Land Aggregation (34.5 or more acres) Aggregation       | 103.9      | 105.1        | 105.5           | .                      | .                     | .                            | 7               | 7                      |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 94.7       | 87.8         | 95.0            | .                      | .                     | .                            | 19              | 19                     |
| 94 | Commercial/Industrial Aggregation                                    | 93.1       | 92.3         | 57.9            | .                      | .                     | .                            | 10              | 0                      |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 98.6       | 92.5         | 97.7            | .                      | .                     | .                            | 24              | 24                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 202

**Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=40 County\_Name=Le Sueur/Scott Joint\_City=New Prague

| Joint_City | City-Twp Code | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | County_Name    |
|------------|---------------|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|----------------|
| New Prague | 8000          | Residential (less than 4 units)                           | 95.6       | 95.4         | 94.7            | 7.8                    | 10.0                  | 1.01                         | 109             | Le Sueur/Scott |
| New Prague | 8000          | Seasonal Recreational Residential/Residential Aggregation | 95.6       | 95.4         | 94.7            | 7.8                    | 10.0                  | 1.01                         | 109             | Le Sueur/Scott |

CO=40 County\_Name=Le Sueur/Waseca Joint\_City=Elysian

| Joint_City | City-Twp Code | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | County_Name     |
|------------|---------------|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|-----------------|
| Elysian    | 6800          | Seasonal Recreational Residential/Residential Aggregation | 93.5       | 96.0         | 92.2            | .                      | .                     | .                            | 9               | Le Sueur/Waseca |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 203

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Lincoln CO=41 PT=01 Property=Residential (less than 4 units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Hendricks     | 0200          | 99.7       | 100.2        | 100.4           | .                      | .                     | .                            | 6               | 0                      |
| Ivanhoe       | 0300          | 97.5       | 92.7         | 97.7            | .                      | .                     | .                            | 6               | 0                      |
| Lake Benton   | 0400          | 109.4      | 103.4        | 99.3            | .                      | .                     | .                            | 12              | 0                      |
| Tyler         | 0500          | 95.8       | 91.2         | 92.9            | .                      | .                     | .                            | 16              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 204

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Lincoln CO=41 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Hendricks     | 0200          | 99.7       | 100.2        | 100.4           | .                      | .                     | .                            | 6               | 0                      |
| Ivanhoe       | 0300          | 97.5       | 92.7         | 97.7            | .                      | .                     | .                            | 6               | 0                      |
| Lake Benton   | 0400          | 109.4      | 103.4        | 99.3            | .                      | .                     | .                            | 12              | 0                      |
| Tyler         | 0500          | 95.8       | 91.2         | 92.9            | .                      | .                     | .                            | 16              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 205

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=41 County\_Name=Lincoln

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 99.6       | 95.8         | 93.7            | 14.9                   | 18.9                  | 1.06                         | 47              | 0                      |
| 03 | Non-Commercial Seasonal Recreational Residential (with buildings)    | 88.0       | 82.9         | 87.8            | .                      | .                     | .                            | 7               | 0                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 98.1       | 94.5         | 92.3            | 14.6                   | 18.7                  | 1.06                         | 54              | 0                      |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 98.3       | 86.7         | 89.9            | .                      | .                     | .                            | 9               | 9                      |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 97.5       | 86.7         | 82.1            | .                      | .                     | .                            | 11              | 11                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 206

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Lyon CO=42 PT=01 Property=Residential (less than 4 units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Lake Marshall | 0009          | 92.8       | 93.2         | 90.2            | .                      | .                     | .                            | 6               | 5                      |
| Cottonwood    | 0400          | 100.1      | 100.4        | 99.3            | .                      | .                     | .                            | 12              | 10                     |
| Marshall      | 1000          | 94.8       | 94.5         | 93.3            | 7.9                    | 10.4                  | 1.02                         | 136             | 136                    |
| Minneota      | 1100          | 96.9       | 92.0         | 94.4            | .                      | .                     | .                            | 9               | 9                      |
| Tracy         | 1400          | 102.7      | 96.3         | 94.1            | .                      | .                     | .                            | 27              | 27                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 207

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Lyon CO=42 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Lake Marshall | 0009          | 92.8       | 93.2         | 90.2            | .                      | .                     | .                            | 6               | 5                      |
| Cottonwood    | 0400          | 100.1      | 100.4        | 99.3            | .                      | .                     | .                            | 12              | 10                     |
| Marshall      | 1000          | 94.8       | 94.5         | 93.3            | 7.9                    | 10.4                  | 1.02                         | 136             | 136                    |
| Minneota      | 1100          | 96.9       | 92.0         | 94.4            | .                      | .                     | .                            | 9               | 9                      |
| Tracy         | 1400          | 102.7      | 96.3         | 94.1            | .                      | .                     | .                            | 27              | 27                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **208**

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=42 County\_Name=Lyon

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 96.0       | 95.3         | 92.9            | 9.4                    | 13.1                  | 1.03                         | 220             | 217                    |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 96.0       | 95.3         | 92.9            | 9.4                    | 13.1                  | 1.03                         | 220             | 217                    |
| 92 | Rural Vacant Land Aggregation (34.5 or more acres) Aggregation       | 115.6      | 124.5        | 100.3           | .                      | .                     | .                            | 6               | 0                      |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 102.7      | 100.6        | 99.7            | .                      | .                     | .                            | 29              | 0                      |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 103.6      | 101.4        | 100.1           | 15.4                   | 19.2                  | 1.04                         | 30              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 209

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=McLeod CO=43 PT=01 Property=Residential (less than 4 units)

| City-Twp Name  | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Acoma          | 0001          | 92.0       | 88.6         | 90.3            | .                      | .                     | .                            | 9               | 0                      |
| Hale           | 0005          | 96.8       | 91.1         | 94.9            | .                      | .                     | .                            | 8               | 0                      |
| Hutchinson TWP | 0008          | 90.9       | 85.8         | 88.3            | .                      | .                     | .                            | 13              | 0                      |
| Brownnton      | 0200          | 97.9       | 94.0         | 86.7            | .                      | .                     | .                            | 10              | 10                     |
| Glencoe        | 0300          | 94.8       | 91.7         | 89.2            | 17.2                   | 21.8                  | 1.06                         | 46              | 46                     |
| Hutchinson     | 0400          | 95.6       | 92.8         | 93.2            | 11.6                   | 17.2                  | 1.03                         | 153             | 153                    |
| Lester Prairie | 0500          | 90.4       | 91.4         | 88.6            | .                      | .                     | .                            | 22              | 0                      |
| Silver Lake    | 0800          | 93.9       | 95.6         | 90.8            | .                      | .                     | .                            | 9               | 9                      |
| Winsted        | 1000          | 97.3       | 90.9         | 93.4            | .                      | .                     | .                            | 21              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**

10:00 Thursday, June 5, 2014 210

**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=McLeod CO=43 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name  | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Acoma          | 0001          | 92.0       | 88.6         | 90.3            | .                      | .                     | .                            | 9               | 0                      |
| Hale           | 0005          | 96.8       | 91.1         | 94.9            | .                      | .                     | .                            | 8               | 0                      |
| Hutchinson TWP | 0008          | 90.9       | 85.8         | 88.3            | .                      | .                     | .                            | 13              | 0                      |
| Brownnton      | 0200          | 97.9       | 94.0         | 86.7            | .                      | .                     | .                            | 10              | 10                     |
| Glencoe        | 0300          | 94.8       | 91.7         | 89.2            | 17.2                   | 21.8                  | 1.06                         | 46              | 46                     |
| Hutchinson     | 0400          | 95.6       | 92.8         | 93.2            | 11.6                   | 17.2                  | 1.03                         | 153             | 153                    |
| Lester Prairie | 0500          | 90.4       | 91.4         | 88.6            | .                      | .                     | .                            | 22              | 0                      |
| Silver Lake    | 0800          | 93.9       | 95.6         | 90.8            | .                      | .                     | .                            | 9               | 9                      |
| Winsted        | 1000          | 97.3       | 90.9         | 93.4            | .                      | .                     | .                            | 21              | 0                      |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 211

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=43 County\_Name=McLeod

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 95.7       | 92.8         | 92.9            | 14.6                   | 19.4                  | 1.03                         | 328             | 224                    |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 95.7       | 92.8         | 92.9            | 14.6                   | 19.4                  | 1.03                         | 328             | 224                    |
| 92 | Rural Vacant Land Aggregation (34.5 or more acres) Aggregation       | 92.7       | 88.5         | 82.8            | 20.0                   | 26.8                  | 1.12                         | 33              | 33                     |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 92.7       | 88.5         | 82.8            | 20.0                   | 26.8                  | 1.12                         | 33              | 33                     |
| 94 | Commercial/Industrial Aggregation                                    | 100.1      | 94.1         | 107.7           | .                      | .                     | .                            | 7               | 0                      |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 93.6       | 89.1         | 85.0            | 19.9                   | 26.1                  | 1.10                         | 36              | 36                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Mahnomen CO=44 PT=01 Property=Residential (less than 4 units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Mahnomen      | 0300          | 101.1      | 90.9         | 91.7            | .                      | .                     | .                            | 7               | 0                      |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 213

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Mahnomen CO=44 PT=03 Property=Non-Commercial Seasonal Recreational Residential (with buildings)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Island Lake   | 0007          | 108.3      | 93.2         | 95.3            | .                      | .                     | .                            | 13              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 214

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Mahnomen CO=44 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Island Lake   | 0007          | 108.1      | 97.4         | 97.3            | .                      | .                     | .                            | 15              | 0                      |
| Mahnomen      | 0300          | 101.1      | 90.9         | 91.7            | .                      | .                     | .                            | 7               | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 215

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=44 County\_Name=Mahnomen

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 105.5      | 101.9        | 103.4           | .                      | .                     | .                            | 17              | 0                      |
| 03 | Non-Commercial Seasonal Recreational Residential (with buildings)    | 104.0      | 91.1         | 92.5            | .                      | .                     | .                            | 19              | 0                      |
| 90 | Agricultural Bare Land (less than 34.5 acres) Aggregation            | 80.9       | 80.3         | 79.2            | .                      | .                     | .                            | 6               | 6                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 104.7      | 95.3         | 96.5            | 26.0                   | 26.0                  | 1.09                         | 36              | 0                      |
| 92 | Rural Vacant Land Aggregation (34.5 or more acres) Aggregation       | 81.9       | 77.4         | 73.0            | .                      | .                     | .                            | 16              | 16                     |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 85.4       | 82.5         | 73.7            | .                      | .                     | .                            | 23              | 23                     |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 84.4       | 80.4         | 73.5            | .                      | .                     | .                            | 26              | 26                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 216

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Marshall CO=45 PT=01 Property=Residential (less than 4 units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Grygla        | 0500          | 96.7       | 97.9         | 89.4            | .                      | .                     | .                            | 7               | 0                      |
| Newfolden     | 0800          | 102.5      | 98.1         | 93.1            | .                      | .                     | .                            | 9               | 0                      |
| Stephen       | 1200          | 95.0       | 94.7         | 90.9            | .                      | .                     | .                            | 14              | 0                      |
| Warren        | 1500          | 103.6      | 99.0         | 97.5            | .                      | .                     | .                            | 15              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**

10:00 Thursday, June 5, 2014 217

**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Marshall CO=45 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Grygla        | 0500          | 96.7       | 97.9         | 89.4            | .                      | .                     | .                            | 7               | 0                      |
| Newfolden     | 0800          | 102.5      | 98.1         | 93.1            | .                      | .                     | .                            | 9               | 0                      |
| Stephen       | 1200          | 95.0       | 94.7         | 90.9            | .                      | .                     | .                            | 14              | 0                      |
| Warren        | 1500          | 103.6      | 99.0         | 97.5            | .                      | .                     | .                            | 15              | 0                      |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 218

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Marshall CO=45 PT=93 Property=Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Espelie       | 0015          | 103.1      | 90.2         | 90.1            | .                      | .                     | .                            | 7               | 7                      |
| New Solum     | 0032          | 87.6       | 101.8        | 64.1            | .                      | .                     | .                            | 6               | 6                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 219

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Marshall CO=45 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Espelie       | 0015          | 100.2      | 85.1         | 87.5            | .                      | .                     | .                            | 8               | 8                      |
| Grand Plain   | 0019          | 91.9       | 90.3         | 81.8            | .                      | .                     | .                            | 6               | 6                      |
| New Solum     | 0032          | 87.6       | 101.8        | 64.1            | .                      | .                     | .                            | 6               | 6                      |
| West Valley   | 0046          | 90.3       | 91.8         | 85.3            | .                      | .                     | .                            | 6               | 6                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 220

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=45 County\_Name=Marshall

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 97.6       | 95.5         | 91.8            | 19.5                   | 25.7                  | 1.07                         | 68              | 0                      |
| 90 | Agricultural Bare Land (less than 34.5 acres) Aggregation            | 79.0       | 77.0         | 83.9            | .                      | .                     | .                            | 8               | 8                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 96.9       | 95.2         | 91.7            | 19.9                   | 25.7                  | 1.07                         | 69              | 0                      |
| 92 | Rural Vacant Land Aggregation (34.5 or more acres) Aggregation       | 102.5      | 105.5        | 75.3            | .                      | .                     | .                            | 24              | 24                     |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 97.8       | 96.1         | 87.0            | 19.4                   | 22.7                  | 1.08                         | 92              | 92                     |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 98.3       | 96.2         | 88.0            | 19.4                   | 24.0                  | 1.09                         | 111             | 111                    |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 221

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Martin CO=46 PT=01 Property=Residential (less than 4 units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Fairmont      | 0300          | 94.8       | 94.4         | 94.1            | 9.6                    | 12.5                  | 1.01                         | 125             | 108                    |
| Granada       | 0500          | 94.2       | 94.3         | 90.3            | .                      | .                     | .                            | 7               | 7                      |
| Sherburn      | 0900          | 95.2       | 92.0         | 94.1            | .                      | .                     | .                            | 10              | 10                     |
| Truman        | 1200          | 95.1       | 89.0         | 94.4            | .                      | .                     | .                            | 7               | 7                      |
| Welcome       | 1300          | 94.9       | 93.4         | 91.3            | .                      | .                     | .                            | 6               | 6                      |
| Trimont       | 1400          | 97.5       | 93.3         | 92.0            | .                      | .                     | .                            | 9               | 9                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 222

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Martin CO=46 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Fairmont      | 0300          | 94.8       | 94.4         | 94.1            | 9.6                    | 12.5                  | 1.01                         | 125             | 108                    |
| Granada       | 0500          | 94.2       | 94.3         | 90.3            | .                      | .                     | .                            | 7               | 7                      |
| Sherburn      | 0900          | 95.2       | 92.0         | 94.1            | .                      | .                     | .                            | 10              | 10                     |
| Truman        | 1200          | 95.1       | 89.0         | 94.4            | .                      | .                     | .                            | 7               | 7                      |
| Welcome       | 1300          | 94.9       | 93.4         | 91.3            | .                      | .                     | .                            | 6               | 6                      |
| Trimont       | 1400          | 97.5       | 93.3         | 92.0            | .                      | .                     | .                            | 9               | 9                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 223

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Martin CO=46 PT=93 Property=Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Lake Fremont  | 0011          | 86.0       | 84.3         | 85.7            | .                      | .                     | .                            | 8               | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 224

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Martin CO=46 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Lake Fremont  | 0011          | 86.0       | 84.3         | 85.7            | .                      | .                     | .                            | 8               | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 225

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=46 County\_Name=Martin

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 94.1       | 93.8         | 92.3            | 11.9                   | 15.9                  | 1.02                         | 188             | 164                    |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 94.1       | 93.7         | 92.3            | 11.8                   | 15.8                  | 1.02                         | 190             | 164                    |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 93.7       | 90.5         | 90.3            | 12.4                   | 17.4                  | 1.04                         | 42              | 0                      |
| 94 | Commercial/Industrial Aggregation                                    | 93.7       | 96.4         | 89.9            | .                      | .                     | .                            | 8               | 0                      |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 93.8       | 91.0         | 90.5            | 12.0                   | 17.0                  | 1.04                         | 44              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 226

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Meeker CO=47 PT=01 Property=Residential (less than 4 units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Collinwood    | 0003          | 99.0       | 102.0        | 97.6            | .                      | .                     | .                            | 10              | 0                      |
| Dassel TWP    | 0007          | 96.1       | 96.6         | 95.4            | .                      | .                     | .                            | 6               | 0                      |
| Greenleaf     | 0011          | 107.1      | 99.9         | 103.8           | .                      | .                     | .                            | 8               | 0                      |
| Dassel        | 0500          | 104.3      | 96.7         | 98.0            | .                      | .                     | .                            | 16              | 0                      |
| Litchfield    | 0800          | 101.5      | 97.8         | 98.5            | 12.6                   | 18.8                  | 1.03                         | 59              | 0                      |
| Watkins       | 0900          | 106.0      | 101.2        | 102.7           | .                      | .                     | .                            | 10              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 227

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Meeker CO=47 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Collinwood    | 0003          | 97.8       | 99.3         | 97.0            | .                      | .                     | .                            | 12              | 0                      |
| Dassel TWP    | 0007          | 94.1       | 99.3         | 94.3            | .                      | .                     | .                            | 11              | 0                      |
| Ellsworth     | 0008          | 93.0       | 91.1         | 96.3            | .                      | .                     | .                            | 10              | 0                      |
| Greenleaf     | 0011          | 99.4       | 99.4         | 97.3            | .                      | .                     | .                            | 12              | 0                      |
| Dassel        | 0500          | 104.3      | 96.7         | 98.0            | .                      | .                     | .                            | 16              | 0                      |
| Litchfield    | 0800          | 101.5      | 97.8         | 98.5            | 12.6                   | 18.8                  | 1.03                         | 59              | 0                      |
| Watkins       | 0900          | 106.0      | 101.2        | 102.7           | .                      | .                     | .                            | 10              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 228

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Meeker CO=47 PT=93 Property=Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Union Grove   | 0017          | 114.3      | 103.7        | 91.0            | .                      | .                     | .                            | 7               | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 229

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Meeker CO=47 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Manannah      | 0015          | 104.2      | 97.3         | 96.1            | .                      | .                     | .                            | 6               | 0                      |
| Union Grove   | 0017          | 114.3      | 103.7        | 91.0            | .                      | .                     | .                            | 7               | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **230**

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=47 County\_Name=Meeker

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 101.8      | 98.0         | 98.7            | 12.7                   | 16.9                  | 1.03                         | 155             | 0                      |
| 03 | Non-Commercial Seasonal Recreational Residential (with buildings)    | 95.6       | 94.3         | 92.5            | .                      | .                     | .                            | 24              | 0                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 101.0      | 97.9         | 97.7            | 13.1                   | 17.9                  | 1.03                         | 179             | 0                      |
| 92 | Rural Vacant Land Aggregation (34.5 or more acres) Aggregation       | 116.6      | 99.4         | 101.1           | .                      | .                     | .                            | 10              | 0                      |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 107.4      | 97.5         | 98.2            | 22.2                   | 27.9                  | 1.09                         | 32              | 0                      |
| 94 | Commercial/Industrial Aggregation                                    | 102.3      | 93.6         | 98.7            | .                      | .                     | .                            | 9               | 0                      |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 107.2      | 99.0         | 99.3            | 19.9                   | 25.8                  | 1.08                         | 40              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**

10:00 Thursday, June 5, 2014 231

**Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

CO=47 County\_Name=Meeker/Stearns Joint\_City=Eden Valley

| Joint_City  | City-Twp Code | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | County_Name    |
|-------------|---------------|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|----------------|
| Eden Valley | 6700          | Residential (less than 4 units)                           | 102.3      | 100.9        | 102.6           | .                      | .                     | .                            | 10              | Meeker/Stearns |
| Eden Valley | 6700          | Seasonal Recreational Residential/Residential Aggregation | 102.3      | 100.9        | 102.6           | .                      | .                     | .                            | 10              | Meeker/Stearns |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 232

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Mille Lacs CO=48 PT=01 Property=Residential (less than 4 units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Borgholm      | 0002          | 112.3      | 96.3         | 99.9            | .                      | .                     | .                            | 11              | 9                      |
| Hayland       | 0007          | 95.4       | 92.2         | 90.0            | .                      | .                     | .                            | 8               | 8                      |
| Milo          | 0012          | 93.8       | 95.7         | 93.8            | .                      | .                     | .                            | 9               | 8                      |
| Page          | 0015          | 90.7       | 93.4         | 89.5            | .                      | .                     | .                            | 6               | 3                      |
| Princeton TWP | 0016          | 89.8       | 92.7         | 88.1            | .                      | .                     | .                            | 23              | 23                     |
| Milaca        | 0500          | 95.1       | 92.2         | 93.0            | .                      | .                     | .                            | 26              | 21                     |
| Onamia        | 0600          | 94.2       | 94.8         | 92.5            | .                      | .                     | .                            | 6               | 6                      |
| Princeton     | 9600          | 92.8       | 90.3         | 91.7            | 9.8                    | 15.9                  | 1.01                         | 39              | 39                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 233

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Mille Lacs CO=48 PT=03 Property=Non-Commercial Seasonal Recreational Residential (with buildings)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| East Side     | 0005          | 106.6      | 98.0         | 106.8           | .                      | .                     | .                            | 9               | 2                      |
| Kathio        | 0009          | 100.8      | 93.8         | 95.2            | .                      | .                     | .                            | 7               | 4                      |
| South Harbor  | 0017          | 99.5       | 99.6         | 98.8            | .                      | .                     | .                            | 12              | 3                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 234

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Mille Lacs CO=48 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Borgholm      | 0002          | 112.3      | 96.3         | 99.9            | .                      | .                     | .                            | 11              | 9                      |
| East Side     | 0005          | 106.5      | 99.6         | 106.6           | .                      | .                     | .                            | 10              | 2                      |
| Hayland       | 0007          | 95.4       | 92.2         | 90.0            | .                      | .                     | .                            | 8               | 8                      |
| Kathio        | 0009          | 102.8      | 93.7         | 95.4            | .                      | .                     | .                            | 10              | 6                      |
| Milaca TWP    | 0011          | 91.4       | 93.9         | 93.4            | .                      | .                     | .                            | 6               | 4                      |
| Milo          | 0012          | 93.8       | 95.7         | 93.8            | .                      | .                     | .                            | 9               | 8                      |
| Page          | 0015          | 90.7       | 93.4         | 89.5            | .                      | .                     | .                            | 6               | 3                      |
| Princeton TWP | 0016          | 89.8       | 92.7         | 88.1            | .                      | .                     | .                            | 23              | 23                     |
| South Harbor  | 0017          | 97.6       | 97.4         | 96.4            | .                      | .                     | .                            | 16              | 5                      |
| Isle          | 0300          | 94.9       | 92.0         | 91.5            | .                      | .                     | .                            | 8               | 4                      |
| Milaca        | 0500          | 95.1       | 92.2         | 93.0            | .                      | .                     | .                            | 26              | 21                     |
| Onamia        | 0600          | 94.2       | 94.8         | 92.5            | .                      | .                     | .                            | 6               | 6                      |
| Princeton     | 9600          | 92.8       | 90.3         | 91.7            | 9.8                    | 15.9                  | 1.01                         | 39              | 39                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 235

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Mille Lacs CO=48 PT=93 Property=Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Bogus Brook   | 0001          | 99.0       | 111.9        | 87.3            | .                      | .                     | .                            | 6               | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**

10:00 Thursday, June 5, 2014 236

**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Mille Lacs CO=48 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Bogus Brook   | 0001          | 104.5      | 112.8        | 101.0           | .                      | .                     | .                            | 7               | 0                      |
| Page          | 0015          | 100.1      | 99.1         | 100.1           | .                      | .                     | .                            | 8               | 0                      |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 237

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=48 County\_Name=Mille Lacs

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 95.3       | 92.5         | 92.2            | 13.5                   | 17.9                  | 1.03                         | 169             | 150                    |
| 03 | Non-Commercial Seasonal Recreational Residential (with buildings)    | 100.4      | 97.8         | 98.8            | 13.3                   | 17.9                  | 1.02                         | 38              | 13                     |
| 90 | Agricultural Bare Land (less than 34.5 acres) Aggregation            | 93.0       | 89.3         | 95.5            | .                      | .                     | .                            | 15              | 15                     |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 96.3       | 93.4         | 93.8            | 13.6                   | 18.0                  | 1.02                         | 207             | 163                    |
| 92 | Rural Vacant Land Aggregation (34.5 or more acres) Aggregation       | 106.7      | 102.4        | 96.9            | .                      | .                     | .                            | 21              | 0                      |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 106.8      | 102.4        | 100.0           | .                      | .                     | .                            | 27              | 0                      |
| 94 | Commercial/Industrial Aggregation                                    | 104.3      | 97.0         | 106.6           | .                      | .                     | .                            | 8               | 0                      |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 106.5      | 102.1        | 101.7           | 21.0                   | 21.6                  | 1.03                         | 36              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **238**

**Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=48 County\_Name=Mille Lacs/Sherburne Joint\_City=Princeton

| Joint_City | City-Twp Code | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | County_Name          |
|------------|---------------|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|----------------------|
| Princeton  | 9600          | Residential (less than 4 units)                           | 92.8       | 90.3         | 91.7            | 9.8                    | 15.9                  | 1.01                         | 39              | Mille Lacs/Sherburne |
| Princeton  | 9600          | Seasonal Recreational Residential/Residential Aggregation | 92.8       | 90.3         | 91.7            | 9.8                    | 15.9                  | 1.01                         | 39              | Mille Lacs/Sherburne |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 239

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Morrison CO=49 PT=01 Property=Residential (less than 4 units)

| City-Twp Name    | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|------------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Belle Prairie    | 0002          | 145.2      | 92.3         | 55.0            | .                      | .                     | .                            | 9               | 0                      |
| Bellevue         | 0003          | 116.5      | 98.1         | 106.4           | .                      | .                     | .                            | 6               | 0                      |
| Little Falls TWP | 0016          | 97.4       | 97.4         | 96.6            | .                      | .                     | .                            | 19              | 0                      |
| Pike Creek       | 0022          | 94.0       | 95.8         | 92.9            | .                      | .                     | .                            | 6               | 0                      |
| Scandia Valley   | 0029          | 100.5      | 101.8        | 97.6            | .                      | .                     | .                            | 8               | 0                      |
| Buckman          | 0200          | 107.7      | 93.5         | 103.1           | .                      | .                     | .                            | 7               | 0                      |
| Little Falls     | 1000          | 98.7       | 95.5         | 96.0            | 12.0                   | 15.8                  | 1.03                         | 82              | 0                      |
| Pierz            | 1200          | 94.3       | 87.0         | 92.4            | .                      | .                     | .                            | 13              | 0                      |
| Royalton         | 1400          | 96.7       | 94.1         | 96.8            | .                      | .                     | .                            | 9               | 0                      |
| Upsala           | 1700          | 95.6       | 94.0         | 94.2            | .                      | .                     | .                            | 8               | 0                      |
| Motley           | 7900          | 100.8      | 91.9         | 97.1            | .                      | .                     | .                            | 9               | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 240

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Morrison CO=49 PT=03 Property=Non-Commercial Seasonal Recreational Residential (with buildings)

| City-Twp Name  | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Richardson     | 0026          | 85.1       | 86.9         | 82.1            | .                      | .                     | .                            | 6               | 0                      |
| Scandia Valley | 0029          | 101.4      | 96.1         | 96.6            | .                      | .                     | .                            | 23              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 241

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Morrison CO=49 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name    | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|------------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Belle Prairie    | 0002          | 145.2      | 92.3         | 55.0            | .                      | .                     | .                            | 9               | 0                      |
| Bellevue         | 0003          | 111.6      | 97.3         | 104.6           | .                      | .                     | .                            | 7               | 0                      |
| Little Falls TWP | 0016          | 97.4       | 97.4         | 96.6            | .                      | .                     | .                            | 19              | 0                      |
| Pike Creek       | 0022          | 94.0       | 95.8         | 92.9            | .                      | .                     | .                            | 6               | 0                      |
| Richardson       | 0026          | 89.3       | 90.2         | 84.7            | .                      | .                     | .                            | 8               | 0                      |
| Scandia Valley   | 0029          | 101.1      | 96.1         | 96.9            | 17.6                   | 24.6                  | 1.04                         | 31              | 0                      |
| Buckman          | 0200          | 107.7      | 93.5         | 103.1           | .                      | .                     | .                            | 7               | 0                      |
| Little Falls     | 1000          | 98.7       | 95.5         | 96.0            | 12.0                   | 15.8                  | 1.03                         | 82              | 0                      |
| Pierz            | 1200          | 94.3       | 87.0         | 92.4            | .                      | .                     | .                            | 13              | 0                      |
| Royalton         | 1400          | 96.7       | 94.1         | 96.8            | .                      | .                     | .                            | 9               | 0                      |
| Upsala           | 1700          | 95.6       | 94.0         | 94.2            | .                      | .                     | .                            | 8               | 0                      |
| Motley           | 7900          | 100.8      | 91.9         | 97.1            | .                      | .                     | .                            | 9               | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 242

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Morrison CO=49 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Lakin         | 0014          | 111.7      | 112.3        | 115.5           | .                      | .                     | .                            | 6               | 0                      |
| Morrill       | 0017          | 100.0      | 104.1        | 87.1            | .                      | .                     | .                            | 6               | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 243

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=49 County\_Name=Morrison

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 100.3      | 94.8         | 95.2            | 14.2                   | 17.9                  | 1.03                         | 249             | 0                      |
| 03 | Non-Commercial Seasonal Recreational Residential (with buildings)    | 97.8       | 95.8         | 93.3            | 16.3                   | 24.6                  | 1.05                         | 33              | 0                      |
| 90 | Agricultural Bare Land (less than 34.5 acres) Aggregation            | 89.6       | 87.6         | 82.0            | .                      | .                     | .                            | 20              | 20                     |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 100.0      | 95.0         | 94.9            | 14.5                   | 18.8                  | 1.03                         | 282             | 0                      |
| 92 | Rural Vacant Land Aggregation (34.5 or more acres) Aggregation       | 91.9       | 87.2         | 84.1            | .                      | .                     | .                            | 22              | 0                      |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 94.2       | 90.5         | 88.4            | 23.6                   | 26.4                  | 1.05                         | 50              | 0                      |
| 94 | Commercial/Industrial Aggregation                                    | 115.6      | 102.6        | 78.4            | .                      | .                     | .                            | 12              | 0                      |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 97.3       | 95.7         | 92.9            | 19.9                   | 23.9                  | 1.03                         | 79              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014    **244**

**Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=49 County\_Name=Benton/Morrison Joint\_City=Royalton

| Joint_City | City-Twp Code | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | County_Name     |
|------------|---------------|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|-----------------|
| Royalton   | 1400          | Residential (less than 4 units)                           | 96.7       | 94.1         | 96.8            | .                      | .                     | .                            | 9               | Benton/Morrison |
| Royalton   | 1400          | Seasonal Recreational Residential/Residential Aggregation | 96.7       | 94.1         | 96.8            | .                      | .                     | .                            | 9               | Benton/Morrison |

CO=49 County\_Name=Cass/Morrison Joint\_City=Motley

| Joint_City | City-Twp Code | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | County_Name   |
|------------|---------------|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|---------------|
| Motley     | 7900          | Residential (less than 4 units)                           | 104.0      | 93.0         | 102.6           | .                      | .                     | .                            | 10              | Cass/Morrison |
| Motley     | 7900          | Seasonal Recreational Residential/Residential Aggregation | 104.0      | 93.0         | 102.6           | .                      | .                     | .                            | 10              | Cass/Morrison |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 245

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Mower CO=50 PT=01 Property=Residential (less than 4 units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Austin TWP    | 0002          | 96.8       | 91.3         | 91.7            | .                      | .                     | .                            | 8               | 5                      |
| Lansing       | 0008          | 113.1      | 92.6         | 94.6            | .                      | .                     | .                            | 6               | 6                      |
| Adams         | 0100          | 101.4      | 91.2         | 93.1            | .                      | .                     | .                            | 8               | 8                      |
| Austin        | 0200          | 100.0      | 98.0         | 98.2            | 10.1                   | 15.0                  | 1.02                         | 246             | 243                    |
| Brownsdale    | 0300          | 102.3      | 92.8         | 95.5            | .                      | .                     | .                            | 7               | 7                      |
| Grand Meadow  | 0600          | 103.7      | 100.3        | 100.2           | .                      | .                     | .                            | 13              | 13                     |
| Le Roy        | 0800          | 113.4      | 94.4         | 97.3            | .                      | .                     | .                            | 11              | 10                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 246

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Mower CO=50 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Austin TWP    | 0002          | 96.8       | 91.3         | 91.7            | .                      | .                     | .                            | 8               | 5                      |
| Lansing       | 0008          | 113.1      | 92.6         | 94.6            | .                      | .                     | .                            | 6               | 6                      |
| Adams         | 0100          | 101.4      | 91.2         | 93.1            | .                      | .                     | .                            | 8               | 8                      |
| Austin        | 0200          | 100.0      | 98.0         | 98.2            | 10.1                   | 15.0                  | 1.02                         | 246             | 243                    |
| Brownsdale    | 0300          | 102.3      | 92.8         | 95.5            | .                      | .                     | .                            | 7               | 7                      |
| Grand Meadow  | 0600          | 103.7      | 100.3        | 100.2           | .                      | .                     | .                            | 13              | 13                     |
| Le Roy        | 0800          | 113.4      | 94.4         | 97.3            | .                      | .                     | .                            | 11              | 10                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 247

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Mower CO=50 PT=93 Property=Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Lyle TWP      | 0011          | 101.7      | 94.9         | 97.2            | .                      | .                     | .                            | 7               | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 248

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Mower CO=50 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Lyle TWP      | 0011          | 101.7      | 94.9         | 97.2            | .                      | .                     | .                            | 7               | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **249**

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=50 County\_Name=Mower

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 101.3      | 97.6         | 97.3            | 12.2                   | 16.5                  | 1.03                         | 348             | 340                    |
| 90 | Agricultural Bare Land (less than 34.5 acres) Aggregation            | 97.8       | 90.8         | 87.5            | .                      | .                     | .                            | 7               | 0                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 101.3      | 97.6         | 97.3            | 12.2                   | 16.5                  | 1.03                         | 348             | 340                    |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 90.6       | 91.0         | 87.3            | 15.1                   | 18.7                  | 1.03                         | 46              | 0                      |
| 94 | Commercial/Industrial Aggregation                                    | 97.4       | 92.6         | 87.1            | .                      | .                     | .                            | 11              | 0                      |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 90.6       | 91.0         | 87.3            | 15.1                   | 18.7                  | 1.03                         | 46              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 250

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Murray CO=51 PT=01 Property=Residential (less than 4 units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Lake Sarah    | 0011          | 105.6      | 103.8        | 99.9            | .                      | .                     | .                            | 7               | 0                      |
| Fulda         | 0500          | 96.2       | 92.8         | 94.9            | .                      | .                     | .                            | 17              | 0                      |
| Slayton       | 1000          | 96.4       | 97.8         | 94.0            | .                      | .                     | .                            | 28              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**

10:00 Thursday, June 5, 2014 251

**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Murray CO=51 PT=03 Property=Non-Commercial Seasonal Recreational Residential (with buildings)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Lake Sarah    | 0011          | 89.0       | 84.4         | 91.3            | .                      | .                     | .                            | 8               | 0                      |
| Shetek        | 0018          | 97.2       | 100.3        | 98.4            | .                      | .                     | .                            | 9               | 0                      |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 252

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Murray CO=51 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Lake Sarah    | 0011          | 96.7       | 92.7         | 95.8            | .                      | .                     | .                            | 15              | 0                      |
| Shetek        | 0018          | 96.7       | 100.3        | 97.1            | .                      | .                     | .                            | 11              | 0                      |
| Fulda         | 0500          | 96.2       | 92.8         | 94.9            | .                      | .                     | .                            | 17              | 0                      |
| Slayton       | 1000          | 96.4       | 97.8         | 94.0            | .                      | .                     | .                            | 28              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**

10:00 Thursday, June 5, 2014 253

**Countywide Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

CO=51 County\_Name=Murray

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 96.7       | 93.4         | 93.2            | 13.3                   | 19.0                  | 1.04                         | 79              | 0                      |
| 03 | Non-Commercial Seasonal Recreational Residential (with buildings)    | 91.8       | 93.3         | 94.9            | .                      | .                     | .                            | 22              | 0                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 95.6       | 93.4         | 93.8            | 13.9                   | 19.2                  | 1.02                         | 101             | 0                      |
| 92 | Rural Vacant Land Aggregation (34.5 or more acres) Aggregation       | 106.3      | 101.7        | 102.0           | .                      | .                     | .                            | 12              | 12                     |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 98.1       | 94.8         | 94.4            | 16.8                   | 22.2                  | 1.04                         | 41              | 41                     |
| 94 | Commercial/Industrial Aggregation                                    | 104.9      | 99.8         | 100.6           | .                      | .                     | .                            | 7               | 0                      |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 98.1       | 94.8         | 94.4            | 16.8                   | 22.2                  | 1.04                         | 41              | 41                     |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 254

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Nicollet CO=52 PT=01 Property=Residential (less than 4 units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Belgrade      | 0001          | 92.3       | 91.2         | 91.2            | .                      | .                     | .                            | 8               | 8                      |
| Courtland     | 0100          | 96.4       | 94.3         | 95.9            | .                      | .                     | .                            | 10              | 10                     |
| Nicollet      | 0400          | 97.8       | 93.2         | 95.7            | .                      | .                     | .                            | 12              | 12                     |
| St. Peter     | 0600          | 95.7       | 94.8         | 94.5            | 9.2                    | 11.4                  | 1.01                         | 84              | 84                     |
| North Mankato | 8800          | 94.4       | 93.4         | 93.1            | 9.4                    | 11.9                  | 1.01                         | 205             | 205                    |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 255

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Nicollet CO=52 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Belgrade      | 0001          | 92.3       | 91.2         | 91.2            | .                      | .                     | .                            | 8               | 8                      |
| Courtland     | 0100          | 96.4       | 94.3         | 95.9            | .                      | .                     | .                            | 10              | 10                     |
| Nicollet      | 0400          | 97.8       | 93.2         | 95.7            | .                      | .                     | .                            | 12              | 12                     |
| St. Peter     | 0600          | 95.7       | 94.8         | 94.5            | 9.2                    | 11.4                  | 1.01                         | 84              | 84                     |
| North Mankato | 8800          | 94.4       | 93.4         | 93.1            | 9.4                    | 11.9                  | 1.01                         | 205             | 205                    |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 256

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Nicollet CO=52 PT=93 Property=Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Belgrade      | 0001          | 110.4      | 101.6        | 99.9            | .                      | .                     | .                            | 8               | 8                      |
| Lafayette TWP | 0006          | 86.6       | 86.5         | 86.4            | .                      | .                     | .                            | 6               | 6                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 257

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Nicollet CO=52 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Belgrade      | 0001          | 110.4      | 101.6        | 99.9            | .                      | .                     | .                            | 8               | 8                      |
| Lafayette TWP | 0006          | 86.6       | 86.5         | 86.4            | .                      | .                     | .                            | 6               | 6                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 258

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=52 County\_Name=Nicollet

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 94.8       | 93.2         | 93.2            | 9.9                    | 12.8                  | 1.02                         | 342             | 342                    |
| 90 | Agricultural Bare Land (less than 34.5 acres) Aggregation            | 96.4       | 93.1         | 92.8            | .                      | .                     | .                            | 6               | 0                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 94.8       | 93.1         | 93.2            | 9.9                    | 12.8                  | 1.02                         | 343             | 342                    |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 97.1       | 92.6         | 89.4            | .                      | .                     | .                            | 24              | 24                     |
| 94 | Commercial/Industrial Aggregation                                    | 102.2      | 94.1         | 114.9           | .                      | .                     | .                            | 6               | 0                      |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 97.9       | 92.6         | 89.7            | .                      | .                     | .                            | 26              | 26                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**

10:00 Thursday, June 5, 2014 259

**Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

CO=52 County\_Name=Blue Earth/Nicollet Joint\_City=Mankato

| Joint_City | City-Twp Code | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | County_Name         |
|------------|---------------|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|---------------------|
| Mankato    | 0900          | Residential (less than 4 units)                           | 93.6       | 92.6         | 92.6            | 7.1                    | 9.8                   | 1.01                         | 402             | Blue Earth/Nicollet |
| Mankato    | 0900          | Seasonal Recreational Residential/Residential Aggregation | 93.6       | 92.6         | 92.6            | 7.1                    | 9.8                   | 1.01                         | 402             | Blue Earth/Nicollet |
| Mankato    | 0900          | Commercial/Industrial Aggregation                         | 92.5       | 94.4         | 84.1            | .                      | .                     | .                            | 19              | Blue Earth/Nicollet |

CO=52 County\_Name=Blue Earth/Nicollet Joint\_City=North Mankato

| Joint_City    | City-Twp Code | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | County_Name         |
|---------------|---------------|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|---------------------|
| North Mankato | 8800          | Residential (less than 4 units)                           | 94.4       | 93.4         | 93.1            | 9.4                    | 11.9                  | 1.01                         | 205             | Blue Earth/Nicollet |
| North Mankato | 8800          | Seasonal Recreational Residential/Residential Aggregation | 94.4       | 93.4         | 93.1            | 9.4                    | 11.9                  | 1.01                         | 205             | Blue Earth/Nicollet |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 260

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Nobles CO=53 PT=01 Property=Residential (less than 4 units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Adrian        | 0100          | 91.0       | 94.2         | 88.1            | .                      | .                     | .                            | 15              | 0                      |
| Ellsworth     | 0500          | 101.8      | 99.6         | 101.1           | .                      | .                     | .                            | 6               | 0                      |
| Worthington   | 1300          | 93.8       | 91.8         | 93.5            | 14.1                   | 18.6                  | 1.00                         | 121             | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 261

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Nobles CO=53 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Adrian        | 0100          | 91.0       | 94.2         | 88.1            | .                      | .                     | .                            | 15              | 0                      |
| Ellsworth     | 0500          | 101.8      | 99.6         | 101.1           | .                      | .                     | .                            | 6               | 0                      |
| Worthington   | 1300          | 93.8       | 91.8         | 93.5            | 14.1                   | 18.6                  | 1.00                         | 121             | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 262

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Nobles CO=53 PT=93 Property=Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Wilmont TWP   | 0019          | 90.1       | 89.1         | 92.2            | .                      | .                     | .                            | 6               | 6                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 263

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Nobles CO=53 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Wilmont TWP   | 0019          | 90.1       | 89.1         | 92.2            | .                      | .                     | .                            | 6               | 6                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 264

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=53 County\_Name=Nobles

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 94.1       | 92.4         | 92.7            | 13.9                   | 18.1                  | 1.02                         | 175             | 0                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 94.1       | 92.4         | 92.7            | 13.9                   | 18.1                  | 1.02                         | 175             | 0                      |
| 92 | Rural Vacant Land Aggregation (34.5 or more acres) Aggregation       | 85.7       | 82.8         | 86.5            | .                      | .                     | .                            | 6               | 6                      |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 94.1       | 91.0         | 90.4            | 13.3                   | 19.9                  | 1.04                         | 34              | 34                     |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 94.8       | 91.2         | 90.9            | 13.5                   | 19.7                  | 1.04                         | 36              | 36                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**

10:00 Thursday, June 5, 2014 265

**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Norman CO=54 PT=01 Property=Residential (less than 4 units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Ada           | 0100          | 102.9      | 101.2        | 99.3            | .                      | .                     | .                            | 22              | 0                      |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 266

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Norman CO=54 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Ada           | 0100          | 102.9      | 101.2        | 99.3            | .                      | .                     | .                            | 22              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 267

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=54 County\_Name=Norman

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 101.6      | 99.0         | 96.6            | 20.1                   | 25.5                  | 1.04                         | 46              | 0                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 101.6      | 99.0         | 96.6            | 20.1                   | 25.5                  | 1.04                         | 46              | 0                      |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 89.8       | 86.4         | 83.3            | .                      | .                     | .                            | 22              | 22                     |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 90.9       | 86.6         | 84.4            | .                      | .                     | .                            | 26              | 26                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 268

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Olmsted CO=55 PT=01 Property=Residential (less than 4 units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Cascade       | 0001          | 92.3       | 92.7         | 90.8            | .                      | .                     | .                            | 19              | 19                     |
| High Forest   | 0006          | 112.2      | 103.8        | 99.4            | .                      | .                     | .                            | 6               | 4                      |
| Marion        | 0009          | 98.2       | 98.4         | 96.1            | 8.4                    | 11.1                  | 1.02                         | 37              | 35                     |
| New Haven     | 0010          | 89.5       | 90.1         | 90.4            | .                      | .                     | .                            | 8               | 6                      |
| Oronoco TWP   | 0012          | 94.7       | 92.3         | 91.3            | .                      | .                     | .                            | 29              | 25                     |
| Rochester TWP | 0015          | 90.3       | 91.5         | 94.0            | .                      | .                     | .                            | 19              | 18                     |
| Byron         | 0100          | 96.9       | 96.7         | 93.6            | 7.9                    | 12.4                  | 1.04                         | 78              | 78                     |
| Dover         | 0500          | 94.1       | 95.1         | 93.6            | .                      | .                     | .                            | 15              | 15                     |
| Eyota         | 0600          | 97.1       | 91.0         | 92.5            | 12.4                   | 19.7                  | 1.05                         | 30              | 30                     |
| Rochester     | 0800          | 96.6       | 95.8         | 94.7            | 8.5                    | 12.1                  | 1.02                         | 1,567           | 1,559                  |
| Stewartville  | 1000          | 95.5       | 94.2         | 94.1            | 7.9                    | 11.2                  | 1.02                         | 102             | 102                    |
| Oronoco       | 1200          | 92.6       | 95.2         | 92.1            | .                      | .                     | .                            | 19              | 14                     |
| Chatfield     | 6400          | 97.8       | 96.8         | 96.9            | .                      | .                     | .                            | 20              | 0                      |
| Pine Island   | 9500          | 91.9       | 95.4         | 92.2            | .                      | .                     | .                            | 10              | 10                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 269

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Olmsted CO=55 PT=02 Property=Apartment (4 or more units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Rochester     | 0800          | 103.5      | 103.0        | 97.2            | .                      | .                     | .                            | 13              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 270

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Olmsted CO=55 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Cascade       | 0001          | 92.3       | 92.7         | 90.8            | .                      | .                     | .                            | 19              | 19                     |
| High Forest   | 0006          | 112.2      | 103.8        | 99.4            | .                      | .                     | .                            | 6               | 4                      |
| Marion        | 0009          | 98.2       | 98.4         | 96.1            | 8.4                    | 11.1                  | 1.02                         | 37              | 35                     |
| New Haven     | 0010          | 89.5       | 90.1         | 90.4            | .                      | .                     | .                            | 8               | 6                      |
| Oronoco TWP   | 0012          | 95.1       | 92.6         | 91.4            | 12.1                   | 15.4                  | 1.04                         | 30              | 26                     |
| Rochester TWP | 0015          | 90.3       | 91.5         | 94.0            | .                      | .                     | .                            | 19              | 18                     |
| Byron         | 0100          | 96.9       | 96.7         | 93.6            | 7.9                    | 12.4                  | 1.04                         | 78              | 78                     |
| Dover         | 0500          | 94.1       | 95.1         | 93.6            | .                      | .                     | .                            | 15              | 15                     |
| Eyota         | 0600          | 97.1       | 91.0         | 92.5            | 12.4                   | 19.7                  | 1.05                         | 30              | 30                     |
| Rochester     | 0800          | 96.6       | 95.8         | 94.7            | 8.5                    | 12.1                  | 1.02                         | 1,567           | 1,559                  |
| Stewartville  | 1000          | 95.5       | 94.2         | 94.1            | 7.9                    | 11.2                  | 1.02                         | 102             | 102                    |
| Oronoco       | 1200          | 92.6       | 95.2         | 92.1            | .                      | .                     | .                            | 19              | 14                     |
| Chatfield     | 6400          | 97.8       | 96.8         | 96.9            | .                      | .                     | .                            | 20              | 0                      |
| Pine Island   | 9500          | 91.9       | 95.4         | 92.2            | .                      | .                     | .                            | 10              | 10                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Olmsted CO=55 PT=94 Property=Commercial/Industrial Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Rochester     | 0800          | 97.3       | 95.6         | 91.6            | 15.0                   | 20.9                  | 1.06                         | 32              | 0                      |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 272

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Olmsted CO=55 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Salem         | 0017          | 93.2       | 91.7         | 100.7           | .                      | .                     | .                            | 6               | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 273

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=55 County\_Name=Olmsted

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 96.4       | 95.6         | 94.4            | 8.6                    | 12.4                  | 1.02                         | 1,976           | 1,928                  |
| 02 | Apartment (4 or more units)                                          | 103.5      | 103.0        | 97.2            | .                      | .                     | .                            | 13              | 0                      |
| 90 | Agricultural Bare Land (less than 34.5 acres) Aggregation            | 88.1       | 91.8         | 85.9            | .                      | .                     | .                            | 14              | 0                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 96.4       | 95.6         | 94.4            | 8.6                    | 12.4                  | 1.02                         | 1,977           | 1,929                  |
| 92 | Rural Vacant Land Aggregation (34.5 or more acres) Aggregation       | 87.2       | 83.4         | 83.7            | .                      | .                     | .                            | 8               | 0                      |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 91.0       | 93.0         | 87.1            | .                      | .                     | .                            | 20              | 0                      |
| 94 | Commercial/Industrial Aggregation                                    | 97.6       | 96.1         | 92.0            | 15.2                   | 20.9                  | 1.06                         | 40              | 0                      |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 92.8       | 92.9         | 88.5            | 16.0                   | 22.0                  | 1.05                         | 33              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 274

**Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=55 County\_Name=Fillmore/Olmsted Joint\_City=Chatfield

| Joint_City | City-Twp Code | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | County_Name      |
|------------|---------------|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------|
| Chatfield  | 6400          | Residential (less than 4 units)                           | 102.9      | 101.9        | 101.2           | 10.9                   | 14.1                  | 1.02                         | 52              | Fillmore/Olmsted |
| Chatfield  | 6400          | Seasonal Recreational Residential/Residential Aggregation | 102.9      | 101.9        | 101.2           | 10.9                   | 14.1                  | 1.02                         | 52              | Fillmore/Olmsted |
| Chatfield  | 6400          | Commercial/Industrial Aggregation                         | 110.2      | 98.1         | 102.1           | .                      | .                     | .                            | 6               | Fillmore/Olmsted |

CO=55 County\_Name=Goodhue/Olmsted Joint\_City=Pine Island

| Joint_City  | City-Twp Code | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | County_Name     |
|-------------|---------------|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|-----------------|
| Pine Island | 9500          | Residential (less than 4 units)                           | 94.3       | 93.8         | 92.6            | 9.0                    | 11.9                  | 1.02                         | 39              | Goodhue/Olmsted |
| Pine Island | 9500          | Seasonal Recreational Residential/Residential Aggregation | 94.3       | 93.8         | 92.6            | 9.0                    | 11.9                  | 1.02                         | 39              | Goodhue/Olmsted |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 275

**Selected Countywide Ratios with Largest Cities Removed:  
Hennepin without Minneapolis, Ramsey without St. Paul  
St. Louis without Duluth, Olmsted without Rochester  
Benton, Sherburne and Stearns without St Cloud, Clay without Moorhead**

CO=55 County=Olmsted without Rochester

| Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales |
|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|
| Residential (less than 4 units)                                      | 95.8       | 94.8         | 93.3            | 9.1                    | 13.2                  | 1.03                         | 409             |
| Agricultural Bare Land (less than 34.5 acres) Aggregation            | 88.1       | 91.8         | 85.9            | .                      | .                     | .                            | 14              |
| Seasonal Recreational Residential/Residential Aggregation            | 95.8       | 94.8         | 93.3            | 9.1                    | 13.2                  | 1.03                         | 410             |
| Rural Vacant Land Aggregation (34.5 or more acres) Aggregation       | 87.2       | 83.4         | 83.7            | .                      | .                     | .                            | 8               |
| Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 91.0       | 93.0         | 87.1            | .                      | .                     | .                            | 20              |
| Commercial/Industrial Aggregation                                    | 98.8       | 98.6         | 100.6           | .                      | .                     | .                            | 8               |
| Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 92.8       | 92.9         | 88.5            | 16.0                   | 22.0                  | 1.05                         | 33              |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 276

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Otter Tail CO=56 PT=01 Property=Residential (less than 4 units)

| City-Twp Name    | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|------------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Aurdal           | 0003          | 96.2       | 97.8         | 95.8            | .                      | .                     | .                            | 19              | 2                      |
| Candor           | 0008          | 95.5       | 98.8         | 94.7            | .                      | .                     | .                            | 6               | 2                      |
| Dane Prairie     | 0013          | 92.2       | 94.1         | 92.6            | .                      | .                     | .                            | 7               | 3                      |
| Dora             | 0016          | 90.4       | 90.3         | 88.4            | .                      | .                     | .                            | 10              | 8                      |
| Dunn             | 0017          | 97.4       | 98.5         | 90.9            | .                      | .                     | .                            | 18              | 13                     |
| Edna             | 0020          | 105.7      | 96.1         | 95.9            | .                      | .                     | .                            | 6               | 3                      |
| Elizabeth TWP    | 0022          | 92.8       | 89.4         | 91.8            | .                      | .                     | .                            | 9               | 4                      |
| Everts           | 0025          | 99.5       | 97.7         | 101.0           | .                      | .                     | .                            | 11              | 8                      |
| Fergus Falls TWP | 0026          | 97.0       | 93.1         | 93.7            | .                      | .                     | .                            | 11              | 0                      |
| Girard           | 0029          | 89.5       | 91.7         | 88.5            | .                      | .                     | .                            | 7               | 4                      |
| Hobart           | 0032          | 96.0       | 99.2         | 90.2            | .                      | .                     | .                            | 10              | 7                      |
| Lida             | 0037          | 99.3       | 103.5        | 94.8            | .                      | .                     | .                            | 8               | 7                      |
| Maine            | 0038          | 95.2       | 93.9         | 94.2            | .                      | .                     | .                            | 6               | 4                      |
| Perham TWP       | 0051          | 96.2       | 92.7         | 94.3            | .                      | .                     | .                            | 6               | 0                      |
| Rush Lake        | 0053          | 96.4       | 100.1        | 94.5            | .                      | .                     | .                            | 7               | 3                      |
| Sverdrup         | 0057          | 93.4       | 93.4         | 93.8            | .                      | .                     | .                            | 8               | 5                      |
| Battle Lake      | 0200          | 100.0      | 96.1         | 97.7            | .                      | .                     | .                            | 9               | 0                      |
| Fergus Falls     | 1300          | 98.5       | 93.4         | 92.4            | 16.7                   | 20.9                  | 1.06                         | 197             | 7                      |
| Henning          | 1400          | 110.4      | 101.7        | 97.6            | .                      | .                     | .                            | 6               | 0                      |
| New York Mills   | 1600          | 101.4      | 94.6         | 93.7            | .                      | .                     | .                            | 15              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 277

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Otter Tail CO=56 PT=01 Property=Residential (less than 4 units)

| City-Twp Name   | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|-----------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Ottertail       | 1700          | 96.6       | 93.9         | 90.8            | .                      | .                     | .                            | 8               | 3                      |
| Parkers Prairie | 1800          | 101.7      | 100.3        | 99.2            | .                      | .                     | .                            | 14              | 1                      |
| Pelican Rapids  | 1900          | 104.5      | 93.1         | 95.0            | .                      | .                     | .                            | 22              | 0                      |
| Perham          | 2000          | 90.4       | 95.2         | 91.4            | 12.6                   | 16.5                  | 0.99                         | 41              | 0                      |
| Vergas          | 2300          | 92.4       | 94.4         | 95.9            | .                      | .                     | .                            | 10              | 1                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**

10:00 Thursday, June 5, 2014 278

**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Otter Tail CO=56 PT=03 Property=Non-Commercial Seasonal Recreational Residential (with buildings)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Amor          | 0002          | 101.5      | 88.9         | 94.9            | .                      | .                     | .                            | 6               | 5                      |
| Dunn          | 0017          | 92.5       | 92.6         | 96.6            | .                      | .                     | .                            | 26              | 26                     |
| Edna          | 0020          | 89.7       | 84.5         | 86.5            | .                      | .                     | .                            | 11              | 11                     |
| Everts        | 0025          | 92.3       | 90.7         | 91.9            | .                      | .                     | .                            | 18              | 17                     |
| Girard        | 0029          | 93.9       | 94.6         | 89.9            | .                      | .                     | .                            | 12              | 11                     |
| Hobart        | 0032          | 89.8       | 87.0         | 89.5            | .                      | .                     | .                            | 9               | 9                      |
| Lida          | 0037          | 90.8       | 85.6         | 89.7            | .                      | .                     | .                            | 13              | 12                     |
| Maine         | 0038          | 86.3       | 82.6         | 84.6            | .                      | .                     | .                            | 8               | 8                      |
| Nidaros       | 0041          | 96.4       | 85.1         | 93.9            | .                      | .                     | .                            | 7               | 6                      |
| Ottertail TWP | 0046          | 90.3       | 89.6         | 90.9            | .                      | .                     | .                            | 7               | 7                      |
| Rush Lake     | 0053          | 107.9      | 94.4         | 97.2            | .                      | .                     | .                            | 13              | 11                     |
| Scambler      | 0055          | 82.1       | 78.3         | 76.9            | .                      | .                     | .                            | 7               | 7                      |
| Star Lake     | 0056          | 115.7      | 99.4         | 90.7            | .                      | .                     | .                            | 7               | 5                      |
| Tordenskjold  | 0058          | 101.8      | 91.8         | 102.9           | .                      | .                     | .                            | 6               | 5                      |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
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**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 279

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Otter Tail CO=56 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name    | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|------------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Amor             | 0002          | 95.8       | 88.2         | 91.5            | .                      | .                     | .                            | 9               | 7                      |
| Aurdal           | 0003          | 96.2       | 97.8         | 95.8            | .                      | .                     | .                            | 19              | 2                      |
| Candor           | 0008          | 89.7       | 88.8         | 91.2            | .                      | .                     | .                            | 8               | 4                      |
| Clitherall TWP   | 0010          | 110.8      | 93.9         | 93.3            | .                      | .                     | .                            | 7               | 6                      |
| Corliss          | 0012          | 76.3       | 73.1         | 73.2            | .                      | .                     | .                            | 6               | 5                      |
| Dane Prairie     | 0013          | 90.0       | 94.1         | 91.4            | .                      | .                     | .                            | 11              | 7                      |
| Dead Lake        | 0014          | 99.8       | 100.0        | 99.3            | .                      | .                     | .                            | 8               | 6                      |
| Dora             | 0016          | 91.4       | 90.3         | 90.5            | .                      | .                     | .                            | 14              | 12                     |
| Dunn             | 0017          | 94.5       | 95.6         | 94.6            | 17.0                   | 21.7                  | 1.01                         | 44              | 39                     |
| Eagle Lake       | 0018          | 99.3       | 101.4        | 96.0            | .                      | .                     | .                            | 10              | 8                      |
| Edna             | 0020          | 95.3       | 93.7         | 90.2            | .                      | .                     | .                            | 17              | 14                     |
| Elizabeth TWP    | 0022          | 94.2       | 90.2         | 93.3            | .                      | .                     | .                            | 11              | 6                      |
| Everts           | 0025          | 95.0       | 92.8         | 95.2            | .                      | .                     | .                            | 29              | 25                     |
| Fergus Falls TWP | 0026          | 97.0       | 93.1         | 93.7            | .                      | .                     | .                            | 11              | 0                      |
| Girard           | 0029          | 92.3       | 92.4         | 89.3            | .                      | .                     | .                            | 19              | 15                     |
| Hobart           | 0032          | 93.1       | 92.6         | 89.9            | .                      | .                     | .                            | 19              | 16                     |
| Leaf Lake        | 0035          | 110.1      | 97.8         | 103.2           | .                      | .                     | .                            | 8               | 7                      |
| Lida             | 0037          | 94.0       | 92.0         | 92.3            | .                      | .                     | .                            | 21              | 19                     |
| Maine            | 0038          | 90.1       | 90.1         | 88.2            | .                      | .                     | .                            | 14              | 12                     |
| Nidaros          | 0041          | 95.0       | 85.1         | 90.8            | .                      | .                     | .                            | 8               | 7                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**

10:00 Thursday, June 5, 2014 280

**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Otter Tail CO=56 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name   | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|-----------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Ottertail TWP   | 0046          | 90.3       | 89.6         | 87.1            | .                      | .                     | .                            | 11              | 9                      |
| Pelican         | 0050          | 89.3       | 89.5         | 89.0            | .                      | .                     | .                            | 8               | 4                      |
| Perham TWP      | 0051          | 91.8       | 84.6         | 88.6            | .                      | .                     | .                            | 7               | 1                      |
| Pine Lake       | 0052          | 97.5       | 93.1         | 95.6            | .                      | .                     | .                            | 8               | 7                      |
| Rush Lake       | 0053          | 103.9      | 96.4         | 96.3            | .                      | .                     | .                            | 20              | 14                     |
| Scambler        | 0055          | 85.1       | 84.6         | 77.6            | .                      | .                     | .                            | 8               | 7                      |
| Star Lake       | 0056          | 108.5      | 93.4         | 89.6            | .                      | .                     | .                            | 10              | 7                      |
| Sverdrup        | 0057          | 92.0       | 91.3         | 91.9            | .                      | .                     | .                            | 12              | 9                      |
| Tordenskjold    | 0058          | 99.0       | 96.6         | 100.5           | .                      | .                     | .                            | 11              | 8                      |
| Battle Lake     | 0200          | 100.0      | 96.1         | 97.7            | .                      | .                     | .                            | 9               | 0                      |
| Fergus Falls    | 1300          | 98.5       | 93.4         | 92.4            | 16.7                   | 20.9                  | 1.06                         | 197             | 7                      |
| Henning         | 1400          | 110.4      | 101.7        | 97.6            | .                      | .                     | .                            | 6               | 0                      |
| New York Mills  | 1600          | 101.4      | 94.6         | 93.7            | .                      | .                     | .                            | 15              | 0                      |
| Ottertail       | 1700          | 100.6      | 94.3         | 95.0            | .                      | .                     | .                            | 11              | 5                      |
| Parkers Prairie | 1800          | 102.0      | 100.6        | 99.6            | .                      | .                     | .                            | 15              | 1                      |
| Pelican Rapids  | 1900          | 104.5      | 93.1         | 95.0            | .                      | .                     | .                            | 22              | 0                      |
| Perham          | 2000          | 90.4       | 95.2         | 91.4            | 12.6                   | 16.5                  | 0.99                         | 41              | 0                      |
| Vergas          | 2300          | 89.4       | 92.0         | 92.0            | .                      | .                     | .                            | 12              | 2                      |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **281**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Otter Tail CO=56 PT=92 Property=Rural Vacant Land Aggregation (34.5 or more acres) Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Paddock       | 0048          | 99.9       | 90.6         | 94.2            | .                      | .                     | .                            | 7               | 7                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
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source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 282

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Otter Tail CO=56 PT=93 Property=Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Inman         | 0034          | 93.4       | 90.4         | 93.9            | .                      | .                     | .                            | 7               | 7                      |
| Paddock       | 0048          | 99.9       | 90.6         | 94.2            | .                      | .                     | .                            | 7               | 7                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Otter Tail CO=56 PT=94 Property=Commercial/Industrial Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Fergus Falls  | 1300          | 93.4       | 95.9         | 115.7           | .                      | .                     | .                            | 8               | 0                      |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
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**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **284**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Otter Tail CO=56 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Bluffton TWP  | 0005          | 101.0      | 100.6        | 100.9           | .                      | .                     | .                            | 6               | 6                      |
| Compton       | 0011          | 93.2       | 97.9         | 88.8            | .                      | .                     | .                            | 6               | 6                      |
| Inman         | 0034          | 93.4       | 90.4         | 93.9            | .                      | .                     | .                            | 7               | 7                      |
| Paddock       | 0048          | 93.1       | 90.2         | 56.3            | .                      | .                     | .                            | 8               | 8                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**

10:00 Thursday, June 5, 2014 285

**Countywide Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

CO=56 County\_Name=Otter Tail

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 97.7       | 95.2         | 93.4            | 15.4                   | 20.3                  | 1.04                         | 604             | 124                    |
| 03 | Non-Commercial Seasonal Recreational Residential (with buildings)    | 95.2       | 92.3         | 91.6            | 18.7                   | 22.4                  | 1.03                         | 210             | 193                    |
| 90 | Agricultural Bare Land (less than 34.5 acres) Aggregation            | 176.8      | 94.9         | 104.6           | .                      | .                     | .                            | 21              | 0                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 97.1       | 94.3         | 92.8            | 16.3                   | 20.8                  | 1.04                         | 814             | 317                    |
| 92 | Rural Vacant Land Aggregation (34.5 or more acres) Aggregation       | 95.1       | 92.5         | 85.7            | 16.4                   | 21.3                  | 1.11                         | 80              | 80                     |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 97.2       | 94.6         | 87.8            | 18.7                   | 23.0                  | 1.10                         | 108             | 108                    |
| 94 | Commercial/Industrial Aggregation                                    | 98.7       | 91.6         | 107.0           | 30.0                   | 32.7                  | 0.89                         | 36              | 0                      |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 99.2       | 95.1         | 87.3            | 19.8                   | 24.0                  | 1.08                         | 142             | 142                    |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
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**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014    **286**

**Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=56 County\_Name=Otter Tail/Wadena Joint\_City=Wadena

| Joint_City | City-Twp Code | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | County_Name       |
|------------|---------------|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|-------------------|
| Wadena     | 9500          | Residential (less than 4 units)                           | 100.4      | 95.9         | 91.2            | 17.9                   | 21.5                  | 1.09                         | 43              | Otter Tail/Wadena |
| Wadena     | 9500          | Seasonal Recreational Residential/Residential Aggregation | 100.4      | 95.9         | 91.2            | 17.9                   | 21.5                  | 1.09                         | 43              | Otter Tail/Wadena |

CO=56 County\_Name=Otter Tail/Wilkin Joint\_City=Rothsay

| Joint_City | City-Twp Code | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | County_Name       |
|------------|---------------|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|-------------------|
| Rothsay    | 8500          | Residential (less than 4 units)                           | 87.1       | 94.6         | 89.7            | .                      | .                     | .                            | 7               | Otter Tail/Wilkin |
| Rothsay    | 8500          | Seasonal Recreational Residential/Residential Aggregation | 87.1       | 94.6         | 89.7            | .                      | .                     | .                            | 7               | Otter Tail/Wilkin |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
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source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 287

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Pennington CO=57 PT=01 Property=Residential (less than 4 units)

| City-Twp Name     | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|-------------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Rocksbury         | 0016          | 99.8       | 93.2         | 98.3            | .                      | .                     | .                            | 12              | 0                      |
| Thief River Falls | 0600          | 99.5       | 95.3         | 95.8            | 13.5                   | 20.2                  | 1.04                         | 136             | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **288**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Pennington CO=57 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name     | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|-------------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Rocksbury         | 0016          | 99.8       | 93.2         | 98.3            | .                      | .                     | .                            | 12              | 0                      |
| Thief River Falls | 0600          | 99.5       | 95.3         | 95.8            | 13.5                   | 20.2                  | 1.04                         | 136             | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
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source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **289**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Pennington CO=57 PT=93 Property=Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Highlanding   | 0007          | 90.5       | 85.5         | 92.0            | .                      | .                     | .                            | 8               | 8                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **290**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Pennington CO=57 PT=94 Property=Commercial/Industrial Aggregation

| City-Twp Name     | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|-------------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Thief River Falls | 0600          | 99.7       | 94.5         | 73.2            | .                      | .                     | .                            | 12              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Pennington CO=57 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Highlanding   | 0007          | 90.5       | 85.5         | 92.0            | .                      | .                     | .                            | 8               | 8                      |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **292**

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=57 County\_Name=Pennington

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 99.2       | 95.1         | 95.1            | 14.9                   | 21.3                  | 1.04                         | 162             | 0                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 99.4       | 95.2         | 95.1            | 15.1                   | 21.5                  | 1.05                         | 163             | 0                      |
| 92 | Rural Vacant Land Aggregation (34.5 or more acres) Aggregation       | 83.7       | 88.5         | 78.1            | .                      | .                     | .                            | 16              | 16                     |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 85.6       | 82.5         | 80.0            | 24.4                   | 29.5                  | 1.08                         | 42              | 42                     |
| 94 | Commercial/Industrial Aggregation                                    | 99.7       | 94.5         | 73.2            | .                      | .                     | .                            | 12              | 0                      |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 85.8       | 80.8         | 76.3            | 25.7                   | 30.1                  | 1.08                         | 48              | 48                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 293

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Pine CO=58 PT=01 Property=Residential (less than 4 units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Pokegama      | 0030          | 94.6       | 95.1         | 95.1            | .                      | .                     | .                            | 14              | 0                      |
| Sandstone TWP | 0033          | 94.0       | 96.4         | 93.4            | .                      | .                     | .                            | 9               | 0                      |
| Windemere     | 0036          | 101.3      | 94.5         | 96.7            | .                      | .                     | .                            | 11              | 0                      |
| Hinckley      | 1200          | 97.0       | 97.4         | 95.7            | .                      | .                     | .                            | 11              | 0                      |
| Pine City     | 1700          | 100.4      | 97.4         | 97.2            | .                      | .                     | .                            | 29              | 0                      |
| Sandstone     | 2100          | 93.9       | 93.9         | 90.4            | .                      | .                     | .                            | 9               | 0                      |
| Rock Creek    | 2400          | 99.6       | 96.4         | 98.6            | .                      | .                     | .                            | 12              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **294**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Pine CO=58 PT=03 Property=Non-Commercial Seasonal Recreational Residential (with buildings)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Pokegama      | 0030          | 96.1       | 95.5         | 94.1            | .                      | .                     | .                            | 12              | 0                      |
| Wilma         | 0035          | 94.4       | 97.5         | 94.3            | .                      | .                     | .                            | 7               | 0                      |
| Windemere     | 0036          | 103.4      | 98.4         | 100.7           | .                      | .                     | .                            | 11              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 295

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Pine CO=58 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Chengwatana   | 0009          | 96.5       | 95.1         | 93.0            | .                      | .                     | .                            | 7               | 0                      |
| Fleming       | 0016          | 101.3      | 101.1        | 98.2            | .                      | .                     | .                            | 6               | 0                      |
| Pine City TWP | 0028          | 90.9       | 93.6         | 91.7            | .                      | .                     | .                            | 10              | 0                      |
| Pine Lake     | 0029          | 94.3       | 94.2         | 88.2            | .                      | .                     | .                            | 7               | 0                      |
| Pokegama      | 0030          | 95.3       | 95.4         | 94.7            | .                      | .                     | .                            | 26              | 0                      |
| Sandstone TWP | 0033          | 94.0       | 96.4         | 93.4            | .                      | .                     | .                            | 9               | 0                      |
| Wilma         | 0035          | 94.8       | 97.5         | 94.7            | .                      | .                     | .                            | 8               | 0                      |
| Windemere     | 0036          | 102.4      | 98.0         | 98.5            | .                      | .                     | .                            | 22              | 0                      |
| Hinckley      | 1200          | 97.0       | 97.4         | 95.7            | .                      | .                     | .                            | 11              | 0                      |
| Pine City     | 1700          | 100.4      | 97.4         | 97.2            | .                      | .                     | .                            | 29              | 0                      |
| Sandstone     | 2100          | 93.9       | 93.9         | 90.4            | .                      | .                     | .                            | 9               | 0                      |
| Rock Creek    | 2400          | 99.6       | 96.4         | 98.6            | .                      | .                     | .                            | 12              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **296**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Pine CO=58 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Rock Creek    | 2400          | 94.6       | 93.0         | 91.7            | .                      | .                     | .                            | 6               | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 297

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=58 County\_Name=Pine

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 97.0       | 94.5         | 93.7            | 11.3                   | 16.4                  | 1.04                         | 166             | 0                      |
| 03 | Non-Commercial Seasonal Recreational Residential (with buildings)    | 97.8       | 97.5         | 95.8            | 11.9                   | 15.0                  | 1.02                         | 65              | 0                      |
| 90 | Agricultural Bare Land (less than 34.5 acres) Aggregation            | 91.1       | 90.9         | 89.4            | .                      | .                     | .                            | 17              | 17                     |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 97.3       | 95.3         | 94.2            | 11.6                   | 16.0                  | 1.03                         | 231             | 0                      |
| 92 | Rural Vacant Land Aggregation (34.5 or more acres) Aggregation       | 99.8       | 96.2         | 98.8            | 16.5                   | 22.8                  | 1.01                         | 36              | 0                      |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 99.3       | 94.4         | 96.4            | 17.8                   | 24.6                  | 1.03                         | 42              | 0                      |
| 94 | Commercial/Industrial Aggregation                                    | 99.7       | 104.0        | 94.7            | .                      | .                     | .                            | 7               | 0                      |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 99.8       | 95.4         | 97.8            | 16.5                   | 22.6                  | 1.02                         | 55              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **298**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Pipestone CO=59 PT=01 Property=Residential (less than 4 units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Edgerton      | 0100          | 91.7       | 91.3         | 88.3            | .                      | .                     | .                            | 7               | 0                      |
| Pipestone     | 0700          | 95.3       | 94.8         | 93.9            | 6.7                    | 9.4                   | 1.01                         | 41              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **299**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Pipestone CO=59 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Edgerton      | 0100          | 91.7       | 91.3         | 88.3            | .                      | .                     | .                            | 7               | 0                      |
| Pipestone     | 0700          | 95.3       | 94.8         | 93.9            | 6.7                    | 9.4                   | 1.01                         | 41              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **300**

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=59 County\_Name=Pipestone

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 96.1       | 95.3         | 93.7            | 8.2                    | 12.5                  | 1.03                         | 59              | 0                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 96.1       | 95.3         | 93.7            | 8.2                    | 12.5                  | 1.03                         | 59              | 0                      |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 98.7       | 94.7         | 100.5           | .                      | .                     | .                            | 17              | 0                      |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 98.7       | 94.7         | 100.5           | .                      | .                     | .                            | 17              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 301

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Polk CO=60 PT=01 Property=Residential (less than 4 units)

| City-Twp Name    | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|------------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Crookston        | 0400          | 95.1       | 94.2         | 93.7            | 10.7                   | 13.9                  | 1.01                         | 64              | 64                     |
| East Grand Forks | 0500          | 91.0       | 90.0         | 90.9            | 9.2                    | 12.2                  | 1.00                         | 137             | 137                    |
| Fertile          | 0900          | 88.8       | 91.4         | 83.3            | .                      | .                     | .                            | 11              | 11                     |
| Fisher           | 1000          | 102.9      | 94.7         | 94.6            | .                      | .                     | .                            | 12              | 12                     |
| Fosston          | 1100          | 96.9       | 91.3         | 93.0            | .                      | .                     | .                            | 15              | 15                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 302

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Polk CO=60 PT=03 Property=Non-Commercial Seasonal Recreational Residential (with buildings)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Godfrey       | 0022          | 108.2      | 102.2        | 96.7            | .                      | .                     | .                            | 8               | 0                      |
| Woodside      | 0059          | 88.8       | 88.9         | 87.3            | .                      | .                     | .                            | 19              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 303

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Polk CO=60 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name     | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|-------------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Godfrey           | 0022          | 107.0      | 102.2        | 97.3            | .                      | .                     | .                            | 10              | 2                      |
| Woodside          | 0059          | 88.2       | 87.7         | 87.0            | .                      | .                     | .                            | 21              | 1                      |
| Grove Park-Tilden | 0060          | 101.9      | 99.9         | 100.6           | .                      | .                     | .                            | 6               | 0                      |
| Crookston         | 0400          | 95.1       | 94.2         | 93.7            | 10.7                   | 13.9                  | 1.01                         | 64              | 64                     |
| East Grand Forks  | 0500          | 91.0       | 90.0         | 90.9            | 9.2                    | 12.2                  | 1.00                         | 137             | 137                    |
| Fertile           | 0900          | 88.8       | 91.4         | 83.3            | .                      | .                     | .                            | 11              | 11                     |
| Fisher            | 1000          | 102.9      | 94.7         | 94.6            | .                      | .                     | .                            | 12              | 12                     |
| Fosston           | 1100          | 96.9       | 91.3         | 93.0            | .                      | .                     | .                            | 15              | 15                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **304**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Polk CO=60 PT=93 Property=Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Johnson       | 0032          | 81.2       | 87.0         | 81.6            | .                      | .                     | .                            | 7               | 7                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 305

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Polk CO=60 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Johnson       | 0032          | 81.4       | 87.0         | 81.2            | .                      | .                     | .                            | 9               | 9                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **306**

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=60 County\_Name=Polk

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 92.5       | 90.6         | 90.9            | 11.7                   | 15.9                  | 1.02                         | 295             | 289                    |
| 03 | Non-Commercial Seasonal Recreational Residential (with buildings)    | 96.4       | 94.7         | 91.1            | 17.7                   | 25.1                  | 1.06                         | 36              | 1                      |
| 90 | Agricultural Bare Land (less than 34.5 acres) Aggregation            | 77.5       | 75.3         | 70.3            | .                      | .                     | .                            | 7               | 7                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 92.9       | 90.8         | 90.9            | 12.5                   | 17.2                  | 1.02                         | 331             | 290                    |
| 92 | Rural Vacant Land Aggregation (34.5 or more acres) Aggregation       | 85.1       | 89.4         | 84.1            | 19.9                   | 15.5                  | 1.07                         | 32              | 32                     |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 90.1       | 88.3         | 87.5            | 21.2                   | 22.3                  | 1.04                         | 109             | 109                    |
| 94 | Commercial/Industrial Aggregation                                    | 86.4       | 79.2         | 82.3            | .                      | .                     | .                            | 11              | 0                      |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 90.4       | 88.2         | 87.9            | 20.1                   | 21.9                  | 1.04                         | 123             | 123                    |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 307

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Pope CO=61 PT=01 Property=Residential (less than 4 units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Glenwood TWP  | 0007          | 95.6       | 97.5         | 94.1            | .                      | .                     | .                            | 15              | 0                      |
| Glenwood      | 0300          | 94.6       | 94.8         | 88.2            | .                      | .                     | .                            | 24              | 0                      |
| Starbuck      | 0800          | 99.5       | 99.3         | 92.6            | .                      | .                     | .                            | 23              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **308**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Pope CO=61 PT=03 Property=Non-Commercial Seasonal Recreational Residential (with buildings)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Leven         | 0012          | 101.9      | 104.2        | 103.5           | .                      | .                     | .                            | 7               | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **309**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Pope CO=61 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Glenwood TWP  | 0007          | 97.9       | 101.8        | 97.3            | .                      | .                     | .                            | 19              | 0                      |
| Leven         | 0012          | 101.3      | 101.1        | 99.8            | .                      | .                     | .                            | 12              | 0                      |
| Minnewaska    | 0013          | 98.8       | 98.4         | 100.7           | .                      | .                     | .                            | 6               | 0                      |
| Glenwood      | 0300          | 94.6       | 94.8         | 88.2            | .                      | .                     | .                            | 24              | 0                      |
| Starbuck      | 0800          | 99.3       | 99.1         | 93.0            | .                      | .                     | .                            | 24              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 310

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=61 County\_Name=Pope

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 94.9       | 94.8         | 92.2            | 14.3                   | 17.7                  | 1.03                         | 103             | 0                      |
| 03 | Non-Commercial Seasonal Recreational Residential (with buildings)    | 102.5      | 104.8        | 101.8           | .                      | .                     | .                            | 21              | 0                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 96.2       | 96.4         | 94.3            | 13.6                   | 16.8                  | 1.02                         | 124             | 0                      |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 97.8       | 97.9         | 87.5            | .                      | .                     | .                            | 29              | 0                      |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 97.7       | 97.1         | 88.9            | 21.7                   | 27.2                  | 1.08                         | 33              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 311

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Ramsey CO=62 PT=01 Property=Residential (less than 4 units)

| City-Twp Name   | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|-----------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| White Bear      | 0014          | 95.5       | 94.5         | 95.5            | 7.3                    | 9.4                   | 1.00                         | 100             | 93                     |
| New Brighton    | 0100          | 94.5       | 94.0         | 94.5            | 5.4                    | 7.6                   | 1.00                         | 157             | 152                    |
| North St. Paul  | 0200          | 94.2       | 95.0         | 93.4            | 7.9                    | 12.1                  | 1.01                         | 81              | 80                     |
| Roseville       | 0400          | 94.6       | 94.6         | 94.1            | 7.3                    | 10.0                  | 1.01                         | 278             | 273                    |
| Falcon Heights  | 0500          | 93.4       | 91.6         | 92.6            | .                      | .                     | .                            | 23              | 23                     |
| Lauderdale      | 0600          | 93.9       | 95.2         | 93.5            | .                      | .                     | .                            | 21              | 21                     |
| Arden Hills     | 0700          | 96.7       | 95.6         | 95.8            | 7.2                    | 12.3                  | 1.01                         | 74              | 68                     |
| Little Canada   | 0800          | 95.1       | 95.2         | 95.7            | 6.5                    | 8.9                   | 0.99                         | 64              | 58                     |
| North Oaks      | 1000          | 93.4       | 94.2         | 94.0            | 5.9                    | 7.4                   | 0.99                         | 65              | 62                     |
| Maplewood       | 1100          | 97.4       | 97.0         | 97.1            | 6.2                    | 8.7                   | 1.00                         | 244             | 243                    |
| Shoreview       | 1200          | 95.3       | 95.1         | 94.6            | 5.9                    | 8.0                   | 1.01                         | 293             | 285                    |
| Vadnais Heights | 1300          | 94.7       | 93.9         | 94.2            | 5.8                    | 8.0                   | 1.01                         | 101             | 100                    |
| Mounds View     | 1700          | 94.3       | 94.6         | 93.8            | 4.9                    | 7.0                   | 1.01                         | 72              | 72                     |
| St. Paul        | 8900          | 95.3       | 94.3         | 93.7            | 7.7                    | 11.1                  | 1.02                         | 1,833           | 1,833                  |
| St. Anthony     | 9100          | 93.8       | 94.5         | 93.7            | .                      | .                     | .                            | 17              | 17                     |
| White Bear Lake | 9400          | 94.4       | 94.5         | 93.5            | 8.2                    | 10.5                  | 1.01                         | 198             | 185                    |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Ramsey CO=62 PT=02 Property=Apartment (4 or more units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| St. Paul      | 8900          | 100.5      | 100.0        | 98.2            | 7.0                    | 10.0                  | 1.02                         | 64              | 0                      |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**

10:00 Thursday, June 5, 2014 313

**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Ramsey CO=62 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name   | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|-----------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| White Bear      | 0014          | 95.5       | 94.5         | 95.5            | 7.3                    | 9.4                   | 1.00                         | 100             | 93                     |
| New Brighton    | 0100          | 94.5       | 94.0         | 94.5            | 5.4                    | 7.6                   | 1.00                         | 157             | 152                    |
| North St. Paul  | 0200          | 94.2       | 95.0         | 93.4            | 7.9                    | 12.1                  | 1.01                         | 81              | 80                     |
| Roseville       | 0400          | 94.6       | 94.6         | 94.1            | 7.3                    | 10.0                  | 1.01                         | 278             | 273                    |
| Falcon Heights  | 0500          | 93.4       | 91.6         | 92.6            | .                      | .                     | .                            | 23              | 23                     |
| Lauderdale      | 0600          | 93.9       | 95.2         | 93.5            | .                      | .                     | .                            | 21              | 21                     |
| Arden Hills     | 0700          | 96.7       | 95.6         | 95.8            | 7.2                    | 12.3                  | 1.01                         | 74              | 68                     |
| Little Canada   | 0800          | 95.1       | 95.2         | 95.7            | 6.5                    | 8.9                   | 0.99                         | 64              | 58                     |
| North Oaks      | 1000          | 93.4       | 94.2         | 94.0            | 5.9                    | 7.4                   | 0.99                         | 65              | 62                     |
| Maplewood       | 1100          | 97.4       | 97.0         | 97.1            | 6.2                    | 8.7                   | 1.00                         | 244             | 243                    |
| Shoreview       | 1200          | 95.3       | 95.1         | 94.6            | 5.9                    | 8.0                   | 1.01                         | 293             | 285                    |
| Vadnais Heights | 1300          | 94.7       | 93.9         | 94.2            | 5.8                    | 8.0                   | 1.01                         | 101             | 100                    |
| Mounds View     | 1700          | 94.3       | 94.6         | 93.8            | 4.9                    | 7.0                   | 1.01                         | 72              | 72                     |
| St. Paul        | 8900          | 95.3       | 94.3         | 93.7            | 7.7                    | 11.1                  | 1.02                         | 1,833           | 1,833                  |
| St. Anthony     | 9100          | 93.8       | 94.5         | 93.7            | .                      | .                     | .                            | 17              | 17                     |
| White Bear Lake | 9400          | 94.4       | 94.5         | 93.5            | 8.2                    | 10.5                  | 1.01                         | 198             | 185                    |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Ramsey CO=62 PT=94 Property=Commercial/Industrial Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| St. Paul      | 8900          | 98.3       | 99.9         | 96.3            | 8.6                    | 11.7                  | 1.02                         | 46              | 0                      |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

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**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=62 County\_Name=Ramsey

| PT | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                           | 95.2       | 94.6         | 94.2            | 7.2                    | 10.2                  | 1.01                         | 3,624           | 3,568                  |
| 02 | Apartment (4 or more units)                               | 100.6      | 99.8         | 98.6            | 7.2                    | 10.0                  | 1.02                         | 70              | 0                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation | 95.2       | 94.6         | 94.2            | 7.2                    | 10.2                  | 1.01                         | 3,624           | 3,568                  |
| 94 | Commercial/Industrial Aggregation                         | 98.0       | 99.6         | 97.6            | 8.4                    | 11.4                  | 1.00                         | 75              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 316

**Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=62 County\_Name=Anoka/Ramsey Joint\_City=Blaine

| Joint_City | City-Twp Code | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | County_Name  |
|------------|---------------|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|--------------|
| Blaine     | 6200          | Residential (less than 4 units)                           | 97.5       | 93.3         | 93.9            | 10.8                   | 12.2                  | 1.02                         | 667             | Anoka/Ramsey |
| Blaine     | 6200          | Seasonal Recreational Residential/Residential Aggregation | 97.5       | 93.3         | 93.9            | 10.8                   | 12.2                  | 1.02                         | 667             | Anoka/Ramsey |

CO=62 County\_Name=Anoka/Ramsey Joint\_City=Spring Lake Park

| Joint_City       | City-Twp Code | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | County_Name  |
|------------------|---------------|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|--------------|
| Spring Lake Park | 8700          | Residential (less than 4 units)                           | 95.4       | 95.0         | 94.7            | 7.4                    | 9.9                   | 1.01                         | 60              | Anoka/Ramsey |
| Spring Lake Park | 8700          | Seasonal Recreational Residential/Residential Aggregation | 95.4       | 95.0         | 94.7            | 7.4                    | 9.9                   | 1.01                         | 60              | Anoka/Ramsey |

CO=62 County\_Name=Hennepin/Ramsey Joint\_City=St. Anthony

| Joint_City  | City-Twp Code | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | County_Name     |
|-------------|---------------|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|-----------------|
| St. Anthony | 9100          | Residential (less than 4 units)                           | 93.6       | 91.3         | 92.5            | 8.7                    | 12.6                  | 1.01                         | 80              | Hennepin/Ramsey |
| St. Anthony | 9100          | Seasonal Recreational Residential/Residential Aggregation | 93.6       | 91.3         | 92.5            | 8.7                    | 12.6                  | 1.01                         | 80              | Hennepin/Ramsey |

CO=62 County\_Name=Ramsey/Washington Joint\_City=White Bear Lake

| Joint_City      | City-Twp Code | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | County_Name       |
|-----------------|---------------|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|-------------------|
| White Bear Lake | 9400          | Residential (less than 4 units)                           | 94.4       | 94.5         | 93.5            | 8.1                    | 10.5                  | 1.01                         | 202             | Ramsey/Washington |
| White Bear Lake | 9400          | Seasonal Recreational Residential/Residential Aggregation | 94.4       | 94.5         | 93.5            | 8.1                    | 10.5                  | 1.01                         | 202             | Ramsey/Washington |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
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source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 317

**Selected Countywide Ratios with Largest Cities Removed:  
Hennepin without Minneapolis, Ramsey without St. Paul  
St. Louis without Duluth, Olmsted without Rochester  
Benton, Sherburne and Stearns without St Cloud, Clay without Moorhead**

CO=62 County=Ramsey without St. Paul

| Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales |
|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|
| Residential (less than 4 units)                           | 95.1       | 95.0         | 94.7            | 6.6                    | 9.2                   | 1.01                         | 1,791           |
| Apartment (4 or more units)                               | 101.3      | 97.8         | 106.5           | .                      | .                     | .                            | 6               |
| Seasonal Recreational Residential/Residential Aggregation | 95.1       | 95.0         | 94.7            | 6.6                    | 9.2                   | 1.01                         | 1,791           |
| Commercial/Industrial Aggregation                         | 97.6       | 98.1         | 100.3           | .                      | .                     | .                            | 29              |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
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source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **318**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Red Lake CO=63 PT=01 Property=Residential (less than 4 units)

| City-Twp Name  | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Oklee          | 0400          | 89.4       | 83.0         | 92.0            | .                      | .                     | .                            | 6               | 0                      |
| Red Lake Falls | 0600          | 96.7       | 88.6         | 88.7            | .                      | .                     | .                            | 9               | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 319

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Red Lake CO=63 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name  | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Oklee          | 0400          | 89.4       | 83.0         | 92.0            | .                      | .                     | .                            | 6               | 0                      |
| Red Lake Falls | 0600          | 96.7       | 88.6         | 88.7            | .                      | .                     | .                            | 9               | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 320

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Red Lake CO=63 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Equality      | 0003          | 92.6       | 95.9         | 85.0            | .                      | .                     | .                            | 7               | 7                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

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**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=63 County\_Name=Red Lake

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 86.9       | 83.6         | 77.8            | .                      | .                     | .                            | 28              | 0                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 86.9       | 83.6         | 77.8            | .                      | .                     | .                            | 28              | 0                      |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 85.9       | 80.2         | 73.9            | .                      | .                     | .                            | 28              | 28                     |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 88.9       | 80.2         | 77.7            | 26.9                   | 32.9                  | 1.14                         | 36              | 36                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 322

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Redwood CO=64 PT=01 Property=Residential (less than 4 units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Lamberton     | 0400          | 110.1      | 101.6        | 103.0           | .                      | .                     | .                            | 8               | 0                      |
| Morgan        | 0700          | 101.0      | 97.3         | 95.9            | .                      | .                     | .                            | 7               | 0                      |
| Redwood Falls | 0900          | 99.9       | 98.8         | 96.7            | 10.6                   | 17.1                  | 1.03                         | 67              | 0                      |
| Sanborn       | 1100          | 103.0      | 105.2        | 105.0           | .                      | .                     | .                            | 8               | 0                      |
| Wabasso       | 1400          | 97.4       | 92.0         | 94.3            | .                      | .                     | .                            | 10              | 0                      |
| Walnut Grove  | 1500          | 94.4       | 92.8         | 90.0            | .                      | .                     | .                            | 12              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
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source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 323

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Redwood CO=64 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Lamberton     | 0400          | 110.1      | 101.6        | 103.0           | .                      | .                     | .                            | 8               | 0                      |
| Morgan        | 0700          | 101.0      | 97.3         | 95.9            | .                      | .                     | .                            | 7               | 0                      |
| Redwood Falls | 0900          | 99.9       | 98.8         | 96.7            | 10.6                   | 17.1                  | 1.03                         | 67              | 0                      |
| Sanborn       | 1100          | 103.0      | 105.2        | 105.0           | .                      | .                     | .                            | 8               | 0                      |
| Wabasso       | 1400          | 97.4       | 92.0         | 94.3            | .                      | .                     | .                            | 10              | 0                      |
| Walnut Grove  | 1500          | 94.4       | 92.8         | 90.0            | .                      | .                     | .                            | 12              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
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**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Redwood CO=64 PT=93 Property=Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Sundown       | 0018          | 89.4       | 90.7         | 89.1            | .                      | .                     | .                            | 6               | 6                      |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Redwood CO=64 PT=94 Property=Commercial/Industrial Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Redwood Falls | 0900          | 90.3       | 92.2         | 92.4            | .                      | .                     | .                            | 6               | 0                      |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 326

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Redwood CO=64 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Sundown       | 0018          | 89.4       | 90.7         | 89.1            | .                      | .                     | .                            | 6               | 6                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
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**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=64 County\_Name=Redwood

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 100.7      | 98.6         | 96.5            | 13.5                   | 19.5                  | 1.04                         | 148             | 0                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 100.7      | 98.6         | 96.5            | 13.5                   | 19.5                  | 1.04                         | 148             | 0                      |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 93.7       | 90.9         | 92.4            | 10.3                   | 15.3                  | 1.02                         | 57              | 57                     |
| 94 | Commercial/Industrial Aggregation                                    | 88.4       | 91.7         | 92.1            | .                      | .                     | .                            | 11              | 0                      |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 94.2       | 91.6         | 92.8            | 10.6                   | 15.3                  | 1.02                         | 60              | 60                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 328

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Renville CO=65 PT=01 Property=Residential (less than 4 units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Bird Island   | 0100          | 98.2       | 92.5         | 89.8            | .                      | .                     | .                            | 9               | 0                      |
| Fairfax       | 0400          | 97.5       | 98.6         | 98.2            | .                      | .                     | .                            | 11              | 0                      |
| Hector        | 0600          | 95.0       | 91.9         | 91.4            | .                      | .                     | .                            | 9               | 0                      |
| Olivia        | 0800          | 97.5       | 95.6         | 97.6            | .                      | .                     | .                            | 11              | 0                      |
| Renville      | 0900          | 92.2       | 93.0         | 91.5            | .                      | .                     | .                            | 12              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 329

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Renville CO=65 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Bird Island   | 0100          | 98.2       | 92.5         | 89.8            | .                      | .                     | .                            | 9               | 0                      |
| Fairfax       | 0400          | 97.5       | 98.6         | 98.2            | .                      | .                     | .                            | 11              | 0                      |
| Hector        | 0600          | 95.0       | 91.9         | 91.4            | .                      | .                     | .                            | 9               | 0                      |
| Olivia        | 0800          | 97.5       | 95.6         | 97.6            | .                      | .                     | .                            | 11              | 0                      |
| Renville      | 0900          | 92.2       | 93.0         | 91.5            | .                      | .                     | .                            | 12              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **330**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Renville CO=65 PT=93 Property=Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Bandon        | 0001          | 95.4       | 93.9         | 91.7            | .                      | .                     | .                            | 6               | 0                      |
| Hector TWP    | 0014          | 93.0       | 93.3         | 88.4            | .                      | .                     | .                            | 7               | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 331

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Renville CO=65 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Bandon        | 0001          | 95.4       | 93.9         | 91.7            | .                      | .                     | .                            | 6               | 0                      |
| Hector TWP    | 0014          | 93.0       | 93.3         | 88.4            | .                      | .                     | .                            | 7               | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 332

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=65 County\_Name=Renville

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 97.2       | 97.2         | 96.1            | 9.8                    | 12.5                  | 1.01                         | 87              | 0                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 97.2       | 97.2         | 96.1            | 9.8                    | 12.5                  | 1.01                         | 87              | 0                      |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 98.3       | 98.0         | 96.2            | 10.2                   | 13.0                  | 1.02                         | 68              | 0                      |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 98.3       | 98.0         | 96.2            | 10.2                   | 13.0                  | 1.02                         | 68              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 333

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Rice CO=66 PT=01 Property=Residential (less than 4 units)

| City-Twp Name  | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Bridgewater    | 0001          | 94.2       | 91.9         | 90.8            | .                      | .                     | .                            | 19              | 18                     |
| Cannon City    | 0002          | 102.1      | 90.4         | 97.5            | .                      | .                     | .                            | 7               | 7                      |
| Forest         | 0004          | 93.8       | 92.5         | 92.9            | .                      | .                     | .                            | 14              | 8                      |
| Northfield TWP | 0006          | 89.3       | 91.1         | 87.2            | .                      | .                     | .                            | 7               | 7                      |
| Shieldsville   | 0008          | 118.2      | 101.0        | 95.5            | .                      | .                     | .                            | 6               | 3                      |
| Walcott        | 0009          | 111.3      | 96.2         | 98.2            | .                      | .                     | .                            | 8               | 8                      |
| Warsaw         | 0010          | 95.4       | 93.1         | 83.6            | .                      | .                     | .                            | 13              | 9                      |
| Webster        | 0011          | 96.0       | 90.8         | 91.1            | .                      | .                     | .                            | 11              | 11                     |
| Wells          | 0012          | 94.4       | 95.0         | 92.5            | .                      | .                     | .                            | 15              | 8                      |
| Wheatland      | 0013          | 92.1       | 90.2         | 87.8            | .                      | .                     | .                            | 7               | 7                      |
| Dundas         | 0200          | 92.6       | 91.2         | 92.2            | .                      | .                     | .                            | 22              | 22                     |
| Faribault      | 0300          | 94.3       | 91.8         | 92.0            | 13.7                   | 19.2                  | 1.03                         | 183             | 182                    |
| Lonsdale       | 0400          | 95.0       | 93.0         | 94.3            | 9.8                    | 13.6                  | 1.01                         | 61              | 56                     |
| Morristown     | 0500          | 98.4       | 91.7         | 88.9            | .                      | .                     | .                            | 8               | 8                      |
| Northfield     | 9700          | 92.1       | 92.3         | 90.7            | 9.6                    | 13.2                  | 1.02                         | 144             | 135                    |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 334

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Rice CO=66 PT=03 Property=Non-Commercial Seasonal Recreational Residential (with buildings)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Wells         | 0012          | 110.6      | 101.0        | 97.5            | .                      | .                     | .                            | 7               | 2                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**

10:00 Thursday, June 5, 2014 335

**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Rice CO=66 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name  | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Bridgewater    | 0001          | 94.2       | 91.9         | 90.8            | .                      | .                     | .                            | 19              | 18                     |
| Cannon City    | 0002          | 102.1      | 90.4         | 97.5            | .                      | .                     | .                            | 7               | 7                      |
| Forest         | 0004          | 96.0       | 93.2         | 93.5            | .                      | .                     | .                            | 15              | 8                      |
| Northfield TWP | 0006          | 89.3       | 91.1         | 87.2            | .                      | .                     | .                            | 7               | 7                      |
| Shieldsville   | 0008          | 104.1      | 93.8         | 92.6            | .                      | .                     | .                            | 9               | 3                      |
| Walcott        | 0009          | 111.3      | 96.2         | 98.2            | .                      | .                     | .                            | 8               | 8                      |
| Warsaw         | 0010          | 95.4       | 93.1         | 83.6            | .                      | .                     | .                            | 13              | 9                      |
| Webster        | 0011          | 96.0       | 90.8         | 91.1            | .                      | .                     | .                            | 11              | 11                     |
| Wells          | 0012          | 99.5       | 96.9         | 93.6            | .                      | .                     | .                            | 22              | 10                     |
| Wheatland      | 0013          | 92.1       | 90.2         | 87.8            | .                      | .                     | .                            | 7               | 7                      |
| Dundas         | 0200          | 92.6       | 91.2         | 92.2            | .                      | .                     | .                            | 22              | 22                     |
| Faribault      | 0300          | 94.3       | 91.8         | 92.0            | 13.7                   | 19.2                  | 1.03                         | 183             | 182                    |
| Lonsdale       | 0400          | 95.0       | 93.0         | 94.3            | 9.8                    | 13.6                  | 1.01                         | 61              | 56                     |
| Morristown     | 0500          | 98.4       | 91.7         | 88.9            | .                      | .                     | .                            | 8               | 8                      |
| Northfield     | 9700          | 92.1       | 92.3         | 90.7            | 9.6                    | 13.2                  | 1.02                         | 144             | 135                    |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 336

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=66 County\_Name=Rice

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 94.3       | 92.1         | 91.6            | 13.0                   | 17.7                  | 1.03                         | 532             | 493                    |
| 03 | Non-Commercial Seasonal Recreational Residential (with buildings)    | 97.1       | 95.4         | 91.1            | .                      | .                     | .                            | 14              | 4                      |
| 90 | Agricultural Bare Land (less than 34.5 acres) Aggregation            | 101.7      | 102.0        | 97.6            | .                      | .                     | .                            | 10              | 0                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 94.4       | 92.3         | 91.6            | 13.4                   | 18.1                  | 1.03                         | 546             | 497                    |
| 92 | Rural Vacant Land Aggregation (34.5 or more acres) Aggregation       | 103.3      | 102.7        | 100.3           | .                      | .                     | .                            | 7               | 7                      |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 93.6       | 93.9         | 84.5            | .                      | .                     | .                            | 24              | 24                     |
| 94 | Commercial/Industrial Aggregation                                    | 86.4       | 90.7         | 77.8            | .                      | .                     | .                            | 14              | 0                      |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 92.6       | 93.9         | 84.3            | .                      | .                     | .                            | 28              | 28                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**

10:00 Thursday, June 5, 2014 337

**Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

CO=66 County\_Name=Dakota/Rice Joint\_City=Northfield

| Joint_City | City-Twp Code | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | County_Name |
|------------|---------------|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|-------------|
| Northfield | 9700          | Residential (less than 4 units)                           | 92.4       | 92.6         | 90.8            | 9.7                    | 13.2                  | 1.02                         | 159             | Dakota/Rice |
| Northfield | 9700          | Seasonal Recreational Residential/Residential Aggregation | 92.4       | 92.6         | 90.8            | 9.7                    | 13.2                  | 1.02                         | 159             | Dakota/Rice |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **338**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Rock CO=67 PT=01 Property=Residential (less than 4 units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Hills         | 0500          | 101.7      | 96.0         | 96.8            | .                      | .                     | .                            | 11              | 0                      |
| Luverne       | 0900          | 96.4       | 95.1         | 94.2            | 11.3                   | 14.2                  | 1.03                         | 82              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 339

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Rock CO=67 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Hills         | 0500          | 101.7      | 96.0         | 96.8            | .                      | .                     | .                            | 11              | 0                      |
| Luverne       | 0900          | 96.4       | 95.1         | 94.2            | 11.3                   | 14.2                  | 1.03                         | 82              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **340**

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=67 County\_Name=Rock

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 95.6       | 94.1         | 93.8            | 10.9                   | 14.8                  | 1.02                         | 118             | 0                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 95.6       | 94.1         | 93.8            | 10.9                   | 14.8                  | 1.02                         | 118             | 0                      |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 95.6       | 95.2         | 96.2            | .                      | .                     | .                            | 14              | 0                      |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 95.6       | 95.2         | 96.2            | .                      | .                     | .                            | 14              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 341

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Roseau CO=68 PT=01 Property=Residential (less than 4 units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Moranville    | 0021          | 96.0       | 102.4        | 85.9            | .                      | .                     | .                            | 6               | 0                      |
| Lake          | 0035          | 102.8      | 98.5         | 97.5            | .                      | .                     | .                            | 13              | 0                      |
| Badger        | 0100          | 95.3       | 95.0         | 92.1            | .                      | .                     | .                            | 8               | 0                      |
| Greenbush     | 0200          | 87.9       | 91.8         | 79.9            | .                      | .                     | .                            | 13              | 0                      |
| Roseau        | 0900          | 94.9       | 91.6         | 92.0            | 11.2                   | 15.0                  | 1.03                         | 31              | 0                      |
| Warroad       | 1600          | 94.9       | 91.9         | 91.7            | .                      | .                     | .                            | 19              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 342

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Roseau CO=68 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Moranville    | 0021          | 96.0       | 102.4        | 85.9            | .                      | .                     | .                            | 6               | 0                      |
| Lake          | 0035          | 102.6      | 98.8         | 97.7            | .                      | .                     | .                            | 16              | 0                      |
| Badger        | 0100          | 95.3       | 95.0         | 92.1            | .                      | .                     | .                            | 8               | 0                      |
| Greenbush     | 0200          | 87.9       | 91.8         | 79.9            | .                      | .                     | .                            | 13              | 0                      |
| Roseau        | 0900          | 94.9       | 91.6         | 92.0            | 11.2                   | 15.0                  | 1.03                         | 31              | 0                      |
| Warroad       | 1600          | 94.9       | 91.9         | 91.7            | .                      | .                     | .                            | 19              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **343**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Roseau CO=68 PT=93 Property=Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Lake          | 0035          | 88.2       | 81.9         | 70.9            | .                      | .                     | .                            | 8               | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **344**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Roseau CO=68 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Malung        | 0018          | 94.0       | 91.0         | 100.1           | .                      | .                     | .                            | 6               | 0                      |
| Lake          | 0035          | 93.3       | 81.9         | 73.8            | .                      | .                     | .                            | 10              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 345

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=68 County\_Name=Roseau

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 95.3       | 91.7         | 90.1            | 17.0                   | 21.7                  | 1.05                         | 130             | 0                      |
| 90 | Agricultural Bare Land (less than 34.5 acres) Aggregation            | 109.3      | 84.3         | 111.9           | .                      | .                     | .                            | 8               | 8                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 95.5       | 91.8         | 90.3            | 16.9                   | 21.6                  | 1.05                         | 133             | 0                      |
| 92 | Rural Vacant Land Aggregation (34.5 or more acres) Aggregation       | 88.3       | 88.1         | 71.8            | .                      | .                     | .                            | 16              | 0                      |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 92.2       | 90.7         | 79.7            | 22.7                   | 27.3                  | 1.16                         | 54              | 0                      |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 95.4       | 95.3         | 80.5            | 23.2                   | 26.3                  | 1.10                         | 77              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**

10:00 Thursday, June 5, 2014 346

**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=St. Louis CO=69 PT=01 Property=Residential (less than 4 units)

| City-Twp Name          | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|------------------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Breitung               | 0012          | 106.6      | 103.4        | 115.8           | .                      | .                     | .                            | 6               | 0                      |
| Canosia                | 0014          | 90.3       | 91.6         | 89.5            | .                      | .                     | .                            | 13              | 11                     |
| Cotton                 | 0019          | 96.4       | 97.5         | 93.2            | .                      | .                     | .                            | 7               | 0                      |
| Duluth TWP             | 0021          | 98.6       | 96.1         | 90.9            | .                      | .                     | .                            | 20              | 18                     |
| Fayal                  | 0026          | 95.6       | 98.4         | 93.5            | .                      | .                     | .                            | 20              | 0                      |
| Fredenber              | 0030          | 97.5       | 92.6         | 91.5            | .                      | .                     | .                            | 9               | 3                      |
| French                 | 0031          | 109.8      | 103.7        | 106.2           | .                      | .                     | .                            | 7               | 0                      |
| Gnesen                 | 0032          | 90.9       | 90.8         | 90.3            | .                      | .                     | .                            | 10              | 7                      |
| Grand Lake             | 0033          | 96.5       | 94.3         | 94.8            | .                      | .                     | .                            | 23              | 13                     |
| Industrial             | 0037          | 115.5      | 91.3         | 101.7           | .                      | .                     | .                            | 6               | 6                      |
| Lakewood               | 0040          | 93.7       | 90.2         | 94.3            | .                      | .                     | .                            | 19              | 19                     |
| Midway                 | 0047          | 94.3       | 90.1         | 92.6            | .                      | .                     | .                            | 6               | 6                      |
| Morse                  | 0050          | 103.1      | 89.0         | 92.3            | .                      | .                     | .                            | 8               | 0                      |
| Rice Lake              | 0061          | 92.8       | 89.8         | 87.9            | 13.6                   | 17.2                  | 1.06                         | 35              | 35                     |
| Solway                 | 0063          | 92.9       | 93.8         | 92.3            | .                      | .                     | .                            | 14              | 13                     |
| Greenwood              | 0074          | 104.7      | 101.6        | 97.9            | .                      | .                     | .                            | 14              | 0                      |
| Unorg. 06 - Biwabik    | 0091          | 118.9      | 93.6         | 104.2           | .                      | .                     | .                            | 11              | 0                      |
| Unorg. 07 - B&B Island | 0092          | 85.9       | 83.2         | 89.5            | .                      | .                     | .                            | 6               | 0                      |
| Unorg. 08 - Mount Iron | 0093          | 89.5       | 90.7         | 89.7            | .                      | .                     | .                            | 6               | 0                      |
| Aurora                 | 0600          | 101.0      | 94.0         | 91.2            | .                      | .                     | .                            | 24              | 0                      |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 347

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=St. Louis CO=69 PT=01 Property=Residential (less than 4 units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Biwabik       | 0900          | 103.2      | 96.6         | 97.6            | .                      | .                     | .                            | 12              | 0                      |
| Buhl          | 1300          | 100.7      | 94.0         | 93.4            | .                      | .                     | .                            | 13              | 0                      |
| Chisholm      | 1800          | 90.6       | 92.8         | 88.9            | 14.2                   | 18.2                  | 1.02                         | 33              | 0                      |
| Cook          | 1900          | 99.9       | 94.7         | 91.4            | .                      | .                     | .                            | 8               | 0                      |
| Ely           | 2500          | 104.0      | 93.4         | 93.1            | 26.0                   | 27.1                  | 1.09                         | 33              | 0                      |
| Eveleth       | 2700          | 93.3       | 90.2         | 88.2            | .                      | .                     | .                            | 20              | 0                      |
| Gilbert       | 3500          | 103.1      | 91.4         | 94.7            | .                      | .                     | .                            | 28              | 0                      |
| Hermantown    | 3600          | 90.7       | 90.1         | 89.6            | 10.4                   | 11.7                  | 1.01                         | 97              | 97                     |
| Hibbing       | 3800          | 100.3      | 92.6         | 93.0            | 17.9                   | 23.9                  | 1.07                         | 157             | 0                      |
| Mountain Iron | 5400          | 91.8       | 90.9         | 88.3            | .                      | .                     | .                            | 24              | 0                      |
| Proctor       | 5900          | 103.0      | 94.3         | 95.7            | 16.1                   | 19.1                  | 1.04                         | 50              | 50                     |
| Virginia      | 6900          | 101.0      | 98.3         | 94.6            | 17.5                   | 22.4                  | 1.07                         | 85              | 0                      |
| Hoyt Lakes    | 7200          | 99.9       | 92.2         | 92.7            | .                      | .                     | .                            | 20              | 0                      |
| Babbitt       | 7300          | 93.0       | 93.8         | 89.4            | .                      | .                     | .                            | 28              | 0                      |
| Duluth        | 9000          | 95.7       | 93.9         | 92.4            | 12.4                   | 17.1                  | 1.03                         | 925             | 916                    |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **348**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=St. Louis CO=69 PT=03 Property=Non-Commercial Seasonal Recreational Residential (with buildings)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Kabetogama    | 0005          | 94.1       | 89.9         | 87.4            | .                      | .                     | .                            | 6               | 0                      |
| Beatty        | 0010          | 86.2       | 84.0         | 85.3            | .                      | .                     | .                            | 8               | 0                      |
| Greenwood     | 0074          | 87.3       | 84.7         | 81.3            | .                      | .                     | .                            | 16              | 0                      |
| Biwabik       | 0900          | 95.6       | 94.9         | 92.9            | .                      | .                     | .                            | 8               | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **349**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=St. Louis CO=69 PT=90 Property=Agricultural Bare Land (less than 34.5 acres) Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Lakewood      | 0040          | 78.1       | 85.9         | 72.9            | .                      | .                     | .                            | 8               | 0                      |
| Rice Lake     | 0061          | 85.1       | 81.3         | 72.9            | .                      | .                     | .                            | 6               | 0                      |
| Greenwood     | 0074          | 120.3      | 115.9        | 108.0           | .                      | .                     | .                            | 6               | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 350

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=St. Louis CO=69 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Kabetogama    | 0005          | 99.0       | 89.9         | 91.0            | .                      | .                     | .                            | 8               | 0                      |
| Beatty        | 0010          | 90.4       | 91.5         | 90.7            | .                      | .                     | .                            | 11              | 0                      |
| Breitung      | 0012          | 110.6      | 103.4        | 114.5           | .                      | .                     | .                            | 8               | 0                      |
| Canosia       | 0014          | 90.7       | 93.3         | 89.7            | .                      | .                     | .                            | 14              | 11                     |
| Cotton        | 0019          | 95.2       | 97.1         | 93.3            | .                      | .                     | .                            | 10              | 0                      |
| Duluth TWP    | 0021          | 96.7       | 93.8         | 90.5            | .                      | .                     | .                            | 22              | 18                     |
| Ellsburg      | 0022          | 96.7       | 95.4         | 90.9            | .                      | .                     | .                            | 6               | 0                      |
| Fayal         | 0026          | 94.1       | 94.3         | 92.8            | .                      | .                     | .                            | 22              | 0                      |
| Fredenberg    | 0030          | 89.7       | 78.4         | 84.0            | .                      | .                     | .                            | 11              | 3                      |
| French        | 0031          | 99.9       | 98.9         | 94.9            | .                      | .                     | .                            | 12              | 0                      |
| Gnesen        | 0032          | 89.8       | 90.3         | 89.4            | .                      | .                     | .                            | 11              | 7                      |
| Grand Lake    | 0033          | 98.7       | 94.6         | 95.8            | .                      | .                     | .                            | 28              | 14                     |
| Industrial    | 0037          | 114.8      | 92.8         | 102.3           | .                      | .                     | .                            | 7               | 7                      |
| Lakewood      | 0040          | 93.7       | 90.2         | 94.3            | .                      | .                     | .                            | 19              | 19                     |
| Midway        | 0047          | 94.3       | 90.1         | 92.6            | .                      | .                     | .                            | 6               | 6                      |
| Morse         | 0050          | 99.6       | 93.0         | 93.1            | .                      | .                     | .                            | 13              | 0                      |
| Rice Lake     | 0061          | 93.5       | 90.0         | 88.5            | 14.0                   | 17.4                  | 1.06                         | 36              | 36                     |
| Solway        | 0063          | 92.9       | 93.8         | 92.3            | .                      | .                     | .                            | 14              | 13                     |
| Greenwood     | 0074          | 95.4       | 94.6         | 89.9            | 15.2                   | 21.1                  | 1.04                         | 30              | 0                      |
| Eagles Nest   | 0077          | 108.9      | 95.3         | 89.3            | .                      | .                     | .                            | 6               | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 351

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=St. Louis CO=69 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name             | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Unorg. 05 - Central Lakes | 0090          | 89.2       | 91.4         | 89.5            | .                      | .                     | .                            | 8               | 0                      |
| Unorg. 06 - Biwabik       | 0091          | 118.4      | 96.1         | 104.8           | .                      | .                     | .                            | 12              | 0                      |
| Unorg. 07 - B&B Island    | 0092          | 89.8       | 91.1         | 91.9            | .                      | .                     | .                            | 10              | 0                      |
| Unorg. 08 - Mount Iron    | 0093          | 104.4      | 90.7         | 90.3            | .                      | .                     | .                            | 8               | 0                      |
| Unorg. 09 - Balkan        | 0094          | 92.1       | 94.3         | 94.5            | .                      | .                     | .                            | 9               | 0                      |
| Unorg. 10 - Lake Verm     | 0095          | 99.0       | 96.1         | 97.8            | .                      | .                     | .                            | 6               | 0                      |
| Aurora                    | 0600          | 101.0      | 94.0         | 91.2            | .                      | .                     | .                            | 24              | 0                      |
| Biwabik                   | 0900          | 100.2      | 94.9         | 94.7            | .                      | .                     | .                            | 20              | 0                      |
| Buhl                      | 1300          | 100.7      | 94.0         | 93.4            | .                      | .                     | .                            | 13              | 0                      |
| Chisholm                  | 1800          | 90.6       | 92.8         | 88.9            | 14.2                   | 18.2                  | 1.02                         | 33              | 0                      |
| Cook                      | 1900          | 99.9       | 94.7         | 91.4            | .                      | .                     | .                            | 8               | 0                      |
| Ely                       | 2500          | 103.4      | 91.3         | 92.2            | 26.0                   | 26.9                  | 1.09                         | 34              | 0                      |
| Eveleth                   | 2700          | 93.3       | 90.2         | 88.2            | .                      | .                     | .                            | 20              | 0                      |
| Gilbert                   | 3500          | 103.1      | 91.4         | 94.7            | .                      | .                     | .                            | 28              | 0                      |
| Hermantown                | 3600          | 90.7       | 90.1         | 89.6            | 10.4                   | 11.7                  | 1.01                         | 97              | 97                     |
| Hibbing                   | 3800          | 100.3      | 92.6         | 93.0            | 17.9                   | 23.9                  | 1.07                         | 157             | 0                      |
| Mountain Iron             | 5400          | 91.8       | 90.9         | 88.3            | .                      | .                     | .                            | 24              | 0                      |
| Proctor                   | 5900          | 103.0      | 94.3         | 95.7            | 16.1                   | 19.1                  | 1.04                         | 50              | 50                     |
| Virginia                  | 6900          | 101.0      | 98.3         | 94.6            | 17.5                   | 22.4                  | 1.07                         | 85              | 0                      |
| Hoyt Lakes                | 7200          | 98.7       | 90.9         | 91.3            | .                      | .                     | .                            | 21              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 352

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=St. Louis CO=69 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Babbitt       | 7300          | 93.0       | 93.8         | 89.4            | .                      | .                     | .                            | 28              | 0                      |
| Duluth        | 9000          | 95.7       | 93.8         | 92.3            | 12.4                   | 17.1                  | 1.03                         | 927             | 918                    |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 353

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=St. Louis CO=69 PT=92 Property=Rural Vacant Land Aggregation (34.5 or more acres) Aggregation

| City-Twp Name          | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|------------------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Unorg. 07 - B&B Island | 0092          | 125.1      | 87.3         | 92.1            | .                      | .                     | .                            | 6               | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 354

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=St. Louis CO=69 PT=93 Property=Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation

| City-Twp Name          | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|------------------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Unorg. 07 - B&B Island | 0092          | 125.1      | 87.3         | 92.1            | .                      | .                     | .                            | 6               | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 355

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=St. Louis CO=69 PT=94 Property=Commercial/Industrial Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Hibbing       | 3800          | 103.0      | 99.9         | 88.0            | .                      | .                     | .                            | 9               | 0                      |
| Duluth        | 9000          | 98.7       | 98.2         | 100.1           | .                      | .                     | .                            | 11              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 356

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=St. Louis CO=69 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

| City-Twp Name          | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|------------------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Unorg. 07 - B&B Island | 0092          | 125.1      | 87.3         | 92.1            | .                      | .                     | .                            | 6               | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 357

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=69 County\_Name=St. Louis

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 96.7       | 93.3         | 92.3            | 14.8                   | 19.7                  | 1.04                         | 1,936           | 1,207                  |
| 02 | Apartment (4 or more units)                                          | 97.0       | 96.4         | 121.5           | .                      | .                     | .                            | 10              | 0                      |
| 03 | Non-Commercial Seasonal Recreational Residential (with buildings)    | 94.2       | 90.7         | 88.7            | 16.4                   | 19.8                  | 1.04                         | 131             | 5                      |
| 90 | Agricultural Bare Land (less than 34.5 acres) Aggregation            | 91.6       | 92.2         | 86.9            | 29.3                   | 29.4                  | 1.07                         | 74              | 0                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 96.5       | 93.2         | 92.1            | 14.9                   | 19.7                  | 1.04                         | 2,067           | 1,212                  |
| 92 | Rural Vacant Land Aggregation (34.5 or more acres) Aggregation       | 101.5      | 90.0         | 64.2            | 35.4                   | 32.1                  | 1.08                         | 111             | 0                      |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 101.4      | 90.1         | 64.3            | 35.1                   | 31.9                  | 1.08                         | 112             | 0                      |
| 94 | Commercial/Industrial Aggregation                                    | 88.7       | 93.7         | 72.9            | 22.7                   | 27.8                  | 1.04                         | 45              | 0                      |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 101.3      | 90.1         | 67.5            | 34.7                   | 31.5                  | 1.06                         | 120             | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
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**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 358

**Selected Countywide Ratios with Largest Cities Removed:  
Hennepin without Minneapolis, Ramsey without St. Paul  
St. Louis without Duluth, Olmsted without Rochester  
Benton, Sherburne and Stearns without St Cloud, Clay without Moorhead**

CO=69 County=St. Louis without Duluth

| Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales |
|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|
| Residential (less than 4 units)                                      | 97.5       | 92.7         | 92.3            | 16.9                   | 21.7                  | 1.05                         | 1,011           |
| Non-Commercial Seasonal Recreational Residential (with buildings)    | 94.4       | 91.5         | 88.9            | 16.4                   | 19.8                  | 1.04                         | 129             |
| Agricultural Bare Land (less than 34.5 acres) Aggregation            | 91.6       | 92.2         | 86.9            | 29.3                   | 29.4                  | 1.07                         | 74              |
| Seasonal Recreational Residential/Residential Aggregation            | 97.2       | 92.6         | 91.8            | 16.9                   | 21.5                  | 1.05                         | 1,140           |
| Rural Vacant Land Aggregation (34.5 or more acres) Aggregation       | 101.5      | 90.0         | 64.2            | 35.4                   | 32.1                  | 1.08                         | 111             |
| Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 101.4      | 90.1         | 64.3            | 35.1                   | 31.9                  | 1.08                         | 112             |
| Commercial/Industrial Aggregation                                    | 85.4       | 79.4         | 62.4            | 28.3                   | 32.2                  | 1.12                         | 34              |
| Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 101.3      | 90.1         | 67.5            | 34.7                   | 31.5                  | 1.06                         | 120             |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 359

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Scott CO=70 PT=01 Property=Residential (less than 4 units)

| City-Twp Name    | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|------------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Belle Plaine TWP | 0001          | 93.0       | 90.0         | 91.9            | .                      | .                     | .                            | 6               | 6                      |
| Cedar Lake       | 0003          | 92.0       | 94.9         | 89.9            | .                      | .                     | .                            | 19              | 15                     |
| Credit River     | 0004          | 94.1       | 94.0         | 92.7            | 7.2                    | 9.7                   | 1.02                         | 46              | 46                     |
| Helena           | 0007          | 100.8      | 94.6         | 96.2            | .                      | .                     | .                            | 8               | 6                      |
| Jackson          | 0008          | 94.5       | 95.0         | 94.5            | .                      | .                     | .                            | 7               | 7                      |
| Louisville       | 0009          | 105.0      | 94.8         | 93.1            | .                      | .                     | .                            | 12              | 10                     |
| New Market       | 0010          | 95.6       | 94.3         | 94.0            | .                      | .                     | .                            | 27              | 27                     |
| Spring Lake      | 0013          | 94.6       | 94.4         | 93.9            | 8.5                    | 11.4                  | 1.01                         | 33              | 32                     |
| Belle Plaine     | 0100          | 94.6       | 94.8         | 94.2            | 6.7                    | 9.4                   | 1.01                         | 82              | 82                     |
| Jordan           | 0400          | 96.9       | 95.0         | 95.9            | 7.4                    | 12.4                  | 1.01                         | 62              | 61                     |
| Elko New Market  | 0600          | 96.1       | 94.4         | 94.1            | 8.3                    | 8.8                   | 1.00                         | 66              | 66                     |
| Prior Lake       | 0800          | 93.6       | 93.7         | 93.3            | 8.1                    | 10.8                  | 1.00                         | 273             | 248                    |
| Savage           | 0900          | 95.0       | 94.2         | 94.8            | 5.3                    | 6.9                   | 1.00                         | 308             | 308                    |
| Shakopee         | 1000          | 93.5       | 93.1         | 92.7            | 7.0                    | 10.0                  | 1.01                         | 399             | 398                    |
| New Prague       | 8000          | 94.9       | 94.7         | 94.4            | 7.2                    | 9.4                   | 1.01                         | 58              | 58                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 360

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Scott CO=70 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name    | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|------------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Belle Plaine TWP | 0001          | 93.0       | 90.0         | 91.9            | .                      | .                     | .                            | 6               | 6                      |
| Cedar Lake       | 0003          | 92.0       | 94.9         | 89.9            | .                      | .                     | .                            | 19              | 15                     |
| Credit River     | 0004          | 94.1       | 94.0         | 92.7            | 7.2                    | 9.7                   | 1.02                         | 46              | 46                     |
| Helena           | 0007          | 100.8      | 94.6         | 96.2            | .                      | .                     | .                            | 8               | 6                      |
| Jackson          | 0008          | 94.5       | 95.0         | 94.5            | .                      | .                     | .                            | 7               | 7                      |
| Louisville       | 0009          | 105.0      | 94.8         | 93.1            | .                      | .                     | .                            | 12              | 10                     |
| New Market       | 0010          | 95.6       | 94.3         | 94.0            | .                      | .                     | .                            | 27              | 27                     |
| Spring Lake      | 0013          | 94.6       | 94.4         | 93.9            | 8.5                    | 11.4                  | 1.01                         | 33              | 32                     |
| Belle Plaine     | 0100          | 94.6       | 94.8         | 94.2            | 6.7                    | 9.4                   | 1.01                         | 82              | 82                     |
| Jordan           | 0400          | 96.9       | 95.0         | 95.9            | 7.4                    | 12.4                  | 1.01                         | 62              | 61                     |
| Elko New Market  | 0600          | 96.1       | 94.4         | 94.1            | 8.3                    | 8.8                   | 1.00                         | 66              | 66                     |
| Prior Lake       | 0800          | 93.6       | 93.7         | 93.3            | 8.1                    | 10.8                  | 1.00                         | 274             | 248                    |
| Savage           | 0900          | 95.0       | 94.2         | 94.8            | 5.3                    | 6.9                   | 1.00                         | 308             | 308                    |
| Shakopee         | 1000          | 93.5       | 93.1         | 92.7            | 7.0                    | 10.0                  | 1.01                         | 399             | 398                    |
| New Prague       | 8000          | 94.9       | 94.7         | 94.4            | 7.2                    | 9.4                   | 1.01                         | 58              | 58                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 361

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Scott CO=70 PT=94 Property=Commercial/Industrial Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Shakopee      | 1000          | 99.4       | 101.6        | 94.6            | .                      | .                     | .                            | 8               | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 362

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=70 County\_Name=Scott

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 94.4       | 93.9         | 93.6            | 7.2                    | 9.9                   | 1.01                         | 1,414           | 1,378                  |
| 90 | Agricultural Bare Land (less than 34.5 acres) Aggregation            | 109.8      | 103.1        | 95.4            | .                      | .                     | .                            | 11              | 0                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 94.4       | 93.9         | 93.6            | 7.2                    | 9.9                   | 1.01                         | 1,415           | 1,378                  |
| 94 | Commercial/Industrial Aggregation                                    | 92.8       | 95.9         | 88.9            | .                      | .                     | .                            | 19              | 0                      |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 99.1       | 96.1         | 97.9            | .                      | .                     | .                            | 15              | 15                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**

10:00 Thursday, June 5, 2014 **363**

**Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

CO=70 County\_Name=Le Sueur/Scott Joint\_City=New Prague

| Joint_City | City-Twp Code | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | County_Name    |
|------------|---------------|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|----------------|
| New Prague | 8000          | Residential (less than 4 units)                           | 95.6       | 95.4         | 94.7            | 7.8                    | 10.0                  | 1.01                         | 109             | Le Sueur/Scott |
| New Prague | 8000          | Seasonal Recreational Residential/Residential Aggregation | 95.6       | 95.4         | 94.7            | 7.8                    | 10.0                  | 1.01                         | 109             | Le Sueur/Scott |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 364

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Sherburne CO=71 PT=01 Property=Residential (less than 4 units)

| City-Twp Name  | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Baldwin        | 0001          | 95.2       | 93.4         | 93.8            | 12.0                   | 15.9                  | 1.01                         | 48              | 40                     |
| Becker TWP     | 0002          | 95.3       | 96.5         | 94.9            | .                      | .                     | .                            | 29              | 28                     |
| Big Lake TWP   | 0003          | 93.9       | 93.8         | 92.6            | 8.2                    | 9.8                   | 1.01                         | 59              | 53                     |
| Blue Hill      | 0004          | 93.8       | 92.4         | 93.2            | .                      | .                     | .                            | 23              | 23                     |
| Clear Lake TWP | 0005          | 95.3       | 94.2         | 95.2            | .                      | .                     | .                            | 9               | 6                      |
| Haven          | 0007          | 94.6       | 92.9         | 93.4            | .                      | .                     | .                            | 12              | 10                     |
| Livonia        | 0008          | 94.8       | 94.0         | 93.8            | 7.2                    | 13.6                  | 1.01                         | 50              | 48                     |
| Orrock         | 0009          | 94.1       | 93.4         | 93.6            | .                      | .                     | .                            | 26              | 22                     |
| Palmer         | 0010          | 94.8       | 95.0         | 93.5            | .                      | .                     | .                            | 28              | 20                     |
| Santiago       | 0011          | 95.2       | 94.3         | 93.4            | .                      | .                     | .                            | 10              | 10                     |
| Becker         | 0100          | 98.1       | 97.1         | 97.4            | 5.8                    | 7.4                   | 1.01                         | 63              | 63                     |
| Big Lake       | 0200          | 96.6       | 96.0         | 95.8            | 6.6                    | 8.6                   | 1.01                         | 103             | 100                    |
| Clear Lake     | 0300          | 93.7       | 94.2         | 92.9            | .                      | .                     | .                            | 15              | 15                     |
| Elk River      | 0400          | 93.4       | 93.0         | 92.6            | 8.0                    | 10.5                  | 1.01                         | 208             | 200                    |
| Zimmerman      | 0500          | 93.1       | 92.8         | 92.3            | 5.9                    | 7.1                   | 1.01                         | 31              | 29                     |
| St. Cloud      | 9200          | 94.1       | 92.4         | 91.3            | 8.5                    | 11.2                  | 1.03                         | 40              | 40                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 365

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Sherburne CO=71 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name  | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Baldwin        | 0001          | 95.2       | 93.4         | 93.8            | 12.0                   | 15.9                  | 1.01                         | 48              | 40                     |
| Becker TWP     | 0002          | 95.3       | 96.5         | 94.9            | .                      | .                     | .                            | 29              | 28                     |
| Big Lake TWP   | 0003          | 93.9       | 93.8         | 92.6            | 8.2                    | 9.8                   | 1.01                         | 59              | 53                     |
| Blue Hill      | 0004          | 94.3       | 94.1         | 93.6            | .                      | .                     | .                            | 24              | 23                     |
| Clear Lake TWP | 0005          | 95.3       | 94.2         | 95.2            | .                      | .                     | .                            | 9               | 6                      |
| Haven          | 0007          | 94.6       | 92.9         | 93.4            | .                      | .                     | .                            | 12              | 10                     |
| Livonia        | 0008          | 94.8       | 94.0         | 93.8            | 7.2                    | 13.6                  | 1.01                         | 50              | 48                     |
| Orrock         | 0009          | 94.1       | 93.4         | 93.6            | .                      | .                     | .                            | 26              | 22                     |
| Palmer         | 0010          | 95.0       | 95.0         | 93.7            | 6.2                    | 8.6                   | 1.01                         | 31              | 20                     |
| Santiago       | 0011          | 95.2       | 94.3         | 93.4            | .                      | .                     | .                            | 10              | 10                     |
| Becker         | 0100          | 98.1       | 97.1         | 97.4            | 5.8                    | 7.4                   | 1.01                         | 63              | 63                     |
| Big Lake       | 0200          | 96.5       | 95.7         | 95.6            | 6.6                    | 8.6                   | 1.01                         | 104             | 100                    |
| Clear Lake     | 0300          | 93.7       | 94.2         | 92.9            | .                      | .                     | .                            | 15              | 15                     |
| Elk River      | 0400          | 93.4       | 93.0         | 92.6            | 8.0                    | 10.5                  | 1.01                         | 208             | 200                    |
| Zimmerman      | 0500          | 93.1       | 92.8         | 92.3            | 5.9                    | 7.1                   | 1.01                         | 31              | 29                     |
| St. Cloud      | 9200          | 94.1       | 92.4         | 91.3            | 8.5                    | 11.2                  | 1.03                         | 40              | 40                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 366

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=71 County\_Name=Sherburne

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 94.7       | 94.2         | 93.7            | 7.6                    | 10.2                  | 1.01                         | 754             | 707                    |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 94.7       | 94.2         | 93.7            | 7.6                    | 10.2                  | 1.01                         | 759             | 707                    |
| 92 | Rural Vacant Land Aggregation (34.5 or more acres) Aggregation       | 96.9       | 94.6         | 92.2            | .                      | .                     | .                            | 6               | 0                      |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 100.3      | 96.6         | 85.3            | .                      | .                     | .                            | 12              | 0                      |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 100.3      | 96.6         | 85.3            | .                      | .                     | .                            | 12              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**

10:00 Thursday, June 5, 2014 367

**Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

CO=71 County\_Name=Benton/Sherburne/Stearns Joint\_City=St. Cloud

| Joint_City | City-Twp Code | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | County_Name              |
|------------|---------------|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|--------------------------|
| St. Cloud  | 9200          | Residential (less than 4 units)                           | 95.8       | 93.4         | 93.3            | 10.0                   | 13.1                  | 1.02                         | 966             | Benton/Sherburne/Stearns |
| St. Cloud  | 9200          | Apartment (4 or more units)                               | 92.2       | 92.7         | 91.2            | .                      | .                     | .                            | 20              | Benton/Sherburne/Stearns |
| St. Cloud  | 9200          | Seasonal Recreational Residential/Residential Aggregation | 95.8       | 93.4         | 93.3            | 10.0                   | 13.1                  | 1.02                         | 966             | Benton/Sherburne/Stearns |
| St. Cloud  | 9200          | Commercial/Industrial Aggregation                         | 100.0      | 100.0        | 95.5            | 10.5                   | 13.9                  | 1.05                         | 30              | Benton/Sherburne/Stearns |

CO=71 County\_Name=Mille Lacs/Sherburne Joint\_City=Princeton

| Joint_City | City-Twp Code | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | County_Name          |
|------------|---------------|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|----------------------|
| Princeton  | 9600          | Residential (less than 4 units)                           | 92.8       | 90.3         | 91.7            | 9.8                    | 15.9                  | 1.01                         | 39              | Mille Lacs/Sherburne |
| Princeton  | 9600          | Seasonal Recreational Residential/Residential Aggregation | 92.8       | 90.3         | 91.7            | 9.8                    | 15.9                  | 1.01                         | 39              | Mille Lacs/Sherburne |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **368**

**Selected Countywide Ratios with Largest Cities Removed:  
Hennepin without Minneapolis, Ramsey without St. Paul  
St. Louis without Duluth, Olmsted without Rochester  
Benton, Sherburne and Stearns without St Cloud, Clay without Moorhead**

CO=71 County=Sherburne without St. Cloud

| Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales |
|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|
| Residential (less than 4 units)                                      | 94.8       | 94.2         | 93.8            | 7.5                    | 10.2                  | 1.01                         | 714             |
| Seasonal Recreational Residential/Residential Aggregation            | 94.8       | 94.2         | 93.8            | 7.5                    | 10.2                  | 1.01                         | 719             |
| Rural Vacant Land Aggregation (34.5 or more acres) Aggregation       | 96.9       | 94.6         | 92.2            | .                      | .                     | .                            | 6               |
| Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 100.3      | 96.6         | 85.3            | .                      | .                     | .                            | 12              |
| Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 100.3      | 96.6         | 85.3            | .                      | .                     | .                            | 12              |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **369**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Sibley CO=72 PT=01 Property=Residential (less than 4 units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Faxon         | 0006          | 93.4       | 89.6         | 94.5            | .                      | .                     | .                            | 6               | 6                      |
| Arlington     | 0100          | 90.8       | 86.9         | 88.4            | 13.8                   | 17.0                  | 1.03                         | 30              | 30                     |
| Gaylord       | 0200          | 87.2       | 80.1         | 80.3            | .                      | .                     | .                            | 14              | 14                     |
| Gibbon        | 0300          | 92.1       | 88.8         | 89.6            | .                      | .                     | .                            | 6               | 6                      |
| Henderson     | 0500          | 104.7      | 95.9         | 87.4            | .                      | .                     | .                            | 15              | 15                     |
| Winthrop      | 0700          | 107.3      | 94.2         | 93.6            | .                      | .                     | .                            | 12              | 12                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 370

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Sibley CO=72 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Faxon         | 0006          | 93.4       | 89.6         | 94.5            | .                      | .                     | .                            | 6               | 6                      |
| Arlington     | 0100          | 90.8       | 86.9         | 88.4            | 13.8                   | 17.0                  | 1.03                         | 30              | 30                     |
| Gaylord       | 0200          | 87.2       | 80.1         | 80.3            | .                      | .                     | .                            | 14              | 14                     |
| Gibbon        | 0300          | 92.1       | 88.8         | 89.6            | .                      | .                     | .                            | 6               | 6                      |
| Henderson     | 0500          | 104.7      | 95.9         | 87.4            | .                      | .                     | .                            | 15              | 15                     |
| Winthrop      | 0700          | 107.3      | 94.2         | 93.6            | .                      | .                     | .                            | 12              | 12                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 371

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=72 County\_Name=Sibley

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 94.4       | 88.8         | 89.1            | 18.7                   | 21.9                  | 1.05                         | 120             | 120                    |
| 90 | Agricultural Bare Land (less than 34.5 acres) Aggregation            | 93.1       | 96.9         | 94.4            | .                      | .                     | .                            | 6               | 0                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 94.4       | 88.8         | 89.1            | 18.7                   | 21.9                  | 1.05                         | 120             | 120                    |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 103.6      | 101.9        | 97.6            | .                      | .                     | .                            | 20              | 20                     |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 103.6      | 101.9        | 97.1            | .                      | .                     | .                            | 22              | 22                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 372

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Stearns CO=73 PT=01 Property=Residential (less than 4 units)

| City-Twp Name   | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|-----------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Avon TWP        | 0003          | 96.1       | 90.9         | 92.8            | .                      | .                     | .                            | 10              | 6                      |
| Brockway        | 0004          | 95.1       | 94.7         | 93.0            | .                      | .                     | .                            | 14              | 13                     |
| Collegeville    | 0005          | 96.7       | 96.7         | 93.3            | .                      | .                     | .                            | 8               | 6                      |
| Eden Lake       | 0008          | 96.6       | 93.8         | 95.9            | .                      | .                     | .                            | 17              | 5                      |
| Fair Haven      | 0009          | 122.1      | 91.9         | 91.6            | .                      | .                     | .                            | 7               | 6                      |
| LeSauk          | 0017          | 91.9       | 89.9         | 91.4            | .                      | .                     | .                            | 7               | 7                      |
| Lynden          | 0019          | 94.4       | 91.2         | 95.4            | .                      | .                     | .                            | 16              | 14                     |
| Maine Prairie   | 0020          | 93.6       | 91.2         | 92.1            | .                      | .                     | .                            | 11              | 7                      |
| Munson          | 0023          | 97.7       | 94.9         | 97.9            | .                      | .                     | .                            | 10              | 2                      |
| Paynesville TWP | 0026          | 106.7      | 94.4         | 101.7           | .                      | .                     | .                            | 9               | 9                      |
| St. Joseph TWP  | 0031          | 90.2       | 91.8         | 90.0            | .                      | .                     | .                            | 11              | 10                     |
| St. Wendel      | 0033          | 93.9       | 94.4         | 93.6            | .                      | .                     | .                            | 14              | 11                     |
| Sauk Centre TWP | 0034          | 90.7       | 92.9         | 91.7            | .                      | .                     | .                            | 11              | 7                      |
| Wakefield       | 0036          | 95.9       | 94.2         | 96.0            | .                      | .                     | .                            | 29              | 8                      |
| Albany          | 0100          | 97.4       | 96.8         | 96.7            | .                      | .                     | .                            | 24              | 24                     |
| Avon            | 0200          | 97.5       | 98.4         | 95.1            | .                      | .                     | .                            | 17              | 11                     |
| Belgrade        | 0300          | 97.0       | 92.5         | 94.0            | .                      | .                     | .                            | 8               | 8                      |
| Brooten         | 0400          | 95.2       | 95.7         | 93.2            | .                      | .                     | .                            | 9               | 9                      |
| Cold Spring     | 0500          | 95.4       | 94.5         | 92.8            | 10.9                   | 15.2                  | 1.03                         | 60              | 59                     |
| Freeport        | 1000          | 95.6       | 95.8         | 94.6            | .                      | .                     | .                            | 14              | 14                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 373

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Stearns CO=73 PT=01 Property=Residential (less than 4 units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Holdingford   | 1300          | 93.0       | 95.8         | 90.9            | .                      | .                     | .                            | 11              | 11                     |
| Kimball       | 1400          | 98.5       | 99.4         | 96.8            | .                      | .                     | .                            | 6               | 6                      |
| Melrose       | 1700          | 100.0      | 97.8         | 95.1            | 14.1                   | 20.8                  | 1.05                         | 40              | 40                     |
| New Munich    | 1800          | 95.4       | 91.7         | 93.6            | .                      | .                     | .                            | 6               | 6                      |
| Paynesville   | 1900          | 98.6       | 94.9         | 95.2            | 12.5                   | 17.2                  | 1.04                         | 35              | 35                     |
| Richmond      | 2100          | 93.6       | 89.7         | 91.8            | .                      | .                     | .                            | 18              | 17                     |
| Rockville     | 2200          | 92.9       | 92.2         | 93.3            | .                      | .                     | .                            | 17              | 10                     |
| St. Joseph    | 2600          | 97.6       | 95.9         | 95.7            | 8.7                    | 11.6                  | 1.02                         | 62              | 62                     |
| Sauk Centre   | 3100          | 93.4       | 91.9         | 91.9            | 11.7                   | 16.3                  | 1.02                         | 61              | 57                     |
| Waite Park    | 3300          | 97.3       | 94.3         | 95.9            | 8.1                    | 12.3                  | 1.01                         | 41              | 41                     |
| St. Augusta   | 3400          | 92.4       | 92.4         | 91.6            | 8.5                    | 10.9                  | 1.01                         | 36              | 36                     |
| Sartell       | 8600          | 94.2       | 94.0         | 92.7            | 7.2                    | 9.5                   | 1.02                         | 166             | 164                    |
| St. Cloud     | 9200          | 95.9       | 93.5         | 93.4            | 10.3                   | 13.5                  | 1.02                         | 413             | 413                    |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Stearns CO=73 PT=02 Property=Apartment (4 or more units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| St. Cloud     | 9200          | 92.5       | 93.8         | 91.2            | .                      | .                     | .                            | 8               | 0                      |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 375

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Stearns CO=73 PT=03 Property=Non-Commercial Seasonal Recreational Residential (with buildings)

| City-Twp Name   | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|-----------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Eden Lake       | 0008          | 106.4      | 98.0         | 102.9           | .                      | .                     | .                            | 11              | 0                      |
| Maine Prairie   | 0020          | 94.5       | 92.4         | 93.6            | .                      | .                     | .                            | 7               | 0                      |
| Millwood        | 0022          | 96.4       | 96.0         | 94.8            | .                      | .                     | .                            | 6               | 0                      |
| Munson          | 0023          | 95.1       | 96.3         | 92.8            | .                      | .                     | .                            | 13              | 0                      |
| Paynesville TWP | 0026          | 101.8      | 101.1        | 100.4           | .                      | .                     | .                            | 8               | 1                      |
| Wakefield       | 0036          | 95.2       | 95.0         | 95.4            | .                      | .                     | .                            | 6               | 0                      |

**All sales adjusted for time and terms  
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source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 376

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Stearns CO=73 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name   | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|-----------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Avon TWP        | 0003          | 97.4       | 91.2         | 94.0            | .                      | .                     | .                            | 11              | 6                      |
| Brockway        | 0004          | 95.1       | 94.7         | 93.0            | .                      | .                     | .                            | 14              | 13                     |
| Collegeville    | 0005          | 98.2       | 101.6        | 97.2            | .                      | .                     | .                            | 11              | 6                      |
| Eden Lake       | 0008          | 100.4      | 96.3         | 97.9            | .                      | .                     | .                            | 28              | 5                      |
| Fair Haven      | 0009          | 111.8      | 91.9         | 91.1            | .                      | .                     | .                            | 11              | 6                      |
| LeSauk          | 0017          | 94.1       | 92.2         | 96.0            | .                      | .                     | .                            | 8               | 7                      |
| Lynden          | 0019          | 92.9       | 90.9         | 93.1            | .                      | .                     | .                            | 20              | 14                     |
| Maine Prairie   | 0020          | 94.0       | 91.7         | 92.5            | .                      | .                     | .                            | 18              | 7                      |
| Millwood        | 0022          | 95.1       | 93.3         | 93.2            | .                      | .                     | .                            | 7               | 0                      |
| Munson          | 0023          | 96.2       | 95.1         | 95.2            | .                      | .                     | .                            | 23              | 2                      |
| Paynesville TWP | 0026          | 104.4      | 94.4         | 101.0           | .                      | .                     | .                            | 17              | 10                     |
| St. Joseph TWP  | 0031          | 90.2       | 91.8         | 90.0            | .                      | .                     | .                            | 11              | 10                     |
| St. Wendel      | 0033          | 93.9       | 94.4         | 93.6            | .                      | .                     | .                            | 14              | 11                     |
| Sauk Centre TWP | 0034          | 93.4       | 94.0         | 92.7            | .                      | .                     | .                            | 12              | 7                      |
| Wakefield       | 0036          | 95.8       | 94.2         | 95.9            | 9.0                    | 12.3                  | 1.00                         | 35              | 8                      |
| Albany          | 0100          | 97.4       | 96.8         | 96.7            | .                      | .                     | .                            | 24              | 24                     |
| Avon            | 0200          | 97.7       | 99.5         | 95.3            | .                      | .                     | .                            | 18              | 11                     |
| Belgrade        | 0300          | 97.0       | 92.5         | 94.0            | .                      | .                     | .                            | 8               | 8                      |
| Brooten         | 0400          | 95.2       | 95.7         | 93.2            | .                      | .                     | .                            | 9               | 9                      |
| Cold Spring     | 0500          | 95.4       | 94.5         | 92.8            | 10.9                   | 15.2                  | 1.03                         | 60              | 59                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
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**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 377

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Stearns CO=73 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Freeport      | 1000          | 95.6       | 95.8         | 94.6            | .                      | .                     | .                            | 14              | 14                     |
| Holdingford   | 1300          | 93.0       | 95.8         | 90.9            | .                      | .                     | .                            | 11              | 11                     |
| Kimball       | 1400          | 98.5       | 99.4         | 96.8            | .                      | .                     | .                            | 6               | 6                      |
| Melrose       | 1700          | 100.0      | 97.8         | 95.1            | 14.1                   | 20.8                  | 1.05                         | 40              | 40                     |
| New Munich    | 1800          | 95.4       | 91.7         | 93.6            | .                      | .                     | .                            | 6               | 6                      |
| Paynesville   | 1900          | 98.6       | 94.9         | 95.2            | 12.5                   | 17.2                  | 1.04                         | 35              | 35                     |
| Richmond      | 2100          | 93.6       | 89.7         | 91.8            | .                      | .                     | .                            | 18              | 17                     |
| Rockville     | 2200          | 94.2       | 92.3         | 94.6            | .                      | .                     | .                            | 20              | 10                     |
| St. Joseph    | 2600          | 97.6       | 95.9         | 95.7            | 8.7                    | 11.6                  | 1.02                         | 62              | 62                     |
| Sauk Centre   | 3100          | 93.7       | 91.9         | 92.2            | 11.8                   | 16.2                  | 1.02                         | 62              | 57                     |
| Waite Park    | 3300          | 97.3       | 94.3         | 95.9            | 8.1                    | 12.3                  | 1.01                         | 41              | 41                     |
| St. Augusta   | 3400          | 92.4       | 92.4         | 91.6            | 8.5                    | 10.9                  | 1.01                         | 36              | 36                     |
| Sartell       | 8600          | 94.2       | 94.0         | 92.7            | 7.2                    | 9.5                   | 1.02                         | 166             | 164                    |
| St. Cloud     | 9200          | 95.9       | 93.5         | 93.4            | 10.3                   | 13.5                  | 1.02                         | 413             | 413                    |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
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**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Stearns CO=73 PT=94 Property=Commercial/Industrial Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| St. Cloud     | 9200          | 96.3       | 96.7         | 94.8            | .                      | .                     | .                            | 12              | 0                      |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
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**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 379

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=73 County\_Name=Stearns

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 95.8       | 94.0         | 93.7            | 10.0                   | 13.4                  | 1.02                         | 1,266           | 1,175                  |
| 02 | Apartment (4 or more units)                                          | 94.4       | 94.6         | 91.8            | .                      | .                     | .                            | 10              | 0                      |
| 03 | Non-Commercial Seasonal Recreational Residential (with buildings)    | 98.9       | 97.1         | 96.9            | 11.9                   | 15.7                  | 1.02                         | 72              | 1                      |
| 90 | Agricultural Bare Land (less than 34.5 acres) Aggregation            | 109.1      | 99.7         | 106.1           | .                      | .                     | .                            | 10              | 10                     |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 96.0       | 94.1         | 93.9            | 10.2                   | 13.6                  | 1.02                         | 1,338           | 1,176                  |
| 92 | Rural Vacant Land Aggregation (34.5 or more acres) Aggregation       | 114.5      | 113.1        | 115.1           | .                      | .                     | .                            | 7               | 0                      |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 99.3       | 93.2         | 90.3            | .                      | .                     | .                            | 29              | 0                      |
| 94 | Commercial/Industrial Aggregation                                    | 94.4       | 94.0         | 90.4            | 10.8                   | 16.3                  | 1.04                         | 33              | 0                      |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 99.8       | 93.2         | 91.4            | 21.0                   | 24.5                  | 1.08                         | 53              | 0                      |

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**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
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10:00 Thursday, June 5, 2014 **380**

**Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=73 County\_Name=Benton/Sherburne/Stearns Joint\_City=St. Cloud

| Joint_City | City-Twp Code | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | County_Name              |
|------------|---------------|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|--------------------------|
| St. Cloud  | 9200          | Residential (less than 4 units)                           | 95.8       | 93.4         | 93.3            | 10.0                   | 13.1                  | 1.02                         | 966             | Benton/Sherburne/Stearns |
| St. Cloud  | 9200          | Apartment (4 or more units)                               | 92.2       | 92.7         | 91.2            | .                      | .                     | .                            | 20              | Benton/Sherburne/Stearns |
| St. Cloud  | 9200          | Seasonal Recreational Residential/Residential Aggregation | 95.8       | 93.4         | 93.3            | 10.0                   | 13.1                  | 1.02                         | 966             | Benton/Sherburne/Stearns |
| St. Cloud  | 9200          | Commercial/Industrial Aggregation                         | 100.0      | 100.0        | 95.5            | 10.5                   | 13.9                  | 1.05                         | 30              | Benton/Sherburne/Stearns |

CO=73 County\_Name=Benton/Stearns Joint\_City=Sartell

| Joint_City | City-Twp Code | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | County_Name    |
|------------|---------------|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|----------------|
| Sartell    | 8600          | Residential (less than 4 units)                           | 94.5       | 94.2         | 92.9            | 7.4                    | 10.1                  | 1.02                         | 183             | Benton/Stearns |
| Sartell    | 8600          | Seasonal Recreational Residential/Residential Aggregation | 94.5       | 94.2         | 92.9            | 7.4                    | 10.1                  | 1.02                         | 183             | Benton/Stearns |

CO=73 County\_Name=Meeker/Stearns Joint\_City=Eden Valley

| Joint_City  | City-Twp Code | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | County_Name    |
|-------------|---------------|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|----------------|
| Eden Valley | 6700          | Residential (less than 4 units)                           | 102.3      | 100.9        | 102.6           | .                      | .                     | .                            | 10              | Meeker/Stearns |
| Eden Valley | 6700          | Seasonal Recreational Residential/Residential Aggregation | 102.3      | 100.9        | 102.6           | .                      | .                     | .                            | 10              | Meeker/Stearns |

CO=73 County\_Name=Stearns/Wright Joint\_City=Clearwater

| Joint_City | City-Twp Code | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | County_Name    |
|------------|---------------|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|----------------|
| Clearwater | 7200          | Residential (less than 4 units)                           | 91.4       | 91.2         | 90.8            | .                      | .                     | .                            | 18              | Stearns/Wright |
| Clearwater | 7200          | Seasonal Recreational Residential/Residential Aggregation | 91.4       | 91.2         | 90.8            | .                      | .                     | .                            | 18              | Stearns/Wright |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
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source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
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10:00 Thursday, June 5, 2014 **381**

**Selected Countywide Ratios with Largest Cities Removed:  
Hennepin without Minneapolis, Ramsey without St. Paul  
St. Louis without Duluth, Olmsted without Rochester  
Benton, Sherburne and Stearns without St Cloud, Clay without Moorhead**

CO=73 County=Stearns without St. Cloud

| <b>Property</b>                                                      | <b>Mean<br/>ratio</b> | <b>Median<br/>ratio</b> | <b>Aggregate<br/>ratio</b> | <b>Coeff. of<br/>dispersion *</b> | <b>Coeff. of<br/>variation *</b> | <b>Price related<br/>differential *</b> | <b>Number<br/>of sales</b> |
|----------------------------------------------------------------------|-----------------------|-------------------------|----------------------------|-----------------------------------|----------------------------------|-----------------------------------------|----------------------------|
| Residential (less than 4 units)                                      | 95.8                  | 94.1                    | 93.8                       | 9.9                               | 13.4                             | 1.02                                    | 853                        |
| Non-Commercial Seasonal Recreational Residential (with buildings)    | 98.9                  | 97.1                    | 96.9                       | 11.9                              | 15.7                             | 1.02                                    | 72                         |
| Agricultural Bare Land (less than 34.5 acres) Aggregation            | 109.1                 | 99.7                    | 106.1                      | .                                 | .                                | .                                       | 10                         |
| Seasonal Recreational Residential/Residential Aggregation            | 96.0                  | 94.3                    | 94.1                       | 10.1                              | 13.6                             | 1.02                                    | 925                        |
| Rural Vacant Land Aggregation (34.5 or more acres) Aggregation       | 114.5                 | 113.1                   | 115.1                      | .                                 | .                                | .                                       | 7                          |
| Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 99.3                  | 93.2                    | 90.3                       | .                                 | .                                | .                                       | 29                         |
| Commercial/Industrial Aggregation                                    | 93.3                  | 89.9                    | 83.3                       | .                                 | .                                | .                                       | 21                         |
| Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 99.8                  | 93.2                    | 91.4                       | 21.0                              | 24.5                             | 1.08                                    | 53                         |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **382**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Steele CO=74 PT=01 Property=Residential (less than 4 units)

| City-Twp Name    | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|------------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Clinton Falls    | 0004          | 94.3       | 92.1         | 91.2            | .                      | .                     | .                            | 6               | 6                      |
| Ellendale        | 0300          | 103.7      | 94.8         | 94.9            | .                      | .                     | .                            | 11              | 11                     |
| Medford          | 0500          | 95.2       | 93.1         | 93.8            | .                      | .                     | .                            | 12              | 12                     |
| Owatonna         | 0700          | 97.6       | 96.5         | 96.1            | 8.9                    | 13.3                  | 1.02                         | 245             | 245                    |
| Blooming Prairie | 7100          | 93.5       | 92.3         | 88.0            | .                      | .                     | .                            | 17              | 17                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 383

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Steele CO=74 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name    | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|------------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Clinton Falls    | 0004          | 94.3       | 92.1         | 91.2            | .                      | .                     | .                            | 6               | 6                      |
| Ellendale        | 0300          | 103.7      | 94.8         | 94.9            | .                      | .                     | .                            | 11              | 11                     |
| Medford          | 0500          | 95.2       | 93.1         | 93.8            | .                      | .                     | .                            | 12              | 12                     |
| Owatonna         | 0700          | 97.6       | 96.5         | 96.1            | 8.9                    | 13.3                  | 1.02                         | 245             | 245                    |
| Blooming Prairie | 7100          | 93.5       | 92.3         | 88.0            | .                      | .                     | .                            | 17              | 17                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **384**

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=74 County\_Name=Steele

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 97.5       | 96.2         | 95.6            | 9.9                    | 14.5                  | 1.02                         | 311             | 311                    |
| 90 | Agricultural Bare Land (less than 34.5 acres) Aggregation            | 117.9      | 113.1        | 117.0           | .                      | .                     | .                            | 7               | 0                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 97.4       | 96.2         | 95.4            | 10.0                   | 14.6                  | 1.02                         | 312             | 311                    |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 91.0       | 92.6         | 89.4            | .                      | .                     | .                            | 24              | 24                     |
| 94 | Commercial/Industrial Aggregation                                    | 100.2      | 99.6         | 105.2           | .                      | .                     | .                            | 6               | 0                      |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 91.1       | 92.7         | 89.2            | .                      | .                     | .                            | 29              | 29                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 385

**Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=74 County\_Name=Dodge/Steele Joint\_City=Blooming Prairie

| Joint_City       | City-Twp Code | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | County_Name  |
|------------------|---------------|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|--------------|
| Blooming Prairie | 7100          | Residential (less than 4 units)                           | 93.5       | 92.3         | 88.0            | .                      | .                     | .                            | 17              | Dodge/Steele |
| Blooming Prairie | 7100          | Seasonal Recreational Residential/Residential Aggregation | 93.5       | 92.3         | 88.0            | .                      | .                     | .                            | 17              | Dodge/Steele |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Stevens CO=75 PT=01 Property=Residential (less than 4 units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Morris        | 0500          | 96.5       | 93.5         | 95.6            | 11.8                   | 15.2                  | 1.01                         | 39              | 39                     |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **387**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Stevens CO=75 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Morris        | 0500          | 96.5       | 93.5         | 95.6            | 11.8                   | 15.2                  | 1.01                         | 39              | 39                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **388**

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=75 County\_Name=Stevens

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 94.8       | 92.1         | 93.6            | 9.4                    | 13.0                  | 1.01                         | 65              | 65                     |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 94.8       | 92.1         | 93.6            | 9.4                    | 13.0                  | 1.01                         | 65              | 65                     |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 101.2      | 96.8         | 99.3            | .                      | .                     | .                            | 11              | 11                     |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 102.4      | 97.7         | 103.4           | .                      | .                     | .                            | 13              | 13                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **389**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Swift CO=76 PT=01 Property=Residential (less than 4 units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Appleton      | 0100          | 99.8       | 96.1         | 96.6            | .                      | .                     | .                            | 9               | 0                      |
| Benson        | 0200          | 97.6       | 97.8         | 95.1            | .                      | .                     | .                            | 28              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **390**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Swift CO=76 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Appleton      | 0100          | 99.8       | 96.1         | 96.6            | .                      | .                     | .                            | 9               | 0                      |
| Benson        | 0200          | 97.6       | 97.8         | 95.1            | .                      | .                     | .                            | 28              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 391

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=76 County\_Name=Swift

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 96.7       | 97.4         | 94.4            | 10.3                   | 14.3                  | 1.02                         | 52              | 0                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 96.7       | 97.4         | 94.4            | 10.3                   | 14.3                  | 1.02                         | 52              | 0                      |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 89.8       | 88.8         | 87.6            | .                      | .                     | .                            | 28              | 28                     |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 89.6       | 89.9         | 87.2            | 11.1                   | 15.4                  | 1.03                         | 32              | 32                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 392

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Todd CO=77 PT=01 Property=Residential (less than 4 units)

| City-Twp Name    | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|------------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Long Prairie TWP | 0018          | 103.2      | 92.9         | 100.2           | .                      | .                     | .                            | 9               | 9                      |
| Browerville      | 0200          | 93.6       | 94.1         | 94.5            | .                      | .                     | .                            | 8               | 8                      |
| Clarissa         | 0400          | 83.3       | 90.8         | 75.4            | .                      | .                     | .                            | 7               | 7                      |
| Long Prairie     | 0900          | 100.3      | 99.5         | 99.2            | .                      | .                     | .                            | 29              | 29                     |
| Staples          | 9300          | 99.4       | 94.8         | 96.8            | .                      | .                     | .                            | 19              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **393**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Todd CO=77 PT=03 Property=Non-Commercial Seasonal Recreational Residential (with buildings)

| City-Twp Name  | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Gordon         | 0010          | 102.2      | 101.9        | 101.7           | .                      | .                     | .                            | 8               | 1                      |
| Grey Eagle TWP | 0011          | 98.4       | 88.7         | 94.6            | .                      | .                     | .                            | 7               | 2                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 394

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Todd CO=77 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name    | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|------------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Birchdale        | 0003          | 102.0      | 102.0        | 99.1            | .                      | .                     | .                            | 8               | 3                      |
| Burnhamville     | 0006          | 97.5       | 95.8         | 94.3            | .                      | .                     | .                            | 10              | 3                      |
| Fawn Lake        | 0008          | 97.1       | 95.9         | 96.4            | .                      | .                     | .                            | 6               | 4                      |
| Gordon           | 0010          | 104.2      | 102.0        | 102.9           | .                      | .                     | .                            | 12              | 2                      |
| Grey Eagle TWP   | 0011          | 101.8      | 96.0         | 98.9            | .                      | .                     | .                            | 11              | 3                      |
| Leslie           | 0015          | 93.7       | 91.0         | 94.1            | .                      | .                     | .                            | 8               | 2                      |
| Little Sauk      | 0017          | 100.3      | 98.9         | 102.9           | .                      | .                     | .                            | 8               | 3                      |
| Long Prairie TWP | 0018          | 103.2      | 92.9         | 100.2           | .                      | .                     | .                            | 9               | 9                      |
| Browerville      | 0200          | 93.6       | 94.1         | 94.5            | .                      | .                     | .                            | 8               | 8                      |
| Clarissa         | 0400          | 83.3       | 90.8         | 75.4            | .                      | .                     | .                            | 7               | 7                      |
| Long Prairie     | 0900          | 100.3      | 99.5         | 99.2            | .                      | .                     | .                            | 29              | 29                     |
| Osakis           | 8200          | 99.3       | 99.6         | 99.0            | .                      | .                     | .                            | 7               | 2                      |
| Staples          | 9300          | 99.4       | 94.8         | 96.8            | .                      | .                     | .                            | 19              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 395

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Todd CO=77 PT=93 Property=Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Gordon        | 0010          | 104.1      | 95.3         | 95.7            | .                      | .                     | .                            | 7               | 7                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 396

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Todd CO=77 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Bartlett      | 0001          | 102.9      | 103.0        | 101.8           | .                      | .                     | .                            | 6               | 6                      |
| Eagle Valley  | 0007          | 100.0      | 88.5         | 96.7            | .                      | .                     | .                            | 7               | 7                      |
| Gordon        | 0010          | 101.1      | 87.8         | 92.3            | .                      | .                     | .                            | 8               | 8                      |
| Little Sauk   | 0017          | 98.9       | 101.1        | 100.8           | .                      | .                     | .                            | 6               | 6                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 397

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=77 County\_Name=Todd

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 99.4       | 99.4         | 98.2            | 14.7                   | 19.2                  | 1.02                         | 149             | 110                    |
| 03 | Non-Commercial Seasonal Recreational Residential (with buildings)    | 99.3       | 95.3         | 97.5            | 15.9                   | 20.2                  | 1.02                         | 44              | 8                      |
| 90 | Agricultural Bare Land (less than 34.5 acres) Aggregation            | 109.4      | 96.5         | 93.2            | .                      | .                     | .                            | 14              | 0                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 99.4       | 97.7         | 98.0            | 15.2                   | 19.4                  | 1.02                         | 193             | 118                    |
| 92 | Rural Vacant Land Aggregation (34.5 or more acres) Aggregation       | 95.5       | 92.8         | 90.7            | 20.6                   | 24.5                  | 1.05                         | 48              | 48                     |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 99.0       | 99.8         | 93.5            | 20.5                   | 23.5                  | 1.05                         | 63              | 63                     |
| 94 | Commercial/Industrial Aggregation                                    | 167.1      | 95.9         | 158.5           | .                      | .                     | .                            | 10              | 0                      |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 98.8       | 99.8         | 93.6            | 18.1                   | 21.3                  | 1.04                         | 99              | 99                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**

10:00 Thursday, June 5, 2014 **398**

**Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

CO=77 County\_Name=Douglas/Todd Joint\_City=Osakis

| Joint_City | City-Twp Code | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | County_Name  |
|------------|---------------|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|--------------|
| Osakis     | 8200          | Residential (less than 4 units)                           | 96.2       | 97.9         | 93.5            | .                      | .                     | .                            | 20              | Douglas/Todd |
| Osakis     | 8200          | Seasonal Recreational Residential/Residential Aggregation | 96.4       | 97.9         | 94.1            | .                      | .                     | .                            | 24              | Douglas/Todd |

CO=77 County\_Name=Todd/Wadena Joint\_City=Staples

| Joint_City | City-Twp Code | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | County_Name |
|------------|---------------|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|-------------|
| Staples    | 9300          | Residential (less than 4 units)                           | 98.0       | 93.3         | 95.0            | .                      | .                     | .                            | 23              | Todd/Wadena |
| Staples    | 9300          | Seasonal Recreational Residential/Residential Aggregation | 98.0       | 93.3         | 95.0            | .                      | .                     | .                            | 23              | Todd/Wadena |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **399**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Traverse CO=78 PT=01 Property=Residential (less than 4 units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Wheaton       | 0500          | 98.5       | 102.5        | 90.4            | .                      | .                     | .                            | 16              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **400**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Traverse CO=78 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Wheaton       | 0500          | 98.5       | 102.5        | 90.4            | .                      | .                     | .                            | 16              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 401

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=78 County\_Name=Traverse

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 92.0       | 98.1         | 85.3            | .                      | .                     | .                            | 26              | 0                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 93.6       | 98.1         | 88.5            | 21.2                   | 25.2                  | 1.07                         | 30              | 0                      |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 91.9       | 89.3         | 82.7            | .                      | .                     | .                            | 24              | 24                     |
| 94 | Commercial/Industrial Aggregation                                    | 79.8       | 91.5         | 88.9            | .                      | .                     | .                            | 6               | 0                      |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 92.6       | 89.6         | 83.6            | .                      | .                     | .                            | 25              | 25                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 402

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Wabasha CO=79 PT=01 Property=Residential (less than 4 units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Greenfield    | 0005          | 90.0       | 94.1         | 89.1            | .                      | .                     | .                            | 21              | 21                     |
| Zumbro        | 0017          | 99.9       | 101.3        | 98.2            | .                      | .                     | .                            | 6               | 6                      |
| Elgin         | 0100          | 99.1       | 98.5         | 97.3            | .                      | .                     | .                            | 15              | 15                     |
| Kellogg       | 0300          | 105.3      | 102.6        | 103.8           | .                      | .                     | .                            | 7               | 7                      |
| Mazeppa       | 0500          | 98.9       | 98.2         | 95.7            | .                      | .                     | .                            | 11              | 11                     |
| Plainview     | 0800          | 95.2       | 94.3         | 94.2            | 6.8                    | 9.5                   | 1.01                         | 43              | 43                     |
| Wabasha       | 1100          | 103.8      | 102.7        | 101.1           | 11.2                   | 16.5                  | 1.03                         | 35              | 35                     |
| Lake City     | 7700          | 95.3       | 94.2         | 93.1            | 11.2                   | 15.7                  | 1.02                         | 69              | 69                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **403**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Wabasha CO=79 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Greenfield    | 0005          | 89.9       | 94.7         | 89.0            | .                      | .                     | .                            | 24              | 24                     |
| Zumbro        | 0017          | 99.9       | 101.3        | 98.2            | .                      | .                     | .                            | 6               | 6                      |
| Elgin         | 0100          | 99.1       | 98.5         | 97.3            | .                      | .                     | .                            | 15              | 15                     |
| Kellogg       | 0300          | 105.3      | 102.6        | 103.8           | .                      | .                     | .                            | 7               | 7                      |
| Mazeppa       | 0500          | 98.9       | 98.2         | 95.7            | .                      | .                     | .                            | 11              | 11                     |
| Plainview     | 0800          | 95.2       | 94.3         | 94.2            | 6.8                    | 9.5                   | 1.01                         | 43              | 43                     |
| Wabasha       | 1100          | 103.8      | 102.7        | 101.1           | 11.2                   | 16.5                  | 1.03                         | 35              | 35                     |
| Lake City     | 7700          | 95.3       | 94.2         | 93.1            | 11.2                   | 15.7                  | 1.02                         | 69              | 69                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **404**

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=79 County\_Name=Wabasha

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 98.4       | 96.2         | 96.1            | 11.4                   | 15.9                  | 1.02                         | 246             | 246                    |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 98.2       | 96.1         | 95.9            | 11.4                   | 15.9                  | 1.02                         | 249             | 249                    |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 94.6       | 93.4         | 89.1            | .                      | .                     | .                            | 7               | 7                      |
| 94 | Commercial/Industrial Aggregation                                    | 98.1       | 97.4         | 95.5            | .                      | .                     | .                            | 11              | 0                      |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 101.8      | 94.3         | 94.7            | .                      | .                     | .                            | 12              | 12                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**

10:00 Thursday, June 5, 2014 **405**

**Joint Cities: Ratios by Property Type** Combines all of the County Portions for Joint Cities  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

CO=79 County\_Name=Goodhue/Wabasha Joint\_City=Lake City

| Joint_City | City-Twp Code | Property                                                          | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | County_Name     |
|------------|---------------|-------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|-----------------|
| Lake City  | 7700          | Residential (less than 4 units)                                   | 96.2       | 95.1         | 94.1            | 11.1                   | 15.3                  | 1.02                         | 83              | Goodhue/Wabasha |
| Lake City  | 7700          | Non-Commercial Seasonal Recreational Residential (with buildings) | 104.7      | 103.4        | 104.5           | .                      | .                     | .                            | 7               | Goodhue/Wabasha |
| Lake City  | 7700          | Seasonal Recreational Residential/Residential Aggregation         | 96.9       | 96.1         | 94.8            | 10.9                   | 14.9                  | 1.02                         | 90              | Goodhue/Wabasha |
| Lake City  | 7700          | Commercial/Industrial Aggregation                                 | 97.2       | 93.9         | 96.8            | .                      | .                     | .                            | 6               | Goodhue/Wabasha |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **406**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Wadena CO=80 PT=01 Property=Residential (less than 4 units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Blueberry     | 0002          | 89.8       | 85.7         | 89.7            | .                      | .                     | .                            | 6               | 0                      |
| Menahga       | 0200          | 99.3       | 99.4         | 96.3            | .                      | .                     | .                            | 10              | 0                      |
| Sebeka        | 0400          | 106.0      | 96.0         | 98.5            | .                      | .                     | .                            | 7               | 0                      |
| Verndale      | 0500          | 104.8      | 98.5         | 104.5           | .                      | .                     | .                            | 7               | 0                      |
| Wadena        | 9500          | 100.4      | 95.9         | 91.2            | 17.9                   | 21.5                  | 1.09                         | 43              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **407**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Wadena CO=80 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Blueberry     | 0002          | 106.0      | 106.5        | 102.9           | .                      | .                     | .                            | 11              | 0                      |
| Menahga       | 0200          | 98.9       | 94.7         | 96.2            | .                      | .                     | .                            | 11              | 0                      |
| Sebeka        | 0400          | 106.0      | 96.0         | 98.5            | .                      | .                     | .                            | 7               | 0                      |
| Verndale      | 0500          | 104.8      | 98.5         | 104.5           | .                      | .                     | .                            | 7               | 0                      |
| Wadena        | 9500          | 100.4      | 95.9         | 91.2            | 17.9                   | 21.5                  | 1.09                         | 43              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**

10:00 Thursday, June 5, 2014 **408**

**Countywide Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

CO=80 County\_Name=Wadena

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 104.8      | 96.0         | 96.1            | 22.1                   | 22.3                  | 1.06                         | 96              | 0                      |
| 03 | Non-Commercial Seasonal Recreational Residential (with buildings)    | 115.2      | 111.7        | 113.4           | .                      | .                     | .                            | 10              | 0                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 105.8      | 96.2         | 98.0            | 22.3                   | 22.8                  | 1.05                         | 106             | 0                      |
| 92 | Rural Vacant Land Aggregation (34.5 or more acres) Aggregation       | 88.7       | 89.1         | 85.2            | .                      | .                     | .                            | 18              | 18                     |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 93.8       | 89.3         | 88.7            | .                      | .                     | .                            | 26              | 26                     |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 97.3       | 91.5         | 91.9            | 23.2                   | 28.0                  | 1.05                         | 39              | 39                     |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **409**

**Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=80 County\_Name=Otter Tail/Wadena Joint\_City=Wadena

| Joint_City | City-Twp Code | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | County_Name       |
|------------|---------------|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|-------------------|
| Wadena     | 9500          | Residential (less than 4 units)                           | 100.4      | 95.9         | 91.2            | 17.9                   | 21.5                  | 1.09                         | 43              | Otter Tail/Wadena |
| Wadena     | 9500          | Seasonal Recreational Residential/Residential Aggregation | 100.4      | 95.9         | 91.2            | 17.9                   | 21.5                  | 1.09                         | 43              | Otter Tail/Wadena |

CO=80 County\_Name=Todd/Wadena Joint\_City=Staples

| Joint_City | City-Twp Code | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | County_Name |
|------------|---------------|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|-------------|
| Staples    | 9300          | Residential (less than 4 units)                           | 98.0       | 93.3         | 95.0            | .                      | .                     | .                            | 23              | Todd/Wadena |
| Staples    | 9300          | Seasonal Recreational Residential/Residential Aggregation | 98.0       | 93.3         | 95.0            | .                      | .                     | .                            | 23              | Todd/Wadena |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **410**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Waseca CO=81 PT=01 Property=Residential (less than 4 units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Iosco         | 0005          | 97.7       | 95.3         | 95.9            | .                      | .                     | .                            | 6               | 0                      |
| Otisco        | 0008          | 99.5       | 94.8         | 98.3            | .                      | .                     | .                            | 6               | 0                      |
| Woodville     | 0012          | 97.5       | 95.7         | 95.5            | .                      | .                     | .                            | 16              | 0                      |
| Janesville    | 0200          | 97.1       | 94.2         | 95.0            | .                      | .                     | .                            | 25              | 0                      |
| New Richland  | 0400          | 115.9      | 100.0        | 104.5           | .                      | .                     | .                            | 12              | 0                      |
| Waseca        | 0800          | 101.5      | 99.4         | 98.9            | 11.9                   | 16.2                  | 1.03                         | 81              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 411

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Waseca CO=81 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Iosco         | 0005          | 102.8      | 100.2        | 97.2            | .                      | .                     | .                            | 7               | 0                      |
| Otisco        | 0008          | 99.5       | 94.8         | 98.3            | .                      | .                     | .                            | 6               | 0                      |
| Woodville     | 0012          | 97.5       | 95.7         | 95.5            | .                      | .                     | .                            | 16              | 0                      |
| Janesville    | 0200          | 97.1       | 94.2         | 95.0            | .                      | .                     | .                            | 25              | 0                      |
| New Richland  | 0400          | 115.9      | 100.0        | 104.5           | .                      | .                     | .                            | 12              | 0                      |
| Waseca        | 0800          | 101.5      | 99.4         | 98.9            | 11.9                   | 16.2                  | 1.03                         | 81              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 412

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=81 County\_Name=Waseca

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 102.6      | 98.0         | 97.2            | 15.4                   | 17.7                  | 1.04                         | 163             | 0                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 102.8      | 98.4         | 97.3            | 15.5                   | 17.8                  | 1.04                         | 164             | 0                      |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 96.2       | 93.0         | 93.2            | .                      | .                     | .                            | 24              | 24                     |
| 94 | Commercial/Industrial Aggregation                                    | 120.7      | 92.9         | 101.9           | .                      | .                     | .                            | 11              | 0                      |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 97.1       | 94.7         | 94.4            | .                      | .                     | .                            | 26              | 26                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **413**

**Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=81 County\_Name=Le Sueur/Waseca Joint\_City=Elysian

| Joint_City | City-Twp Code | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | County_Name     |
|------------|---------------|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|-----------------|
| Elysian    | 6800          | Seasonal Recreational Residential/Residential Aggregation | 93.5       | 96.0         | 92.2            | .                      | .                     | .                            | 9               | Le Sueur/Waseca |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 414

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Washington CO=82 PT=01 Property=Residential (less than 4 units)

| City-Twp Name       | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Baytown             | 0002          | 90.4       | 91.8         | 89.7            | .                      | .                     | .                            | 16              | 16                     |
| May                 | 0009          | 95.4       | 94.1         | 92.3            | .                      | .                     | .                            | 17              | 17                     |
| Stillwater TWP      | 0014          | 98.3       | 98.5         | 95.7            | .                      | .                     | .                            | 22              | 22                     |
| West Lakeland       | 0017          | 93.5       | 91.8         | 87.9            | 10.4                   | 14.7                  | 1.06                         | 33              | 33                     |
| Afton               | 0100          | 98.7       | 98.4         | 98.6            | .                      | .                     | .                            | 21              | 21                     |
| Bayport             | 0200          | 98.2       | 94.0         | 95.4            | .                      | .                     | .                            | 18              | 18                     |
| Birchwood           | 0300          | 100.4      | 98.5         | 101.1           | .                      | .                     | .                            | 9               | 9                      |
| Scandia             | 0400          | 98.9       | 98.1         | 98.4            | .                      | .                     | .                            | 16              | 16                     |
| Dellwood            | 0500          | 91.2       | 90.4         | 91.7            | .                      | .                     | .                            | 6               | 6                      |
| Forest Lake         | 0600          | 97.0       | 97.0         | 95.9            | 8.2                    | 10.6                  | 1.01                         | 187             | 187                    |
| Hugo                | 0700          | 102.3      | 98.4         | 97.8            | 11.1                   | 10.1                  | 1.02                         | 190             | 190                    |
| Lake Elmo           | 0800          | 96.9       | 96.8         | 95.0            | 9.6                    | 13.5                  | 1.02                         | 49              | 49                     |
| Mahtomedi           | 1000          | 94.7       | 94.6         | 91.9            | 10.3                   | 13.9                  | 1.03                         | 87              | 87                     |
| Marine-On-St. Croix | 1100          | 92.9       | 91.3         | 73.7            | .                      | .                     | .                            | 11              | 11                     |
| Newport             | 1200          | 98.7       | 94.2         | 93.6            | .                      | .                     | .                            | 14              | 14                     |
| St. Paul Park       | 1300          | 99.6       | 96.4         | 98.1            | .                      | .                     | .                            | 25              | 25                     |
| Stillwater          | 1500          | 96.7       | 95.9         | 94.5            | 8.2                    | 11.9                  | 1.02                         | 228             | 228                    |
| Willernie           | 1600          | 112.5      | 97.1         | 101.1           | .                      | .                     | .                            | 8               | 8                      |
| Oak Park Heights    | 1700          | 94.0       | 91.0         | 91.9            | .                      | .                     | .                            | 29              | 29                     |
| St. Mary's Point    | 1800          | 91.1       | 90.0         | 88.7            | .                      | .                     | .                            | 7               | 7                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 415

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Washington CO=82 PT=01 Property=Residential (less than 4 units)

| City-Twp Name        | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----------------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Lakeland             | 1900          | 94.4       | 94.0         | 92.0            | .                      | .                     | .                            | 15              | 15                     |
| Lake St. Croix Beach | 2000          | 94.4       | 93.0         | 91.9            | .                      | .                     | .                            | 13              | 13                     |
| Cottage Grove        | 2200          | 98.7       | 97.8         | 97.1            | 6.8                    | 9.7                   | 1.02                         | 315             | 315                    |
| Woodbury             | 2500          | 97.6       | 97.5         | 96.4            | 5.7                    | 7.6                   | 1.01                         | 864             | 864                    |
| Oakdale              | 2600          | 100.4      | 98.2         | 98.3            | 8.2                    | 11.7                  | 1.02                         | 253             | 253                    |
| Grant                | 2700          | 98.6       | 96.7         | 95.3            | 11.8                   | 13.9                  | 1.02                         | 45              | 45                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 416

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Washington CO=82 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name       | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Baytown             | 0002          | 90.4       | 91.8         | 89.7            | .                      | .                     | .                            | 16              | 16                     |
| May                 | 0009          | 95.4       | 94.1         | 92.3            | .                      | .                     | .                            | 17              | 17                     |
| Stillwater TWP      | 0014          | 98.3       | 98.5         | 95.7            | .                      | .                     | .                            | 22              | 22                     |
| West Lakeland       | 0017          | 93.5       | 91.8         | 87.9            | 10.4                   | 14.7                  | 1.06                         | 33              | 33                     |
| Afton               | 0100          | 98.7       | 98.4         | 98.6            | .                      | .                     | .                            | 21              | 21                     |
| Bayport             | 0200          | 98.2       | 94.0         | 95.4            | .                      | .                     | .                            | 18              | 18                     |
| Birchwood           | 0300          | 100.4      | 98.5         | 101.1           | .                      | .                     | .                            | 9               | 9                      |
| Scandia             | 0400          | 100.6      | 98.7         | 99.7            | .                      | .                     | .                            | 17              | 17                     |
| Dellwood            | 0500          | 91.2       | 90.4         | 91.7            | .                      | .                     | .                            | 6               | 6                      |
| Forest Lake         | 0600          | 97.3       | 97.1         | 96.0            | 8.4                    | 11.0                  | 1.01                         | 188             | 188                    |
| Hugo                | 0700          | 102.3      | 98.4         | 97.8            | 11.1                   | 10.1                  | 1.02                         | 190             | 190                    |
| Lake Elmo           | 0800          | 96.9       | 96.8         | 95.0            | 9.6                    | 13.5                  | 1.02                         | 49              | 49                     |
| Mahtomedi           | 1000          | 94.7       | 94.6         | 91.9            | 10.3                   | 13.9                  | 1.03                         | 87              | 87                     |
| Marine-On-St. Croix | 1100          | 92.9       | 91.3         | 73.7            | .                      | .                     | .                            | 11              | 11                     |
| Newport             | 1200          | 98.7       | 94.2         | 93.6            | .                      | .                     | .                            | 14              | 14                     |
| St. Paul Park       | 1300          | 99.6       | 96.4         | 98.1            | .                      | .                     | .                            | 25              | 25                     |
| Stillwater          | 1500          | 96.7       | 95.9         | 94.5            | 8.2                    | 11.9                  | 1.02                         | 228             | 228                    |
| Willernie           | 1600          | 112.5      | 97.1         | 101.1           | .                      | .                     | .                            | 8               | 8                      |
| Oak Park Heights    | 1700          | 94.0       | 91.0         | 91.9            | .                      | .                     | .                            | 29              | 29                     |
| St. Mary's Point    | 1800          | 91.1       | 90.0         | 88.7            | .                      | .                     | .                            | 7               | 7                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 417

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Washington CO=82 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name        | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----------------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Lakeland             | 1900          | 94.4       | 94.0         | 92.0            | .                      | .                     | .                            | 15              | 15                     |
| Lake St. Croix Beach | 2000          | 94.4       | 93.0         | 91.9            | .                      | .                     | .                            | 13              | 13                     |
| Cottage Grove        | 2200          | 98.7       | 97.8         | 97.1            | 6.8                    | 9.7                   | 1.02                         | 315             | 315                    |
| Woodbury             | 2500          | 97.6       | 97.5         | 96.4            | 5.7                    | 7.6                   | 1.01                         | 864             | 864                    |
| Oakdale              | 2600          | 100.4      | 98.2         | 98.3            | 8.2                    | 11.7                  | 1.02                         | 253             | 253                    |
| Grant                | 2700          | 98.6       | 96.7         | 95.3            | 11.8                   | 13.9                  | 1.02                         | 45              | 45                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Washington CO=82 PT=94 Property=Commercial/Industrial Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Oakdale       | 2600          | 92.7       | 93.4         | 88.2            | .                      | .                     | .                            | 6               | 0                      |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **419**

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=82 County\_Name=Washington

| PT | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                           | 98.0       | 97.1         | 95.7            | 7.9                    | 10.5                  | 1.02                         | 2,510           | 2,510                  |
| 90 | Agricultural Bare Land (less than 34.5 acres) Aggregation | 111.5      | 90.9         | 99.1            | .                      | .                     | .                            | 10              | 0                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation | 98.1       | 97.1         | 95.7            | 7.9                    | 10.5                  | 1.02                         | 2,512           | 2,512                  |
| 94 | Commercial/Industrial Aggregation                         | 98.5       | 97.7         | 90.1            | .                      | .                     | .                            | 24              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**

10:00 Thursday, June 5, 2014 **420**

**Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

CO=82 County\_Name=Dakota/Washington Joint\_City=Hastings

| Joint_City | City-Twp Code | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | County_Name       |
|------------|---------------|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|-------------------|
| Hastings   | 7500          | Residential (less than 4 units)                           | 91.9       | 91.2         | 91.0            | 8.4                    | 11.7                  | 1.01                         | 215             | Dakota/Washington |
| Hastings   | 7500          | Seasonal Recreational Residential/Residential Aggregation | 91.9       | 91.2         | 91.0            | 8.4                    | 11.7                  | 1.01                         | 215             | Dakota/Washington |
| Hastings   | 7500          | Commercial/Industrial Aggregation                         | 113.1      | 102.5        | 96.6            | .                      | .                     | .                            | 8               | Dakota/Washington |

CO=82 County\_Name=Ramsey/Washington Joint\_City=White Bear Lake

| Joint_City      | City-Twp Code | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | County_Name       |
|-----------------|---------------|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|-------------------|
| White Bear Lake | 9400          | Residential (less than 4 units)                           | 94.4       | 94.5         | 93.5            | 8.1                    | 10.5                  | 1.01                         | 202             | Ramsey/Washington |
| White Bear Lake | 9400          | Seasonal Recreational Residential/Residential Aggregation | 94.4       | 94.5         | 93.5            | 8.1                    | 10.5                  | 1.01                         | 202             | Ramsey/Washington |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 421

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Watonwan CO=83 PT=01 Property=Residential (less than 4 units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Long Lake     | 0005          | 104.1      | 100.9        | 104.8           | .                      | .                     | .                            | 6               | 0                      |
| Madelia       | 0500          | 91.1       | 91.5         | 88.5            | .                      | .                     | .                            | 17              | 0                      |
| St. James     | 0800          | 92.7       | 90.2         | 91.0            | .                      | .                     | .                            | 28              | 28                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 422

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Watonwan CO=83 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Long Lake     | 0005          | 104.1      | 100.9        | 104.8           | .                      | .                     | .                            | 6               | 0                      |
| Madelia       | 0500          | 91.1       | 91.5         | 88.5            | .                      | .                     | .                            | 17              | 0                      |
| St. James     | 0800          | 92.7       | 90.2         | 91.0            | .                      | .                     | .                            | 28              | 28                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **423**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Watonwan CO=83 PT=93 Property=Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Adrian        | 0001          | 89.9       | 86.8         | 85.7            | .                      | .                     | .                            | 6               | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Watonwan CO=83 PT=94 Property=Commercial/Industrial Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| St. James     | 0800          | 92.3       | 91.0         | 82.2            | .                      | .                     | .                            | 7               | 0                      |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 425

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Watonwan CO=83 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Adrian        | 0001          | 89.9       | 86.8         | 85.7            | .                      | .                     | .                            | 6               | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 426

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=83 County\_Name=Watonwan

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 97.2       | 95.3         | 92.6            | 16.3                   | 22.6                  | 1.05                         | 71              | 28                     |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 97.2       | 95.3         | 92.6            | 16.3                   | 22.6                  | 1.05                         | 71              | 28                     |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 89.8       | 91.3         | 89.8            | .                      | .                     | .                            | 27              | 0                      |
| 94 | Commercial/Industrial Aggregation                                    | 92.6       | 91.0         | 83.1            | .                      | .                     | .                            | 9               | 0                      |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 89.8       | 91.3         | 89.8            | .                      | .                     | .                            | 27              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Wilkin CO=84 PT=01 Property=Residential (less than 4 units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Breckenridge  | 0100          | 96.8       | 93.7         | 95.8            | 12.3                   | 15.5                  | 1.01                         | 47              | 0                      |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **428**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Wilkin CO=84 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Breckenridge  | 0100          | 96.8       | 93.7         | 95.8            | 12.3                   | 15.5                  | 1.01                         | 47              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **429**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Wilkin CO=84 PT=93 Property=Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Prairie View  | 0018          | 110.8      | 93.1         | 97.7            | .                      | .                     | .                            | 8               | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Wilkin CO=84 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Prairie View  | 0018          | 110.8      | 93.1         | 97.7            | .                      | .                     | .                            | 8               | 0                      |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**

10:00 Thursday, June 5, 2014 **431**

**Countywide Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

CO=84 County\_Name=Wilkin

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 97.4       | 94.2         | 95.3            | 13.4                   | 19.2                  | 1.02                         | 71              | 0                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 97.4       | 94.2         | 95.3            | 13.4                   | 19.2                  | 1.02                         | 71              | 0                      |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 106.5      | 96.2         | 97.5            | 22.6                   | 23.1                  | 1.05                         | 30              | 0                      |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 105.7      | 96.2         | 97.4            | 22.1                   | 22.8                  | 1.05                         | 32              | 0                      |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**

10:00 Thursday, June 5, 2014 **432**

**Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

CO=84 County\_Name=Otter Tail/Wilkin Joint\_City=Rothsay

| Joint_City | City-Twp Code | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | County_Name       |
|------------|---------------|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|-------------------|
| Rothsay    | 8500          | Residential (less than 4 units)                           | 87.1       | 94.6         | 89.7            | .                      | .                     | .                            | 7               | Otter Tail/Wilkin |
| Rothsay    | 8500          | Seasonal Recreational Residential/Residential Aggregation | 87.1       | 94.6         | 89.7            | .                      | .                     | .                            | 7               | Otter Tail/Wilkin |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 433

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Winona CO=85 PT=01 Property=Residential (less than 4 units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Homer         | 0006          | 99.0       | 98.6         | 97.2            | .                      | .                     | .                            | 11              | 11                     |
| New Hartford  | 0008          | 99.0       | 98.3         | 98.7            | .                      | .                     | .                            | 6               | 6                      |
| Wilson        | 0018          | 99.1       | 100.8        | 100.0           | .                      | .                     | .                            | 9               | 9                      |
| Altura        | 0100          | 101.4      | 96.8         | 97.8            | .                      | .                     | .                            | 7               | 7                      |
| Goodview      | 0500          | 95.9       | 97.8         | 96.6            | .                      | .                     | .                            | 26              | 26                     |
| Lewiston      | 0700          | 96.3       | 98.1         | 95.4            | .                      | .                     | .                            | 20              | 20                     |
| Rollingstone  | 0900          | 98.2       | 97.5         | 99.6            | .                      | .                     | .                            | 7               | 7                      |
| St. Charles   | 1000          | 95.8       | 96.5         | 95.1            | 10.8                   | 14.2                  | 1.01                         | 30              | 30                     |
| Stockton      | 1100          | 96.5       | 95.5         | 96.3            | .                      | .                     | .                            | 6               | 6                      |
| Winona        | 1300          | 97.4       | 95.5         | 96.1            | 10.8                   | 15.1                  | 1.01                         | 265             | 265                    |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **434**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Winona CO=85 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Homer         | 0006          | 99.0       | 98.6         | 97.2            | .                      | .                     | .                            | 11              | 11                     |
| New Hartford  | 0008          | 98.7       | 96.6         | 98.4            | .                      | .                     | .                            | 7               | 7                      |
| Wilson        | 0018          | 99.1       | 100.8        | 100.0           | .                      | .                     | .                            | 9               | 9                      |
| Altura        | 0100          | 101.4      | 96.8         | 97.8            | .                      | .                     | .                            | 7               | 7                      |
| Goodview      | 0500          | 95.9       | 97.8         | 96.6            | .                      | .                     | .                            | 26              | 26                     |
| Lewiston      | 0700          | 96.3       | 98.1         | 95.4            | .                      | .                     | .                            | 20              | 20                     |
| Rollingstone  | 0900          | 98.2       | 97.5         | 99.6            | .                      | .                     | .                            | 7               | 7                      |
| St. Charles   | 1000          | 95.8       | 96.5         | 95.1            | 10.8                   | 14.2                  | 1.01                         | 30              | 30                     |
| Stockton      | 1100          | 96.5       | 95.5         | 96.3            | .                      | .                     | .                            | 6               | 6                      |
| Winona        | 1300          | 97.4       | 95.5         | 96.1            | 10.8                   | 15.1                  | 1.01                         | 265             | 265                    |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 435

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=85 County\_Name=Winona

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 97.0       | 96.7         | 95.9            | 10.5                   | 14.5                  | 1.01                         | 423             | 422                    |
| 90 | Agricultural Bare Land (less than 34.5 acres) Aggregation            | 101.2      | 98.4         | 95.5            | .                      | .                     | .                            | 11              | 0                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 97.0       | 96.7         | 95.9            | 10.5                   | 14.5                  | 1.01                         | 425             | 423                    |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 92.2       | 100.1        | 88.0            | .                      | .                     | .                            | 15              | 15                     |
| 94 | Commercial/Industrial Aggregation                                    | 104.7      | 102.2        | 111.4           | .                      | .                     | .                            | 10              | 0                      |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 96.6       | 101.7        | 94.3            | .                      | .                     | .                            | 24              | 24                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**

10:00 Thursday, June 5, 2014 **436**

**Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

CO=85 County\_Name=Houston/Winona Joint\_City=La Crescent

| Joint_City  | City-Twp Code | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | County_Name    |
|-------------|---------------|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|----------------|
| La Crescent | 9000          | Residential (less than 4 units)                           | 94.4       | 95.5         | 93.2            | 9.7                    | 13.1                  | 1.01                         | 71              | Houston/Winona |
| La Crescent | 9000          | Seasonal Recreational Residential/Residential Aggregation | 94.4       | 95.5         | 93.2            | 9.7                    | 13.1                  | 1.01                         | 71              | Houston/Winona |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 437

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Wright CO=86 PT=01 Property=Residential (less than 4 units)

| City-Twp Name  | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Buffalo TWP    | 0002          | 100.8      | 99.7         | 100.2           | .                      | .                     | .                            | 11              | 11                     |
| Chatham        | 0003          | 99.3       | 95.9         | 95.6            | .                      | .                     | .                            | 10              | 10                     |
| Clearwater TWP | 0004          | 95.3       | 96.6         | 93.2            | .                      | .                     | .                            | 8               | 8                      |
| Cokato TWP     | 0005          | 89.4       | 91.8         | 89.3            | .                      | .                     | .                            | 8               | 8                      |
| Corinna        | 0006          | 94.7       | 94.6         | 92.1            | .                      | .                     | .                            | 26              | 26                     |
| Franklin       | 0008          | 96.9       | 95.7         | 96.2            | .                      | .                     | .                            | 21              | 21                     |
| French Lake    | 0009          | 97.9       | 92.6         | 95.3            | .                      | .                     | .                            | 11              | 11                     |
| Maple Lake TWP | 0010          | 95.2       | 95.0         | 94.6            | .                      | .                     | .                            | 8               | 8                      |
| Marysville     | 0011          | 90.8       | 92.2         | 90.1            | .                      | .                     | .                            | 10              | 10                     |
| Monticello TWP | 0013          | 93.7       | 92.9         | 93.5            | .                      | .                     | .                            | 15              | 15                     |
| Rockford TWP   | 0015          | 96.5       | 94.0         | 93.6            | .                      | .                     | .                            | 19              | 19                     |
| Silver Creek   | 0016          | 90.7       | 93.0         | 89.0            | .                      | .                     | .                            | 6               | 6                      |
| Southside      | 0017          | 96.8       | 93.6         | 91.9            | .                      | .                     | .                            | 14              | 14                     |
| Woodland       | 0020          | 95.7       | 91.2         | 93.1            | .                      | .                     | .                            | 6               | 6                      |
| Albertville    | 0100          | 92.1       | 92.1         | 91.6            | 6.3                    | 9.1                   | 1.01                         | 68              | 68                     |
| Annandale      | 0200          | 92.5       | 94.5         | 88.6            | 8.4                    | 12.5                  | 1.04                         | 33              | 33                     |
| Buffalo        | 0300          | 91.2       | 91.3         | 90.6            | 6.1                    | 8.6                   | 1.01                         | 170             | 170                    |
| Cokato         | 0500          | 93.6       | 94.3         | 94.7            | 11.4                   | 10.9                  | 1.01                         | 31              | 31                     |
| Delano         | 0600          | 95.0       | 92.6         | 93.3            | 6.3                    | 15.3                  | 1.02                         | 60              | 60                     |
| Howard Lake    | 1000          | 95.5       | 95.1         | 94.1            | .                      | .                     | .                            | 20              | 20                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **438**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Wright CO=86 PT=01 Property=Residential (less than 4 units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Maple Lake    | 1100          | 93.9       | 92.2         | 93.8            | .                      | .                     | .                            | 25              | 25                     |
| Monticello    | 1200          | 91.7       | 90.9         | 91.0            | 6.4                    | 8.4                   | 1.01                         | 129             | 129                    |
| Montrose      | 1300          | 97.3       | 97.6         | 96.6            | 7.3                    | 8.8                   | 1.01                         | 48              | 48                     |
| St. Michael   | 1600          | 93.5       | 94.1         | 92.3            | 7.5                    | 9.9                   | 1.01                         | 163             | 163                    |
| Waverly       | 1800          | 92.9       | 93.4         | 90.4            | .                      | .                     | .                            | 18              | 18                     |
| Otsego        | 1900          | 92.2       | 91.4         | 91.4            | 5.5                    | 7.3                   | 1.01                         | 147             | 147                    |
| Clearwater    | 7200          | 91.4       | 91.2         | 90.8            | .                      | .                     | .                            | 18              | 18                     |
| Hanover       | 7400          | 92.1       | 92.2         | 91.8            | .                      | .                     | .                            | 24              | 24                     |
| Rockford      | 8300          | 90.4       | 90.0         | 90.1            | 4.5                    | 6.0                   | 1.00                         | 36              | 36                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **439**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Wright CO=86 PT=03 Property=Non-Commercial Seasonal Recreational Residential (with buildings)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Corinna       | 0006          | 93.7       | 94.0         | 93.0            | .                      | .                     | .                            | 23              | 23                     |
| Southside     | 0017          | 91.5       | 91.8         | 88.5            | .                      | .                     | .                            | 18              | 18                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **440**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Wright CO=86 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name  | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Albion         | 0001          | 89.5       | 90.4         | 88.8            | .                      | .                     | .                            | 6               | 6                      |
| Buffalo TWP    | 0002          | 100.8      | 99.7         | 100.2           | .                      | .                     | .                            | 11              | 11                     |
| Chatham        | 0003          | 99.3       | 95.9         | 95.6            | .                      | .                     | .                            | 10              | 10                     |
| Clearwater TWP | 0004          | 94.1       | 96.9         | 94.0            | .                      | .                     | .                            | 11              | 11                     |
| Cokato TWP     | 0005          | 90.5       | 92.1         | 91.2            | .                      | .                     | .                            | 9               | 9                      |
| Corinna        | 0006          | 94.3       | 94.0         | 92.5            | 7.1                    | 9.8                   | 1.02                         | 49              | 49                     |
| Franklin       | 0008          | 96.9       | 95.7         | 96.2            | .                      | .                     | .                            | 21              | 21                     |
| French Lake    | 0009          | 95.7       | 91.6         | 94.2            | .                      | .                     | .                            | 14              | 14                     |
| Maple Lake TWP | 0010          | 95.6       | 95.8         | 95.0            | .                      | .                     | .                            | 10              | 10                     |
| Marysville     | 0011          | 90.5       | 92.1         | 90.0            | .                      | .                     | .                            | 11              | 11                     |
| Monticello TWP | 0013          | 93.7       | 92.9         | 93.5            | .                      | .                     | .                            | 15              | 15                     |
| Rockford TWP   | 0015          | 96.5       | 94.0         | 93.6            | .                      | .                     | .                            | 19              | 19                     |
| Silver Creek   | 0016          | 91.2       | 93.5         | 89.5            | .                      | .                     | .                            | 7               | 7                      |
| Southside      | 0017          | 93.8       | 91.8         | 89.8            | 11.2                   | 17.3                  | 1.04                         | 32              | 32                     |
| Victor         | 0019          | 91.9       | 91.4         | 90.5            | .                      | .                     | .                            | 8               | 8                      |
| Woodland       | 0020          | 95.7       | 91.2         | 93.1            | .                      | .                     | .                            | 6               | 6                      |
| Albertville    | 0100          | 92.1       | 92.1         | 91.6            | 6.3                    | 9.1                   | 1.01                         | 68              | 68                     |
| Annandale      | 0200          | 92.5       | 94.5         | 88.6            | 8.4                    | 12.5                  | 1.04                         | 33              | 33                     |
| Buffalo        | 0300          | 91.2       | 91.3         | 90.6            | 6.1                    | 8.6                   | 1.01                         | 171             | 171                    |
| Cokato         | 0500          | 93.1       | 94.0         | 94.4            | 11.7                   | 11.3                  | 1.00                         | 32              | 32                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 441

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Wright CO=86 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Delano        | 0600          | 95.0       | 92.6         | 93.3            | 6.3                    | 15.3                  | 1.02                         | 60              | 60                     |
| Howard Lake   | 1000          | 95.5       | 95.1         | 94.1            | .                      | .                     | .                            | 20              | 20                     |
| Maple Lake    | 1100          | 93.9       | 92.2         | 93.8            | .                      | .                     | .                            | 25              | 25                     |
| Monticello    | 1200          | 91.7       | 90.9         | 91.0            | 6.4                    | 8.4                   | 1.01                         | 129             | 129                    |
| Montrose      | 1300          | 97.3       | 97.6         | 96.6            | 7.3                    | 8.8                   | 1.01                         | 48              | 48                     |
| St. Michael   | 1600          | 93.5       | 94.1         | 92.3            | 7.5                    | 9.9                   | 1.01                         | 163             | 163                    |
| Waverly       | 1800          | 92.3       | 93.8         | 90.4            | .                      | .                     | .                            | 21              | 21                     |
| Otsego        | 1900          | 92.2       | 91.4         | 91.4            | 5.5                    | 7.3                   | 1.01                         | 147             | 147                    |
| Clearwater    | 7200          | 91.4       | 91.2         | 90.8            | .                      | .                     | .                            | 18              | 18                     |
| Hanover       | 7400          | 92.1       | 92.2         | 91.8            | .                      | .                     | .                            | 24              | 24                     |
| Rockford      | 8300          | 90.4       | 90.0         | 90.1            | 4.5                    | 6.0                   | 1.00                         | 36              | 36                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **442**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Wright CO=86 PT=93 Property=Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Silver Creek  | 0016          | 88.2       | 79.5         | 80.5            | .                      | .                     | .                            | 8               | 8                      |
| Southside     | 0017          | 103.6      | 105.4        | 104.6           | .                      | .                     | .                            | 6               | 6                      |
| Stockholm     | 0018          | 81.1       | 87.7         | 79.1            | .                      | .                     | .                            | 11              | 11                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**

10:00 Thursday, June 5, 2014 **443**

**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Wright CO=86 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Silver Creek  | 0016          | 88.6       | 82.0         | 81.4            | .                      | .                     | .                            | 9               | 9                      |
| Southside     | 0017          | 103.6      | 103.2        | 104.3           | .                      | .                     | .                            | 7               | 7                      |
| Stockholm     | 0018          | 83.8       | 88.6         | 80.8            | .                      | .                     | .                            | 12              | 12                     |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **444**

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=86 County\_Name=Wright

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 93.1       | 92.4         | 92.1            | 7.1                    | 10.2                  | 1.01                         | 1,183           | 1,183                  |
| 02 | Apartment (4 or more units)                                          | 99.4       | 100.7        | 91.0            | .                      | .                     | .                            | 6               | 0                      |
| 03 | Non-Commercial Seasonal Recreational Residential (with buildings)    | 91.9       | 92.2         | 91.2            | 7.0                    | 9.7                   | 1.01                         | 61              | 61                     |
| 90 | Agricultural Bare Land (less than 34.5 acres) Aggregation            | 104.2      | 92.6         | 101.0           | .                      | .                     | .                            | 16              | 16                     |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 93.1       | 92.4         | 92.1            | 7.1                    | 10.2                  | 1.01                         | 1,244           | 1,244                  |
| 92 | Rural Vacant Land Aggregation (34.5 or more acres) Aggregation       | 97.1       | 95.9         | 92.3            | .                      | .                     | .                            | 21              | 21                     |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 89.9       | 88.6         | 83.5            | 16.5                   | 19.8                  | 1.08                         | 51              | 51                     |
| 94 | Commercial/Industrial Aggregation                                    | 121.1      | 97.9         | 101.5           | .                      | .                     | .                            | 14              | 0                      |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 92.5       | 90.1         | 86.9            | 15.9                   | 18.3                  | 1.06                         | 73              | 73                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 445

**Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=86 County\_Name=Hennepin/Wright Joint\_City=Dayton

| Joint_City | City-Twp Code | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | County_Name     |
|------------|---------------|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|-----------------|
| Dayton     | 6600          | Residential (less than 4 units)                           | 94.0       | 92.5         | 93.1            | 5.6                    | 8.1                   | 1.01                         | 32              | Hennepin/Wright |
| Dayton     | 6600          | Seasonal Recreational Residential/Residential Aggregation | 94.0       | 92.5         | 93.1            | 5.6                    | 8.1                   | 1.01                         | 32              | Hennepin/Wright |

CO=86 County\_Name=Hennepin/Wright Joint\_City=Hanover

| Joint_City | City-Twp Code | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | County_Name     |
|------------|---------------|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|-----------------|
| Hanover    | 7400          | Residential (less than 4 units)                           | 92.2       | 91.6         | 92.0            | 3.9                    | 4.8                   | 1.00                         | 32              | Hennepin/Wright |
| Hanover    | 7400          | Seasonal Recreational Residential/Residential Aggregation | 92.2       | 91.6         | 92.0            | 3.9                    | 4.8                   | 1.00                         | 32              | Hennepin/Wright |

CO=86 County\_Name=Hennepin/Wright Joint\_City=Rockford

| Joint_City | City-Twp Code | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | County_Name     |
|------------|---------------|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|-----------------|
| Rockford   | 8300          | Residential (less than 4 units)                           | 90.6       | 90.1         | 90.4            | 4.5                    | 6.0                   | 1.00                         | 37              | Hennepin/Wright |
| Rockford   | 8300          | Seasonal Recreational Residential/Residential Aggregation | 90.6       | 90.1         | 90.4            | 4.5                    | 6.0                   | 1.00                         | 37              | Hennepin/Wright |

CO=86 County\_Name=Stearns/Wright Joint\_City=Clearwater

| Joint_City | City-Twp Code | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | County_Name    |
|------------|---------------|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|----------------|
| Clearwater | 7200          | Residential (less than 4 units)                           | 91.4       | 91.2         | 90.8            | .                      | .                     | .                            | 18              | Stearns/Wright |
| Clearwater | 7200          | Seasonal Recreational Residential/Residential Aggregation | 91.4       | 91.2         | 90.8            | .                      | .                     | .                            | 18              | Stearns/Wright |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **446**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Yellow Medicine CO=87 PT=01 Property=Residential (less than 4 units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Canby         | 0200          | 99.1       | 99.3         | 99.7            | .                      | .                     | .                            | 18              | 0                      |
| Clarkfield    | 0300          | 95.1       | 100.7        | 97.2            | .                      | .                     | .                            | 10              | 0                      |
| Granite Falls | 7000          | 98.3       | 94.9         | 95.6            | .                      | .                     | .                            | 12              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **447**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Yellow Medicine CO=87 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Canby         | 0200          | 99.1       | 99.3         | 99.7            | .                      | .                     | .                            | 18              | 0                      |
| Clarkfield    | 0300          | 95.1       | 100.7        | 97.2            | .                      | .                     | .                            | 10              | 0                      |
| Granite Falls | 7000          | 98.3       | 94.9         | 95.6            | .                      | .                     | .                            | 12              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **448**

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=87 County\_Name=Yellow Medicine

| PT | Property                                                             | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|----------------------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                                      | 97.7       | 98.7         | 97.5            | 8.4                    | 11.1                  | 1.00                         | 53              | 0                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation            | 97.7       | 98.7         | 97.5            | 8.4                    | 11.1                  | 1.00                         | 53              | 0                      |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 102.4      | 92.4         | 96.0            | 16.0                   | 22.4                  | 1.04                         | 34              | 34                     |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 102.4      | 92.4         | 96.0            | 16.0                   | 22.4                  | 1.04                         | 34              | 34                     |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **449**

**Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=87 County\_Name=Chippewa/Yellow Medicine Joint\_City=Granite Falls

| Joint_City    | City-Twp Code | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | County_Name              |
|---------------|---------------|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|--------------------------|
| Granite Falls | 7000          | Residential (less than 4 units)                           | 98.9       | 96.5         | 97.6            | .                      | .                     | .                            | 21              | Chippewa/Yellow Medicine |
| Granite Falls | 7000          | Seasonal Recreational Residential/Residential Aggregation | 98.9       | 96.5         | 97.6            | .                      | .                     | .                            | 21              | Chippewa/Yellow Medicine |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Minneapolis CO=88 PT=01 Property=Residential (less than 4 units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Minneapolis   | 8800          | 92.9       | 91.3         | 90.5            | 11.1                   | 15.1                  | 1.02                         | 4,023           | 4,023                  |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Minneapolis CO=88 PT=02 Property=Apartment (4 or more units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Minneapolis   | 8800          | 92.4       | 92.4         | 89.5            | 9.1                    | 11.7                  | 1.04                         | 76              | 76                     |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Minneapolis CO=88 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Minneapolis   | 8800          | 92.9       | 91.3         | 90.5            | 11.1                   | 15.1                  | 1.02                         | 4,023           | 4,023                  |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Minneapolis CO=88 PT=94 Property=Commercial/Industrial Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Minneapolis   | 8800          | 95.1       | 97.0         | 80.7            | 11.5                   | 15.7                  | 1.18                         | 77              | 0                      |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
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10:00 Thursday, June 5, 2014 **454**

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=88 County\_Name=Minneapolis

| PT | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                           | 92.9       | 91.3         | 90.5            | 11.1                   | 15.1                  | 1.02                         | 4,023           | 4,023                  |
| 02 | Apartment (4 or more units)                               | 92.4       | 92.4         | 89.5            | 9.1                    | 11.7                  | 1.04                         | 76              | 76                     |
| 91 | Seasonal Recreational Residential/Residential Aggregation | 92.9       | 91.3         | 90.5            | 11.1                   | 15.1                  | 1.02                         | 4,023           | 4,023                  |
| 94 | Commercial/Industrial Aggregation                         | 95.1       | 97.0         | 80.7            | 11.5                   | 15.7                  | 1.18                         | 77              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=St. Paul CO=89 PT=01 Property=Residential (less than 4 units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| St. Paul      | 8900          | 95.3       | 94.3         | 93.7            | 7.7                    | 11.1                  | 1.02                         | 1,833           | 1,833                  |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=St. Paul CO=89 PT=02 Property=Apartment (4 or more units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| St. Paul      | 8900          | 100.5      | 100.0        | 98.2            | 7.0                    | 10.0                  | 1.02                         | 64              | 0                      |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 457

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=St. Paul CO=89 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| St. Paul      | 8900          | 95.3       | 94.3         | 93.7            | 7.7                    | 11.1                  | 1.02                         | 1,833           | 1,833                  |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=St. Paul CO=89 PT=94 Property=Commercial/Industrial Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| St. Paul      | 8900          | 98.3       | 99.9         | 96.3            | 8.6                    | 11.7                  | 1.02                         | 46              | 0                      |

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **459**

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=89 County\_Name=St. Paul

| PT | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                           | 95.3       | 94.3         | 93.7            | 7.7                    | 11.1                  | 1.02                         | 1,833           | 1,833                  |
| 02 | Apartment (4 or more units)                               | 100.5      | 100.0        | 98.2            | 7.0                    | 10.0                  | 1.02                         | 64              | 0                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation | 95.3       | 94.3         | 93.7            | 7.7                    | 11.1                  | 1.02                         | 1,833           | 1,833                  |
| 94 | Commercial/Industrial Aggregation                         | 98.3       | 99.9         | 96.3            | 8.6                    | 11.7                  | 1.02                         | 46              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **460**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Duluth CO=90 PT=01 Property=Residential (less than 4 units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Duluth        | 9000          | 95.7       | 93.9         | 92.4            | 12.4                   | 17.1                  | 1.03                         | 925             | 916                    |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **461**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Duluth CO=90 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Duluth        | 9000          | 95.7       | 93.8         | 92.3            | 12.4                   | 17.1                  | 1.03                         | 927             | 918                    |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **462**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Duluth CO=90 PT=94 Property=Commercial/Industrial Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Duluth        | 9000          | 98.7       | 98.2         | 100.1           | .                      | .                     | .                            | 11              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
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10:00 Thursday, June 5, 2014 **463**

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=90 County\_Name=Duluth

| PT | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                           | 95.7       | 93.9         | 92.4            | 12.4                   | 17.1                  | 1.03                         | 925             | 916                    |
| 91 | Seasonal Recreational Residential/Residential Aggregation | 95.7       | 93.8         | 92.3            | 12.4                   | 17.1                  | 1.03                         | 927             | 918                    |
| 94 | Commercial/Industrial Aggregation                         | 98.7       | 98.2         | 100.1           | .                      | .                     | .                            | 11              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **464**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Rochester CO=91 PT=01 Property=Residential (less than 4 units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Rochester     | 0800          | 96.6       | 95.8         | 94.7            | 8.5                    | 12.1                  | 1.02                         | 1,567           | 1,559                  |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **465**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Rochester CO=91 PT=02 Property=Apartment (4 or more units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Rochester     | 0800          | 103.5      | 103.0        | 97.2            | .                      | .                     | .                            | 13              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **466**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Rochester CO=91 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Rochester     | 0800          | 96.6       | 95.8         | 94.7            | 8.5                    | 12.1                  | 1.02                         | 1,567           | 1,559                  |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **467**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Rochester CO=91 PT=94 Property=Commercial/Industrial Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| Rochester     | 0800          | 97.3       | 95.6         | 91.6            | 15.0                   | 20.9                  | 1.06                         | 32              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **468**

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=91 County\_Name=Rochester

| PT | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                           | 96.6       | 95.8         | 94.7            | 8.5                    | 12.1                  | 1.02                         | 1,567           | 1,559                  |
| 02 | Apartment (4 or more units)                               | 103.5      | 103.0        | 97.2            | .                      | .                     | .                            | 13              | 0                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation | 96.6       | 95.8         | 94.7            | 8.5                    | 12.1                  | 1.02                         | 1,567           | 1,559                  |
| 94 | Commercial/Industrial Aggregation                         | 97.3       | 95.6         | 91.6            | 15.0                   | 20.9                  | 1.06                         | 32              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
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10:00 Thursday, June 5, 2014 **469**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=St. Cloud CO=92 PT=01 Property=Residential (less than 4 units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| St. Cloud     | 9200          | 95.8       | 93.4         | 93.3            | 10.0                   | 13.1                  | 1.02                         | 483             | 483                    |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **470**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=St. Cloud CO=92 PT=02 Property=Apartment (4 or more units)

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| St. Cloud     | 9200          | 92.2       | 92.7         | 91.2            | .                      | .                     | .                            | 10              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **471**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=St. Cloud CO=92 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| St. Cloud     | 9200          | 95.8       | 93.4         | 93.3            | 10.0                   | 13.1                  | 1.02                         | 483             | 483                    |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 472

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=St. Cloud CO=92 PT=94 Property=Commercial/Industrial Aggregation

| City-Twp Name | City-Twp Code | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|---------------|---------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| St. Cloud     | 9200          | 100.0      | 100.0        | 95.5            | .                      | .                     | .                            | 15              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **473**

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=92 County\_Name=St. Cloud

| PT | Property                                                  | Mean ratio | Median ratio | Aggregate ratio | Coeff. of dispersion * | Coeff. of variation * | Price related differential * | Number of sales | Sales with time trends |
|----|-----------------------------------------------------------|------------|--------------|-----------------|------------------------|-----------------------|------------------------------|-----------------|------------------------|
| 01 | Residential (less than 4 units)                           | 95.8       | 93.4         | 93.3            | 10.0                   | 13.1                  | 1.02                         | 483             | 483                    |
| 02 | Apartment (4 or more units)                               | 92.2       | 92.7         | 91.2            | .                      | .                     | .                            | 10              | 0                      |
| 91 | Seasonal Recreational Residential/Residential Aggregation | 95.8       | 93.4         | 93.3            | 10.0                   | 13.1                  | 1.02                         | 483             | 483                    |
| 94 | Commercial/Industrial Aggregation                         | 100.0      | 100.0        | 95.5            | .                      | .                     | .                            | 15              | 0                      |

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**