

2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
12 month study

12:02 Wednesday, July 1, 2015 1

City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Aitkin TWP	0001	93.14	92.81	90.09	.	.	.	8	4
Ball Bluff	0002	105.93	99.91	103.16	.	.	.	7	5
Farm Island	0008	92.40	92.08	89.88	.	.	.	21	19
Fleming	0009	94.90	94.17	93.40	.	.	.	11	8
Glen	0010	98.48	101.10	98.32	.	.	.	9	7
Hazelton	0012	94.65	91.91	94.42	.	.	.	20	17
Hill Lake	0013	92.16	95.96	90.66	.	.	.	7	7
Lakeside	0017	96.49	91.99	92.71	.	.	.	10	9
Malmo	0022	99.79	99.47	93.53	.	.	.	7	3
Nordland	0025	94.26	92.85	93.88	.	.	.	18	13
Shamrock	0030	92.30	91.92	89.27	14.93	1.02	.	32	32
Spencer	0032	104.92	93.81	97.03	.	.	.	7	0
Waukenabo	0036	93.67	99.87	93.93	.	.	.	6	4
Wealthwood	0037	98.95	96.68	96.22	.	.	.	6	4
Aitkin	0100	100.68	95.58	96.89	.	.	.	27	1
Hill City	0700	93.64	93.57	90.43	.	.	.	17	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
*** Indicate calculations were done without extreme ratios**
source: RUNDATA.RATIO_SBE created JUL1

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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Aitkin CO=01 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Spencer	0032	104.92	93.81	97.03	.	.	.	7	0
Aitkin	0100	100.44	95.10	95.83	.	.	.	26	0
Hill City	0700	93.64	93.57	90.43	.	.	.	17	0

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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Aitkin CO=01 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Farm Island	0008	92.78	92.22	89.97	.	.	.	19	19
Fleming	0009	93.73	95.31	92.11	.	.	.	8	8
Glen	0010	100.98	111.77	98.96	.	.	.	7	7
Hazelton	0012	91.25	91.55	91.59	.	.	.	17	17
Hill Lake	0013	92.16	95.96	90.66	.	.	.	7	7
Lakeside	0017	93.75	88.98	92.00	.	.	.	9	9
Nordland	0025	94.27	93.06	93.37	.	.	.	13	13
Shamrock	0030	92.30	91.92	89.27	14.93	1.02	.	32	32

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**Countywide Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

CO=01 County_Name=Aitkin

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	95.50	93.56	92.16	15.18	1.02	.	271	157
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	100.22	95.75	97.48	17.52	1.01	.	114	0
91	Seasonal Recreational Residential/Residential Aggregation-On Water	92.08	92.08	90.14	13.18	1.02	.	157	157
92	Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	97.96	98.17	97.49	12.80	1.00	.	40	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	97.71	97.87	97.25	12.78	1.00	.	41	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	99.00	98.80	89.75	15.01	1.10	.	49	0

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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Anoka CO=02 PT=07 Property=Industrial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Fridley	0800	99.41	95.33	94.48	.	.	.	7	0

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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Linwood	0010	93.87	91.22	90.79	9.18	1.01	-6.47	39	39
Anoka	0100	92.23	91.76	91.62	7.19	1.01	-4.34	140	140
Andover	0300	93.51	92.48	92.38	7.35	1.01	-4.39	314	314
Centerville	0400	93.13	93.29	91.81	6.78	1.02	-8.99	42	42
Columbia Heights	0500	90.84	91.97	86.24	9.63	1.01	-6.41	222	222
Circle Pines	0600	92.04	93.01	91.73	5.82	1.00	.	52	52
Nowthen	0700	95.13	93.41	92.67	10.39	1.02	-11.13	34	34
Fridley	0800	94.05	92.99	93.41	6.96	1.01	-2.70	213	213
Lexington	0900	95.52	92.09	94.25	.	.	.	10	10
Coon Rapids	1000	93.35	92.69	93.18	6.22	1.01	-1.97	479	479
Ramsey	1200	92.97	92.98	92.18	6.56	1.01	-3.28	265	265
Lino Lakes	1300	92.66	92.66	91.69	7.06	1.01	-2.27	187	187
East Bethel	1400	94.18	93.03	93.27	8.36	1.01	-4.35	112	112
St. Francis	1600	94.46	93.09	92.79	9.30	1.01	-8.93	88	88
Ham Lake	1700	96.37	93.02	92.96	10.72	1.03	-15.89	132	132
Oak Grove	1800	94.54	92.14	93.14	10.59	1.00	5.25	72	72
Columbus	1900	96.96	96.14	93.81	.	.	.	23	23
Blaine	6200	94.53	92.96	93.49	7.07	1.01	.	709	709
Spring Lake Park	8700	92.76	91.82	92.32	6.79	1.00	.	48	48

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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-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Linwood	0010	94.14	91.41	91.36	8.91	1.01	.	34	34
Anoka	0100	92.07	91.73	91.22	7.01	1.01	-8.85	137	137
Andover	0300	93.60	92.71	92.48	7.38	1.01	-4.28	309	309
Centerville	0400	93.13	93.29	91.81	6.78	1.02	-8.99	42	42
Columbia Heights	0500	90.84	91.96	86.21	9.67	1.01	-6.46	221	221
Circle Pines	0600	92.04	93.01	91.73	5.82	1.00	.	52	52
Nowthen	0700	94.38	93.03	92.22	9.84	1.01	.	33	33
Fridley	0800	94.05	92.99	93.40	7.00	1.01	-2.73	211	211
Lexington	0900	95.52	92.09	94.25	.	.	.	10	10
Coon Rapids	1000	93.35	92.69	92.80	6.20	1.01	-2.02	473	473
Ramsey	1200	92.96	93.09	92.19	6.57	1.01	-3.71	257	257
Lino Lakes	1300	92.61	92.56	91.59	7.22	1.01	-2.54	181	181
East Bethel	1400	94.00	92.95	92.86	8.51	1.01	-6.36	103	103
St. Francis	1600	94.46	93.09	92.79	9.30	1.01	-8.93	88	88
Ham Lake	1700	96.57	93.14	93.04	10.71	1.04	-17.81	130	130
Oak Grove	1800	94.28	91.93	92.51	10.53	1.00	.	66	66
Columbus	1900	97.14	96.15	93.86	.	.	.	22	22
Blaine	6200	94.26	92.96	93.14	6.84	1.01	-3.17	671	671
Spring Lake Park	8700	92.79	91.86	92.33	6.92	1.00	.	47	47

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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-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Coon Rapids	1000	93.26	90.74	109.31	.	.	.	6	6
Ramsey	1200	93.21	91.47	91.98	.	.	.	8	8
Lino Lakes	1300	94.12	93.95	93.62	.	.	.	6	6
East Bethel	1400	96.24	93.27	96.04	.	.	.	9	9
Oak Grove	1800	97.39	97.13	97.57	.	.	.	6	6
Blaine	6200	99.27	92.93	97.25	11.03	1.02	.	38	38

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Countywide Ratios by Property Type
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CO=02 County_Name=Anoka

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
02	Apartment (4 or more units)	91.72	94.15	91.73	.	.	.	6	0
06	Commercial (with buildings)	89.73	93.24	64.62	.	.	.	22	0
07	Industrial (with buildings)	98.23	95.87	99.99	.	.	.	14	0
90	Agricultural Bare Land (less than 34.5 acres) Aggregation	98.21	92.46	97.75	.	.	.	6	0
91	Seasonal Recreational Residential/Residential Aggregation	93.62	92.77	92.46	7.53	1.01	-2.15	3,186	3,186
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	93.54	92.77	92.27	7.48	1.01	-2.82	3,092	3,092
91	Seasonal Recreational Residential/Residential Aggregation-On Water	96.23	92.83	96.08	8.96	1.01	.	94	94

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Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends	County_Name
St. Francis	1600	Seasonal Recreational Residential/Residential Aggregation	94.46	93.09	92.79	9.30	1.01	-8.93	88	88	Anoka/Isanti
St. Francis	1600	Seasonal Recreational Residential/Residential Aggregation-Off Water	94.46	93.09	92.79	9.30	1.01	-8.93	88	88	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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends	County_Name
Blaine	6200	Seasonal Recreational Residential/Residential Aggregation	94.53	92.96	93.49	7.07	1.01	.	709	709	Anoka/Ramsey
Blaine	6200	Seasonal Recreational Residential/Residential Aggregation-Off Water	94.26	92.96	93.14	6.84	1.01	-3.17	671	671	Anoka/Ramsey
Blaine	6200	Seasonal Recreational Residential/Residential Aggregation-On Water	99.27	92.93	97.25	11.03	1.02	.	38	38	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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends	County_Name
Spring Lake Park	8700	Seasonal Recreational Residential/Residential Aggregation	93.02	92.36	92.54	6.83	1.00	.	50	50	Anoka/Ramsey
Spring Lake Park	8700	Seasonal Recreational Residential/Residential Aggregation-Off Water	93.05	92.85	92.56	6.91	1.00	.	49	49	Anoka/Ramsey

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**City and Township Ratios by Property Type
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County_Name=Becker CO=03 PT=06 Property=Commercial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Detroit Lakes	0300	102.64	100.01	86.17	.	.	.	14	0

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City and Township Ratios by Property Type
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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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Audubon TWP	0002	94.09	93.48	93.05	.	.	.	10	10
Burlington	0003	100.18	99.38	101.04	.	.	.	16	16
Cormorant	0006	97.05	94.34	97.28	12.47	1.00	.	38	38
Detroit	0008	100.28	96.79	94.28	.	.	.	31	31
Erie	0009	98.32	97.60	98.08	.	.	.	26	26
Height Of Land	0014	103.00	95.44	103.04	.	.	.	14	14
Holmesville	0015	114.66	109.86	105.68	.	.	.	7	7
Lake Eunice	0016	97.45	93.16	94.65	13.53	1.01	.	37	37
Lake View	0018	96.53	96.99	94.66	12.63	1.01	.	39	39
Osage	0020	96.19	97.06	93.89	.	.	.	11	11
Round Lake	0024	96.66	97.77	100.14	.	.	.	7	7
Two Inlets	0033	102.47	103.52	100.03	.	.	.	8	8
Detroit Lakes	0300	95.75	93.86	93.52	12.62	1.02	.	175	175
Frazee	0400	105.67	100.28	100.81	.	.	.	12	12
Lake Park	0500	103.90	102.62	102.46	.	.	.	13	13

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**City and Township Ratios by Property Type
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County_Name=Becker CO=03 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Burlington	0003	94.46	98.49	94.82	.	.	.	12	12
Cormorant	0006	94.24	90.42	101.18	.	.	.	9	9
Detroit	0008	95.52	99.99	95.40	.	.	.	15	15
Erie	0009	97.46	96.81	98.13	.	.	.	15	15
Height Of Land	0014	110.80	98.58	112.97	.	.	.	8	8
Lake Eunice	0016	97.21	93.45	87.28	.	.	.	12	12
Lake View	0018	102.56	104.33	100.53	.	.	.	10	10
Osage	0020	97.84	97.60	95.98	.	.	.	8	8
Detroit Lakes	0300	97.68	96.08	96.81	11.87	1.00	.	131	131
Frazee	0400	104.75	98.76	98.76	.	.	.	11	11
Lake Park	0500	103.90	102.62	102.46	.	.	.	13	13

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**City and Township Ratios by Property Type
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County_Name=Becker CO=03 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Audubon TWP	0002	95.05	93.48	92.88	.	.	.	6	6
Cormorant	0006	97.93	95.08	96.67	.	.	.	29	29
Detroit	0008	104.75	95.99	93.66	.	.	.	16	16
Erie	0009	99.49	99.54	98.03	.	.	.	11	11
Height Of Land	0014	92.61	93.50	91.73	.	.	.	6	6
Lake Eunice	0016	97.56	93.16	96.81	.	.	.	25	25
Lake View	0018	94.45	90.70	93.17	.	.	.	29	29
Round Lake	0024	100.90	101.05	103.05	.	.	.	6	6
Two Inlets	0033	111.91	110.97	102.37	.	.	.	6	6
Detroit Lakes	0300	90.03	87.69	89.57	12.76	1.00	.	44	44

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Countywide Ratios by Property Type
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CO=03 County_Name=Becker

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	98.08	97.47	86.37	.	.	.	21	0
91	Seasonal Recreational Residential/Residential Aggregation	97.85	95.93	95.81	13.01	1.01	.	503	503
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	98.15	96.89	97.26	13.03	1.00	2.07	288	288
91	Seasonal Recreational Residential/Residential Aggregation-On Water	97.45	94.70	94.80	12.84	1.01	.	215	215
92	Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	106.08	102.38	100.77	.	.	.	23	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	105.29	102.26	101.93	.	.	.	28	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	105.17	102.13	95.68	17.45	1.10	.	43	0

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**City and Township Ratios by Property Type
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County_Name=Beltrami CO=04 PT=06 Property=Commercial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Bemidji	0100	101.61	94.71	80.28	.	.	.	9	0

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City and Township Ratios by Property Type
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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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Bemidji TWP	0003	106.00	96.93	96.87	21.13	1.01	.	33	0
Eckles	0010	91.08	91.52	90.92	.	.	.	20	0
Frohn	0011	102.52	103.18	99.80	.	.	.	10	0
Grant Valley	0012	94.59	90.17	93.72	.	.	.	18	0
Lammers	0019	92.80	94.84	96.02	.	.	.	6	0
Liberty	0022	104.32	104.04	105.19	.	.	.	7	0
Northern	0027	93.06	91.03	90.59	14.69	1.00	.	56	0
Ten Lake	0039	104.39	99.45	106.67	.	.	.	11	0
Turtle Lake	0040	100.01	94.60	93.81	.	.	.	24	0
Turtle River TWP	0041	91.94	93.31	85.77	.	.	.	16	0
Bemidji	0100	96.73	95.42	93.44	11.32	1.02	.	137	0
Blackduck	0200	88.25	90.76	86.44	.	.	.	7	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

2014 Assessment Sales Ratio Study
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Beltrami CO=04 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Bemidji TWP	0003	106.00	96.93	96.87	21.13	1.01	.	33	0
Eckles	0010	91.08	91.52	90.92	.	.	.	20	0
Grant Valley	0012	93.93	89.18	92.38	.	.	.	17	0
Lammers	0019	92.80	94.84	96.02	.	.	.	6	0
Northern	0027	93.28	91.22	90.77	15.02	1.00	.	52	0
Turtle Lake	0040	105.55	95.22	96.11	.	.	.	12	0
Turtle River TWP	0041	94.06	95.18	91.23	.	.	.	14	0
Bemidji	0100	96.68	94.80	93.02	11.63	1.02	.	124	0
Blackduck	0200	88.25	90.76	86.44	.	.	.	7	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Beltrami CO=04 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Ten Lake	0039	105.60	99.45	106.93	.	.	.	9	0
Turtle Lake	0040	94.46	94.60	92.66	.	.	.	12	0
Bemidji	0100	97.23	97.96	95.52	.	.	.	13	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

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Countywide Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=04 County_Name=Beltrami

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	95.56	97.60	80.67	.	.	.	16	0
91	Seasonal Recreational Residential/Residential Aggregation	96.39	93.90	82.41	14.24	1.01	.	407	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	96.42	93.09	92.77	14.13	1.02	.	339	0
91	Seasonal Recreational Residential/Residential Aggregation-On Water	96.24	96.22	63.51	14.62	1.01	.	68	0
92	Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	108.72	99.22	113.01	.	.	.	17	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	104.33	96.25	102.68	.	.	.	22	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	111.27	98.21	102.41	30.34	1.07	.	33	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Granite Ledge	0005	90.76	92.05	90.19	.	.	.	6	6
Langola	0006	87.45	86.17	87.04	.	.	.	13	8
Minden	0009	95.46	92.73	96.71	.	.	.	7	7
St. George	0010	96.24	95.46	94.00	.	.	.	6	6
Watab	0012	91.93	90.84	91.50	7.43	1.00	.	32	23
Foley	0200	92.02	91.43	90.76	.	.	.	31	31
Rice	0600	94.29	93.64	94.48	.	.	.	25	25
Sauk Rapids	0900	98.52	96.01	96.35	8.91	1.01	-3.44	151	151
Sartell	8600	99.74	97.82	98.04	.	.	.	18	18
St. Cloud	9200	96.40	93.18	93.29	11.47	1.02	-8.12	43	43

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Benton CO=05 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Granite Ledge	0005	90.76	92.05	90.19	.	.	.	6	6
Langola	0006	82.75	83.06	84.49	.	.	.	8	8
Minden	0009	95.46	92.73	96.71	.	.	.	7	7
St. George	0010	96.24	95.46	94.00	.	.	.	6	6
Watab	0012	90.81	90.53	90.83	.	.	.	23	23
Foley	0200	92.02	91.43	90.76	.	.	.	31	31
Rice	0600	94.29	93.64	94.48	.	.	.	25	25
Sauk Rapids	0900	98.52	96.01	96.35	8.91	1.01	-3.44	151	151
Sartell	8600	99.74	97.82	98.04	.	.	.	18	18
St. Cloud	9200	96.40	93.18	93.29	11.47	1.02	-8.12	43	43

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

**2014 Assessment Sales Ratio Study
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Benton CO=05 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Watab	0012	94.79	99.91	93.20	.	.	.	9	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

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Countywide Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=05 County_Name=Benton

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	112.33	97.04	96.50	.	.	.	10	0
91	Seasonal Recreational Residential/Residential Aggregation	95.90	94.14	94.00	9.16	1.01	-3.05	351	335
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	95.95	93.88	94.10	9.14	1.01	-2.98	335	335
91	Seasonal Recreational Residential/Residential Aggregation-On Water	94.97	96.50	92.60	.	.	.	16	0
92	Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	101.16	101.21	93.73	.	.	.	7	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	96.17	95.96	87.13	.	.	.	14	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	100.48	101.21	96.02	.	.	.	27	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
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 source: RUNDATA.RATIO_SBE created JUL1

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Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=05 County_Name=Benton/Morrison Joint_City=Royalton

Joint_City	City-Twp Code	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends	County_Name
Royalton	1400	Seasonal Recreational Residential/Residential Aggregation	110.36	99.98	98.63	.	.	.	23	23	Benton/Morrison
Royalton	1400	Seasonal Recreational Residential/Residential Aggregation-Off Water	110.36	99.98	98.63	.	.	.	23	23	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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends	County_Name
St. Cloud	9200	Apartment (4 or more units)	156.71	94.94	130.36	.	.	.	10	0	Benton/Sherburne/Stearns
St. Cloud	9200	Commercial (with buildings)	106.18	100.16	88.58	21.53	1.20	-14.07	32	0	Benton/Sherburne/Stearns
St. Cloud	9200	Seasonal Recreational Residential/Residential Aggregation	93.26	92.35	91.01	9.31	1.02	-5.85	1,038	1,038	Benton/Sherburne/Stearns
St. Cloud	9200	Seasonal Recreational Residential/Residential Aggregation-Off Water	93.26	92.35	91.01	9.31	1.02	-5.85	1,038	1,038	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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends	County_Name
Sartell	8600	Seasonal Recreational Residential/Residential Aggregation	95.54	94.24	93.73	7.24	1.02	-7.45	241	241	Benton/Stearns
Sartell	8600	Seasonal Recreational Residential/Residential Aggregation-Off Water	95.56	94.27	93.73	7.26	1.02	-7.50	240	240	Benton/Stearns

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
*** Indicate calculations were done without extreme ratios**
source: RUNDATA.RATIO_SBE created JUL1

**2014 Assessment Sales Ratio Study
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**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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Commercial (with buildings)	113.85	92.18	95.11	.	.	.	8	0
Seasonal Recreational Residential/Residential Aggregation	95.83	94.23	94.08	8.85	1.01	-2.40	308	292
Seasonal Recreational Residential/Residential Aggregation-Off Water	95.88	94.03	94.20	8.81	1.01	-2.19	292	292
Seasonal Recreational Residential/Residential Aggregation-On Water	94.97	96.50	92.60	.	.	.	16	0
Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	101.16	101.21	93.73	.	.	.	7	0
Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	96.17	95.96	87.13	.	.	.	14	0
Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	100.48	101.21	96.02	.	.	.	27	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 Assessment Sales Ratio Study
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Big Stone	0004	96.81	91.29	94.00	.	.	.	6	0
Prior	0013	99.18	101.27	99.25	.	.	.	7	0
Graceville	0500	103.39	102.09	102.80	.	.	.	8	0
Ortonville	0800	96.57	95.47	94.71	7.92	1.01	.	32	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 Assessment Sales Ratio Study
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Big Stone CO=06 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Graceville	0500	104.43	103.56	103.98	.	.	.	7	0
Ortonville	0800	96.55	94.41	94.37	.	.	.	24	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Big Stone CO=06 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Prior	0013	99.18	101.27	99.25	.	.	.	7	0
Ortonville	0800	96.64	97.19	95.24	.	.	.	8	0

All sales adjusted for time and terms
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 * Indicate calculations were done without extreme ratios
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**2014 Assessment Sales Ratio Study
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**Countywide Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

CO=06 County_Name=Big Stone

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	97.76	96.43	96.17	9.14	1.02	-2.38	69	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	97.53	96.88	95.37	9.33	1.03	-5.30	44	0
91	Seasonal Recreational Residential/Residential Aggregation-On Water	98.17	96.43	96.86	.	.	.	25	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	97.07	91.09	87.49	.	.	.	19	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	102.72	92.08	91.18	.	.	.	20	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Blue Earth CO=07 PT=06 Property=Commercial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Mankato	0900	94.26	91.52	78.88	.	.	.	16	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Decoria	0006	92.08	92.83	91.84	.	.	.	10	10
Lime	0011	94.13	94.27	92.83	.	.	.	7	7
Mankato TWP	0015	91.63	95.82	91.83	.	.	.	11	11
Rapidan	0019	90.30	93.02	89.74	.	.	.	7	7
South Bend	0021	95.77	94.96	93.05	.	.	.	10	10
Amboy	0100	112.43	94.71	95.44	.	.	.	8	8
Eagle Lake	0300	98.24	96.16	98.41	.	.	.	32	32
Lake Crystal	0700	96.98	97.29	96.84	6.92	1.00	.	38	38
Madison Lake	0800	96.11	95.29	95.99	.	.	.	19	19
Mankato	0900	98.11	97.34	97.09	7.28	1.01	.	385	385
Mapleton	1000	105.78	100.98	99.07	.	.	.	16	16
St. Clair	1300	99.08	94.59	99.04	.	.	.	7	7

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Blue Earth CO=07 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Decoria	0006	92.08	92.83	91.84	.	.	.	10	10
Lime	0011	94.13	94.27	92.83	.	.	.	7	7
Mankato TWP	0015	91.63	95.82	91.83	.	.	.	11	11
Rapidan	0019	90.30	93.02	89.74	.	.	.	7	7
South Bend	0021	95.77	94.96	93.05	.	.	.	10	10
Amboy	0100	112.43	94.71	95.44	.	.	.	8	8
Eagle Lake	0300	98.24	96.16	98.41	.	.	.	32	32
Lake Crystal	0700	96.98	97.29	96.84	6.92	1.00	.	38	38
Madison Lake	0800	96.11	95.29	95.99	.	.	.	19	19
Mankato	0900	98.11	97.34	97.09	7.28	1.01	.	385	385
Mapleton	1000	105.78	100.98	99.07	.	.	.	16	16
St. Clair	1300	99.08	94.59	99.04	.	.	.	7	7

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
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 source: RUNDATA.RATIO_SBE created JUL1

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Countywide Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=07 County_Name=Blue Earth

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
02	Apartment (4 or more units)	100.74	100.11	94.61	.	.	.	7	0
06	Commercial (with buildings)	93.50	91.36	80.77	.	.	.	30	0
91	Seasonal Recreational Residential/Residential Aggregation	97.98	96.84	96.62	8.10	1.01	-1.13	589	589
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	97.98	96.84	96.62	8.10	1.01	-1.13	589	589
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	98.88	96.84	96.98	.	.	.	24	24
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	93.68	95.99	91.85	.	.	.	26	26

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
*** Indicate calculations were done without extreme ratios**
source: RUNDATA.RATIO_SBE created JUL1

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Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=07 County_Name=Blue Earth/Faribault Joint_City=Minnesota Lake

Joint_City	City-Twp Code	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends	County_Name
Minnesota Lake	7300	Seasonal Recreational Residential/Residential Aggregation	96.74	95.97	94.72	.	.	.	9	0	Blue Earth/Faribault
Minnesota Lake	7300	Seasonal Recreational Residential/Residential Aggregation-Off Water	96.74	95.97	94.72	.	.	.	9	0	Blue Earth/Faribault

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends	County_Name
Mankato	0900	Commercial (with buildings)	94.26	91.52	78.88	.	.	.	16	0	Blue Earth/Nicollet
Mankato	0900	Seasonal Recreational Residential/Residential Aggregation	98.11	97.34	97.09	7.28	1.01	.	385	385	Blue Earth/Nicollet
Mankato	0900	Seasonal Recreational Residential/Residential Aggregation-Off Water	98.11	97.34	97.09	7.28	1.01	.	385	385	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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends	County_Name
North Mankato	8800	Seasonal Recreational Residential/Residential Aggregation	94.49	94.05	93.65	8.81	1.01	.	186	186	Blue Earth/Nicollet
North Mankato	8800	Seasonal Recreational Residential/Residential Aggregation-Off Water	94.49	94.05	93.65	8.81	1.01	.	186	186	Blue Earth/Nicollet

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
*** Indicate calculations were done without extreme ratios**
source: RUNDATA.RATIO_SBE created JUL1

**2014 Assessment Sales Ratio Study
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Cottonwood	0004	98.30	98.00	94.94	.	.	.	7	0
Hanska	0500	108.26	98.78	107.61	.	.	.	6	0
New Ulm	0600	94.78	93.90	94.66	6.49	1.00	.	137	0
Sleepy Eye	0800	98.23	97.42	95.23	.	.	.	19	0
Springfield	0900	93.89	94.98	94.01	.	.	.	22	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Brown CO=08 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Cottonwood	0004	98.30	98.00	94.94	.	.	.	7	0
Hanska	0500	108.26	98.78	107.61	.	.	.	6	0
New Ulm	0600	94.78	93.90	94.66	6.49	1.00	.	137	0
Sleepy Eye	0800	98.23	97.42	95.23	.	.	.	19	0
Springfield	0900	93.89	94.98	94.01	.	.	.	22	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Lake Hanska	0007	104.02	103.49	104.53	.	.	.	6	6

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

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Countywide Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=08 County_Name=Brown

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	102.50	97.98	95.87	.	.	.	8	0
91	Seasonal Recreational Residential/Residential Aggregation	95.28	94.67	94.48	7.39	1.01	.	206	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	95.30	94.67	94.49	7.44	1.01	.	204	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	97.54	97.29	93.08	.	.	.	27	27
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	99.21	98.42	95.64	.	.	.	30	30

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Barnum TWP	0003	97.28	92.10	96.93	.	.	.	15	0
Eagle	0008	106.85	103.27	106.03	.	.	.	6	0
Moose Lake TWP	0014	102.28	98.82	96.83	.	.	.	8	0
Perch Lake	0015	100.30	98.85	97.15	.	.	.	6	0
Thomson TWP	0023	96.56	94.79	94.15	12.77	1.02	.	48	0
Twin Lakes	0024	93.27	92.25	89.86	.	.	.	23	0
Carlton	0400	87.85	89.16	86.64	.	.	.	6	0
Cloquet	0500	96.60	94.00	94.16	13.27	1.02	-4.00	125	0
Moose Lake	1200	94.38	92.75	95.37	.	.	.	9	0
Scanlon	1500	95.04	94.21	93.44	.	.	.	14	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Carlton CO=09 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Barnum TWP	0003	97.93	95.26	95.22	.	.	.	10	0
Moose Lake TWP	0014	105.83	102.14	99.10	.	.	.	6	0
Thomson TWP	0023	96.56	94.79	94.15	12.77	1.02	.	48	0
Twin Lakes	0024	89.90	89.72	87.35	.	.	.	20	0
Carlton	0400	87.85	89.16	86.64	.	.	.	6	0
Cloquet	0500	96.60	94.00	94.16	13.27	1.02	-4.00	125	0
Moose Lake	1200	94.28	91.69	95.42	.	.	.	8	0
Scanlon	1500	95.04	94.21	93.44	.	.	.	14	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
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Countywide Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=09 County_Name=Carlton

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	97.06	95.03	94.55	12.91	1.01	.	309	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	96.73	94.56	94.00	13.09	1.02	.	286	0
91	Seasonal Recreational Residential/Residential Aggregation-On Water	101.12	99.79	99.84	.	.	.	23	0
92	Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	111.03	106.42	105.66	.	.	.	24	24
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	108.10	103.69	103.01	.	.	.	28	28
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	106.87	100.73	101.33	17.37	1.06	-11.51	31	31

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

**2014 Assessment Sales Ratio Study
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Dahlgren	0005	96.34	97.46	95.38	.	.	.	14	14
Laketown	0008	95.56	96.82	95.36	.	.	.	7	7
Waconia TWP	0010	98.79	88.89	91.67	.	.	.	10	10
Watertown TWP	0011	96.06	97.67	94.14	.	.	.	6	6
Carver	0200	95.56	94.71	95.61	7.26	1.00	.	66	66
Chaska	0400	95.52	94.04	94.83	8.19	1.00	.	266	266
Cologne	0500	94.20	95.90	93.86	.	.	.	29	29
Hamburg	0600	98.26	100.25	94.56	.	.	.	7	7
Mayer	0700	97.06	96.24	97.06	.	.	.	26	26
Norwood-Young America	0900	100.16	97.94	98.49	11.41	1.00	.	48	48
Victoria	1000	95.37	96.11	94.85	7.64	1.00	.	145	145
Waconia	1100	95.76	95.74	95.16	8.10	1.00	.	174	174
Watertown	1200	95.83	96.77	95.72	5.95	1.00	.	57	57
Chanhausen	6300	94.61	94.42	94.34	6.03	1.00	.	381	381

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Carver CO=10 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Dahlgren	0005	96.34	97.46	95.38	.	.	.	14	14
Waconia TWP	0010	101.34	91.33	93.46	.	.	.	8	8
Carver	0200	95.56	94.71	95.61	7.26	1.00	.	66	66
Chaska	0400	95.55	94.01	94.88	8.17	1.00	.	263	263
Cologne	0500	94.25	96.16	93.88	.	.	.	28	28
Hamburg	0600	98.26	100.25	94.56	.	.	.	7	7
Mayer	0700	97.06	96.24	97.06	.	.	.	26	26
Norwood-Young America	0900	100.16	97.94	98.49	11.41	1.00	.	48	48
Victoria	1000	95.11	95.77	94.58	7.62	1.00	.	141	141
Waconia	1100	95.91	95.87	95.70	8.08	1.00	3.47	169	169
Watertown	1200	95.80	96.67	95.68	6.04	1.00	.	56	56
Chanhassen	6300	94.63	94.54	94.57	5.96	1.00	.	353	353

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Carver CO=10 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Chanhassen	6300	94.33	93.09	93.23	.	.	.	28	28

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
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Countywide Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=10 County_Name=Carver

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	91.37	90.81	90.56	.	.	.	9	0
91	Seasonal Recreational Residential/Residential Aggregation	95.68	94.97	94.86	7.59	1.00	.	1,259	1,259
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	95.73	95.03	95.03	7.61	1.00	.	1,211	1,211
91	Seasonal Recreational Residential/Residential Aggregation-On Water	94.58	93.66	93.16	7.04	1.01	-2.61	48	48
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	95.85	93.82	95.82	.	.	.	7	0

All sales adjusted for time and terms
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2014 Assessment Sales Ratio Study
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Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=10 County_Name=Carver/Hennepin Joint_City=Chanhassen

Joint_City	City-Twp Code	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends	County_Name
Chanhassen	6300	Seasonal Recreational Residential/Residential Aggregation	94.61	94.42	94.34	6.03	1.00	.	381	381	Carver/Hennepin
Chanhassen	6300	Seasonal Recreational Residential/Residential Aggregation-Off Water	94.63	94.54	94.57	5.96	1.00	.	353	353	Carver/Hennepin
Chanhassen	6300	Seasonal Recreational Residential/Residential Aggregation-On Water	94.33	93.09	93.23	.	.	.	28	28	Carver/Hennepin

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
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source: RUNDATA.RATIO_SBE created JUL1

2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Barclay	0002	101.91	101.94	100.23	.	.	.	14	9
Birch Lake	0005	94.62	97.25	94.48	.	.	.	11	0
Crooked Lake	0012	92.88	97.44	88.05	.	.	.	23	0
Fairview	0015	104.70	101.92	103.27	.	.	.	19	13
Hiram	0017	100.98	94.44	110.16	.	.	.	11	0
Kego	0020	92.15	91.97	92.91	.	.	.	10	0
Leech Lake	0022	99.57	99.11	99.99	.	.	.	14	0
Loon Lake	0024	102.34	101.00	105.44	.	.	.	8	4
Pike Bay	0030	108.71	100.71	103.25	.	.	.	8	1
Pine Lake	0031	91.80	94.26	93.31	.	.	.	6	0
Pine River TWP	0032	100.10	96.58	95.82	.	.	.	16	0
Ponto Lake	0033	103.46	96.67	98.97	.	.	.	17	0
Powers	0035	101.18	93.56	97.83	.	.	.	23	0
Shingobee	0039	99.76	99.03	95.92	12.88	1.04	.	32	0
Sylvan	0042	100.33	93.93	97.09	16.80	0.99	.	42	0
Thunder Lake	0043	101.05	96.73	94.94	.	.	.	11	0
Trelipe	0045	132.73	99.37	100.93	.	.	.	6	4
Turtle Lake	0046	92.78	94.61	90.31	.	.	.	21	0
Wabedo	0047	96.69	95.28	98.73	.	.	.	19	0
Woodrow	0052	100.28	99.01	98.77	11.57	0.99	.	35	0
Backus	0200	95.37	95.51	94.46	.	.	.	6	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
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source: RUNDATA.RATIO_SBE created JUL1

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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
East Gull Lake	0500	94.53	92.49	92.99	.	.	.	23	0
Lake Shore	1200	93.58	95.77	93.81	12.21	1.01	.	32	0
Pillager	1500	101.52	92.00	94.18	.	.	.	6	0
Pine River	1600	90.28	96.84	85.76	.	.	.	16	2
Walker	2300	98.50	95.68	98.29	.	.	.	30	0

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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Cass CO=11 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Fairview	0015	98.24	99.76	98.87	.	.	.	6	0
Pike Bay	0030	109.77	100.14	103.88	.	.	.	7	0
Pine River TWP	0032	100.10	96.58	95.82	.	.	.	16	0
Powers	0035	101.33	88.81	92.52	.	.	.	10	0
Shingobee	0039	99.51	98.95	95.46	.	.	.	13	0
Sylvan	0042	101.61	91.04	98.14	.	.	.	31	0
East Gull Lake	0500	89.59	91.41	89.71	.	.	.	11	0
Lake Shore	1200	91.90	97.81	92.02	.	.	.	11	0
Pillager	1500	101.52	92.00	94.18	.	.	.	6	0
Pine River	1600	88.13	92.08	83.42	.	.	.	14	0
Walker	2300	97.26	94.59	95.33	.	.	.	23	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Cass CO=11 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Barclay	0002	112.03	111.77	108.63	.	.	.	9	9
Birch Lake	0005	95.01	96.26	94.18	.	.	.	6	0
Crooked Lake	0012	92.88	97.44	88.05	.	.	.	23	0
Fairview	0015	107.68	105.09	104.60	.	.	.	13	13
Hiram	0017	102.74	96.90	111.05	.	.	.	10	0
Kego	0020	92.15	91.97	92.91	.	.	.	10	0
Leech Lake	0022	102.88	101.35	101.04	.	.	.	9	0
Ponto Lake	0033	103.41	96.62	98.70	.	.	.	15	0
Powers	0035	101.07	100.86	100.13	.	.	.	13	0
Shingobee	0039	99.93	99.48	96.05	.	.	.	19	0
Sylvan	0042	96.74	98.09	95.26	.	.	.	11	0
Thunder Lake	0043	93.89	88.67	91.55	.	.	.	8	0
Turtle Lake	0046	92.76	94.61	90.57	.	.	.	19	0
Wabedo	0047	100.52	96.22	100.40	.	.	.	15	0
Woodrow	0052	98.31	99.11	98.74	9.46	1.00	.	32	0
East Gull Lake	0500	99.05	95.39	94.24	.	.	.	12	0
Lake Shore	1200	94.46	95.71	94.28	.	.	.	21	0
Walker	2300	102.57	98.87	102.49	.	.	.	7	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
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source: RUNDATA.RATIO_SBE created JUL1

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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Cass CO=11 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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Byron	0011	97.67	95.56	88.04	.	.	.	6	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Cass CO=11 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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Byron	0011	97.67	95.56	88.04	.	.	.	6	0
Loon Lake	0024	96.53	103.52	87.74	.	.	.	6	0

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source: RUNDATA.RATIO_SBE created JUL1**

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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Cass CO=11 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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Byron	0011	97.67	95.56	88.04	.	.	.	6	0
Loon Lake	0024	96.53	103.52	87.74	.	.	.	6	0
May	0026	92.58	92.65	89.51	.	.	.	6	0
Poplar	0034	98.16	99.85	96.97	.	.	.	6	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

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Countywide Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=11 County_Name=Cass

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	100.33	94.67	96.79	.	.	.	8	0
91	Seasonal Recreational Residential/Residential Aggregation	99.08	96.57	96.92	14.63	1.01	.	539	76
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	98.48	94.72	95.30	17.03	1.01	.	225	0
91	Seasonal Recreational Residential/Residential Aggregation-On Water	99.51	97.65	97.43	12.88	1.02	.	314	76
92	Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	98.87	99.24	93.99	12.86	1.04	.	38	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	98.19	98.57	92.61	12.97	1.05	.	42	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	98.80	98.57	95.29	13.58	1.03	.	56	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

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Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=11 County_Name=Cass/Morrison Joint_City=Motley

Joint_City	City-Twp Code	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends	County_Name
Motley	7900	Seasonal Recreational Residential/Residential Aggregation	110.46	95.90	93.40	.	.	.	7	6	Cass/Morrison
Motley	7900	Seasonal Recreational Residential/Residential Aggregation-Off Water	115.49	97.85	97.13	.	.	.	6	6	Cass/Morrison

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Sparta	0013	94.86	89.90	95.17	.	.	.	6	0
Clara City	0100	99.45	102.73	99.15	.	.	.	16	0
Montevideo	0600	98.60	94.06	95.41	11.73	1.02	.	49	0
Granite Falls	7000	116.29	100.94	103.64	.	.	.	8	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Chippewa CO=12 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Sparta	0013	94.86	89.90	95.17	.	.	.	6	0
Clara City	0100	99.45	102.73	99.15	.	.	.	16	0
Montevideo	0600	98.60	94.06	95.41	11.73	1.02	.	49	0
Granite Falls	7000	116.29	100.94	103.64	.	.	.	8	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

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**Countywide Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

CO=12 County_Name=Chippewa

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	99.41	95.33	96.21	13.10	1.02	-4.64	91	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	99.41	95.32	96.13	13.21	1.03	-4.79	90	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	97.50	97.34	97.00	.	.	.	14	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	97.50	97.34	97.00	.	.	.	14	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

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Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends	County_Name
Granite Falls	7000	Seasonal Recreational Residential/Residential Aggregation	102.63	95.30	97.07	.	.	.	27	0	Chippewa/Yellow Medicine
Granite Falls	7000	Seasonal Recreational Residential/Residential Aggregation-Off Water	102.63	95.30	97.07	.	.	.	27	0	Chippewa/Yellow Medicine

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Chisago Lake	0003	98.34	99.32	97.53	8.47	1.01	.	35	18
Fish Lake	0004	97.40	96.73	96.39	.	.	.	13	8
Franconia	0005	100.98	101.48	100.13	.	.	.	8	7
Lent	0006	95.83	95.33	94.29	.	.	.	22	22
Nessel	0007	96.91	94.75	95.08	.	.	.	21	6
Sunrise	0010	97.10	95.25	95.27	.	.	.	16	16
Center City	0200	98.93	98.96	98.51	.	.	.	12	2
Chisago City	0300	95.89	95.97	94.01	6.74	1.02	-7.40	50	39
Harris	0400	96.41	95.34	95.92	.	.	.	7	7
Lindstrom	0500	96.54	95.09	93.51	10.58	1.02	-5.93	61	49
North Branch	0600	95.32	93.99	93.31	9.18	1.02	-12.53	106	106
Rush City	0700	95.85	96.15	96.01	.	.	.	14	14
Shafer	0800	97.40	98.25	97.03	.	.	.	8	8
Stacy	0900	98.01	94.26	96.90	.	.	.	12	12
Taylors Falls	1100	97.32	96.36	97.52	.	.	.	10	10
Wyoming	1200	94.76	96.26	94.11	8.19	1.01	.	60	59

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Chisago CO=13 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Chisago Lake	0003	98.67	100.76	97.79	.	.	.	18	18
Fish Lake	0004	95.13	95.68	94.98	.	.	.	8	8
Franconia	0005	100.91	101.44	99.88	.	.	.	7	7
Lent	0006	95.83	95.33	94.29	.	.	.	22	22
Nessel	0007	94.27	95.23	91.72	.	.	.	6	6
Sunrise	0010	97.10	95.25	95.27	.	.	.	16	16
Chisago City	0300	96.42	96.70	94.73	6.78	1.01	-6.66	39	39
Harris	0400	96.41	95.34	95.92	.	.	.	7	7
Lindstrom	0500	96.45	95.07	92.78	11.05	1.02	-7.90	49	49
North Branch	0600	95.32	93.99	93.31	9.18	1.02	-12.53	106	106
Rush City	0700	95.85	96.15	96.01	.	.	.	14	14
Shafer	0800	97.40	98.25	97.03	.	.	.	8	8
Stacy	0900	98.01	94.26	96.90	.	.	.	12	12
Taylors Falls	1100	97.32	96.36	97.52	.	.	.	10	10
Wyoming	1200	94.73	96.14	94.04	8.32	1.01	.	59	59

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Chisago CO=13 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Chisago Lake	0003	98.00	95.84	97.32	.	.	.	17	0
Nessel	0007	97.97	94.75	96.29	.	.	.	15	0
Center City	0200	97.00	98.13	97.21	.	.	.	10	0
Chisago City	0300	94.00	92.77	92.08	.	.	.	11	0
Lindstrom	0500	96.89	96.50	95.21	.	.	.	12	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Chisago CO=13 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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Rushseba	0008	102.88	107.81	98.86	.	.	.	6	0

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source: RUNDATA.RATIO_SBE created JUL1**

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Countywide Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=13 County_Name=Chisago

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	96.36	94.99	89.10	.	.	.	10	0
91	Seasonal Recreational Residential/Residential Aggregation	96.25	95.87	94.81	8.44	1.01	-4.71	465	393
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	96.06	95.64	94.51	8.65	1.01	-5.54	393	393
91	Seasonal Recreational Residential/Residential Aggregation-On Water	97.30	96.47	96.01	7.40	1.01	-4.48	72	0
92	Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	105.08	108.11	102.32	.	.	.	16	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	115.18	104.75	78.38	.	.	.	20	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	108.40	102.03	75.87	.	.	.	26	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
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 source: RUNDATA.RATIO_SBE created JUL1

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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Moorhead	1600	101.94	100.33	99.47	.	.	.	13	0

**All sales adjusted for time and terms
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* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Clay CO=14 PT=06 Property=Commercial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Moorhead	1600	108.85	102.64	118.07	.	.	.	15	0

**All sales adjusted for time and terms
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* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Eglon	0004	88.95	95.25	90.25	.	.	.	7	5
Parke	0024	99.64	96.98	97.81	.	.	.	9	3
Barnesville	0300	96.33	94.55	94.68	9.50	1.01	.	47	47
Dilworth	0700	95.38	94.70	95.64	8.09	1.00	.	50	50
Glyndon	1100	96.53	96.47	96.19	.	.	.	22	22
Hawley	1200	105.19	96.67	98.20	.	.	.	34	34
Moorhead	1600	96.61	96.15	96.85	7.94	0.99	5.18	586	586
Sabin	1800	104.70	92.55	95.78	.	.	.	9	9
Ulen	1900	101.11	97.01	93.82	.	.	.	13	13

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Clay CO=14 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Barnesville	0300	96.33	94.55	94.68	9.50	1.01	.	47	47
Dilworth	0700	95.38	94.70	95.64	8.09	1.00	.	50	50
Glyndon	1100	96.53	96.47	96.19	.	.	.	22	22
Hawley	1200	105.19	96.67	98.20	.	.	.	34	34
Moorhead	1600	96.61	96.15	96.85	7.94	0.99	5.18	586	586
Sabin	1800	104.70	92.55	95.78	.	.	.	9	9
Ulen	1900	101.11	97.01	93.82	.	.	.	13	13

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Clay CO=14 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Parke	0024	103.93	97.50	101.83	.	.	.	6	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
*** Indicate calculations were done without extreme ratios**
source: RUNDATA.RATIO_SBE created JUL1

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Countywide Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=14 County_Name=Clay

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
02	Apartment (4 or more units)	99.96	98.82	99.42	.	.	.	19	0
06	Commercial (with buildings)	99.10	99.48	102.76	.	.	.	25	0
91	Seasonal Recreational Residential/Residential Aggregation	96.89	95.81	96.13	8.93	1.00	2.75	832	824
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	96.84	95.81	96.08	8.91	1.00	2.76	824	824
91	Seasonal Recreational Residential/Residential Aggregation-On Water	101.51	96.11	98.88	.	.	.	8	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	98.07	96.72	93.23	13.76	1.03	.	37	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	99.85	97.18	94.71	14.36	1.04	.	41	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

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**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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Apartment (4 or more units)	95.69	95.54	99.35	.	.	.	6	0
Commercial (with buildings)	84.48	90.81	74.77	.	.	.	10	0
Seasonal Recreational Residential/Residential Aggregation	97.55	94.34	94.40	11.35	1.01	.	246	238
Seasonal Recreational Residential/Residential Aggregation-Off Water	97.42	94.31	94.12	11.35	1.01	.	238	238
Seasonal Recreational Residential/Residential Aggregation-On Water	101.51	96.11	98.88	.	.	.	8	0
Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	98.07	96.72	93.23	13.76	1.03	.	37	0
Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	99.85	97.18	94.71	14.36	1.04	.	41	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Copley	0003	88.84	89.22	86.55	.	.	.	6	0
Bagley	0200	94.12	91.36	93.30	.	.	.	9	0
Clearbrook	0300	101.45	97.30	94.29	.	.	.	6	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Clearwater CO=15 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Copley	0003	88.84	89.22	86.55	.	.	.	6	0
Bagley	0200	92.39	90.07	91.16	.	.	.	8	0
Clearbrook	0300	101.45	97.30	94.29	.	.	.	6	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

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Countywide Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=15 County_Name=Clearwater

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	96.83	90.44	93.92	.	.	.	7	0
91	Seasonal Recreational Residential/Residential Aggregation	95.28	92.98	91.59	16.31	1.03	.	66	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	95.18	91.86	91.21	16.09	1.03	.	59	0
91	Seasonal Recreational Residential/Residential Aggregation-On Water	96.19	101.01	94.06	.	.	.	7	0
92	Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	93.76	95.59	87.61	.	.	.	12	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	119.78	95.59	99.74	.	.	.	28	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	113.18	95.53	96.35	38.49	1.01	.	35	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

**2014 Assessment Sales Ratio Study
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Tofte	0001	97.15	95.30	95.74	.	.	.	11	0
Lutsen	0002	99.52	101.22	97.39	.	.	.	14	0
Unorg. Range 2W	0090	92.25	82.98	97.10	.	.	.	6	0
Unorg. Range 1W	0091	98.06	97.29	98.55	.	.	.	17	0
Unorg. Range 1E	0092	102.32	104.45	103.84	.	.	.	14	0
Grand Marais	0100	94.53	94.98	95.74	.	.	.	23	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Cook CO=16 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Lutsen	0002	100.92	106.23	101.34	.	.	.	7	0
Unorg. Range 1W	0091	96.54	96.83	97.06	.	.	.	9	0
Unorg. Range 1E	0092	102.78	103.37	106.20	.	.	.	7	0
Grand Marais	0100	94.40	94.98	95.71	.	.	.	21	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 Assessment Sales Ratio Study
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Cook CO=16 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Tofte	0001	93.13	94.27	93.68	.	.	.	9	0
Lutsen	0002	98.11	99.94	94.82	.	.	.	7	0
Unorg. Range 1W	0091	99.77	98.91	99.67	.	.	.	8	0
Unorg. Range 1E	0092	101.87	105.54	102.76	.	.	.	7	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 Assessment Sales Ratio Study
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**Countywide Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

CO=16 County_Name=Cook

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	98.82	97.36	98.45	10.96	1.00	.	100	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	99.39	97.36	99.29	12.21	1.00	.	52	0
91	Seasonal Recreational Residential/Residential Aggregation-On Water	98.21	97.28	97.97	9.59	1.00	.	48	0

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Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Cottonwood CO=17 PT=06 Property=Commercial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Windom	0700	95.04	96.53	89.14	.	.	.	6	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 Assessment Sales Ratio Study
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Mountain Lake	0400	99.48	96.67	96.07	.	.	.	27	0
Westbrook	0600	92.35	99.14	90.54	.	.	.	13	0
Windom	0700	96.73	96.53	95.86	11.03	1.01	.	52	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Cottonwood CO=17 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Mountain Lake	0400	99.48	96.67	96.07	.	.	.	27	0
Westbrook	0600	92.35	99.14	90.54	.	.	.	13	0
Windom	0700	96.73	96.53	95.86	11.03	1.01	.	52	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Amo	0002	91.11	99.02	91.76	.	.	.	6	6

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source: RUNDATA.RATIO_SBE created JUL1

**2014 Assessment Sales Ratio Study
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**Countywide Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

CO=17 County_Name=Cottonwood

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	96.21	93.60	90.78	.	.	.	9	0
91	Seasonal Recreational Residential/Residential Aggregation	97.60	97.52	96.44	13.03	1.02	.	107	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	97.60	97.52	96.44	13.03	1.02	.	107	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	96.09	97.09	94.97	.	.	.	18	18
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	97.53	99.78	96.55	.	.	.	20	20

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 Assessment Sales Ratio Study
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Crow Wing CO=18 PT=06 Property=Commercial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Brainerd	0200	110.48	105.33	101.21	.	.	.	12	0
Jenkins	1200	102.77	92.30	109.49	.	.	.	6	0

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**2014 Assessment Sales Ratio Study
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Bay Lake	0002	96.40	94.99	92.86	.	.	.	26	8
Center	0003	100.31	101.68	98.82	.	.	.	12	3
Crow Wing	0004	94.50	93.22	93.07	9.29	1.02	.	30	30
Deerwood TWP	0007	94.88	96.56	95.42	.	.	.	17	6
Fairfield	0009	94.81	92.83	93.48	.	.	.	6	3
Fort Ripley TWP	0010	102.08	94.81	98.42	.	.	.	15	8
Garrison TWP	0012	103.43	95.97	93.12	.	.	.	16	4
Ideal	0013	94.56	94.89	92.09	.	.	.	25	5
Irondale	0014	95.53	96.37	93.99	.	.	.	19	15
Lake Edward	0016	101.83	101.06	101.26	.	.	.	25	11
Long Lake	0018	103.77	96.35	97.07	.	.	.	13	5
Maple Grove	0019	104.19	97.67	101.72	.	.	.	10	5
Mission	0020	97.52	97.64	93.70	.	.	.	10	3
Nokay Lake	0021	98.72	99.18	99.56	.	.	.	8	6
Oak Lawn	0022	98.04	96.75	95.78	.	.	.	13	11
Pelican	0023	97.20	98.29	94.51	.	.	.	11	1
Roosevelt	0027	98.08	93.31	97.34	.	.	.	16	8
Ross Lake	0028	94.26	91.12	88.81	.	.	.	11	0
Unorg. 1st Assessment	0099	99.68	99.29	100.25	7.70	1.00	.	75	46
Baxter	0100	96.52	95.01	95.54	8.34	1.01	.	130	116
Brainerd	0200	98.30	96.16	96.02	11.61	1.02	-5.11	148	139

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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Crosby	0300	96.27	94.77	94.95	.	.	.	25	25
Deerwood	0600	107.02	103.02	106.55	.	.	.	8	4
Fifty Lakes	0700	105.48	101.64	90.72	.	.	.	11	1
Jenkins	1200	98.90	99.03	98.15	.	.	.	9	9
Nisswa	1600	94.39	94.60	94.12	8.53	1.00	.	41	18
Breezy Point	1900	94.19	95.71	95.53	10.66	0.99	.	72	58
Pequot Lakes	2000	99.02	99.23	97.91	.	.	.	32	25
Emily	2400	93.95	96.68	96.78	.	.	.	18	6
Crosslake	2500	96.33	96.95	93.10	12.77	1.02	.	76	16

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2014 Assessment Sales Ratio Study
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Crow Wing CO=18 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Bay Lake	0002	94.11	93.21	93.69	.	.	.	8	8
Crow Wing	0004	94.50	93.22	93.07	9.29	1.02	.	30	30
Deerwood TWP	0007	98.31	97.42	97.63	.	.	.	6	6
Fort Ripley TWP	0010	93.50	93.72	92.15	.	.	.	8	8
Irondale	0014	94.67	95.63	93.10	.	.	.	15	15
Lake Edward	0016	102.16	100.34	100.69	.	.	.	11	11
Nokay Lake	0021	95.64	96.33	95.37	.	.	.	6	6
Oak Lawn	0022	101.88	98.38	99.80	.	.	.	11	11
Roosevelt	0027	92.86	93.31	95.68	.	.	.	8	8
Unorg. 1st Assessment	0099	97.43	97.89	98.06	5.48	1.00	.	46	46
Baxter	0100	96.05	94.82	95.21	7.99	1.01	.	116	116
Brainerd	0200	98.49	96.31	96.39	11.88	1.02	-5.70	139	139
Crosby	0300	96.27	94.77	94.95	.	.	.	25	25
Jenkins	1200	98.90	99.03	98.15	.	.	.	9	9
Nisswa	1600	91.34	92.09	88.70	.	.	.	18	18
Breezy Point	1900	92.75	94.13	92.54	10.21	1.00	.	58	58
Pequot Lakes	2000	98.19	98.36	96.66	.	.	.	25	25
Emily	2400	81.80	75.60	84.36	.	.	.	6	6
Crosslake	2500	103.57	103.28	99.86	.	.	.	16	16

All sales adjusted for time and terms
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Crow Wing CO=18 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Bay Lake	0002	97.42	97.02	92.68	.	.	.	18	0
Center	0003	100.99	102.04	99.76	.	.	.	9	0
Deerwood TWP	0007	93.01	96.56	94.80	.	.	.	11	0
Fort Ripley TWP	0010	111.89	105.91	103.95	.	.	.	7	0
Garrison TWP	0012	99.42	95.97	92.39	.	.	.	12	0
Ideal	0013	96.99	96.16	94.28	.	.	.	20	0
Lake Edward	0016	101.58	102.32	101.54	.	.	.	14	0
Long Lake	0018	98.52	91.92	95.40	.	.	.	8	0
Mission	0020	93.62	95.84	90.84	.	.	.	7	0
Pelican	0023	97.78	99.39	94.80	.	.	.	10	0
Roosevelt	0027	103.30	98.10	98.41	.	.	.	8	0
Ross Lake	0028	94.26	91.12	88.81	.	.	.	11	0
Unorg. 1st Assessment	0099	103.24	100.65	102.59	.	.	.	29	0
Baxter	0100	100.45	97.67	97.38	.	.	.	14	0
Brainerd	0200	95.37	93.72	93.33	.	.	.	9	0
Fifty Lakes	0700	105.36	100.36	90.42	.	.	.	10	0
Nisswa	1600	96.77	94.61	95.91	.	.	.	23	0
Breezy Point	1900	100.13	102.49	100.58	.	.	.	14	0
Pequot Lakes	2000	101.98	100.10	100.16	.	.	.	7	0
Emily	2400	100.02	98.07	100.30	.	.	.	12	0
Crosslake	2500	94.40	96.15	92.49	11.77	1.02	.	60	0

All sales adjusted for time and terms
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**Countywide Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

CO=18 County_Name=Crow Wing

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	99.82	96.63	92.18	20.61	1.04	.	38	0
91	Seasonal Recreational Residential/Residential Aggregation	97.67	96.39	95.51	11.46	1.02	.	970	619
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	96.96	95.95	95.33	10.83	1.01	.	619	619
91	Seasonal Recreational Residential/Residential Aggregation-On Water	98.93	97.68	95.65	12.44	1.03	-2.96	351	0
92	Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	98.80	97.94	87.56	.	.	.	25	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	98.80	97.94	87.56	.	.	.	25	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	97.29	98.66	88.55	19.68	1.10	.	32	0

**All sales adjusted for time and terms
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Dakota CO=19 PT=06 Property=Commercial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Inver Grove Heights	0500	88.09	95.45	79.80	.	.	.	7	0
Lakeville	0600	93.82	93.74	92.97	.	.	.	6	0
Burnsville	1800	105.03	101.58	103.34	.	.	.	22	0
Hastings	7500	97.33	99.92	80.14	.	.	.	7	0

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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Castle Rock	0002	101.54	97.90	97.32	.	.	.	12	12
Douglas	0003	91.15	93.67	91.34	.	.	.	8	8
Empire	0005	93.30	92.00	92.83	.	.	.	29	29
Marshan	0012	93.05	94.16	91.14	.	.	.	7	7
Randolph TWP	0015	99.82	96.27	98.46	.	.	.	6	6
Ravenna	0016	90.46	93.47	90.33	.	.	.	19	19
Vermillion TWP	0019	93.69	93.87	84.97	.	.	.	11	11
Farmington	0200	94.41	93.28	93.06	7.62	1.01	-1.88	390	390
Hampton	0300	96.24	91.45	95.08	.	.	.	9	9
Inver Grove Heights	0500	94.00	93.56	93.34	7.02	1.01	.	311	311
Lakeville	0600	94.49	93.97	94.16	5.89	1.00	.	681	681
Randolph	0900	95.78	94.94	94.77	.	.	.	7	7
Rosemount	1000	94.36	93.95	94.04	5.70	1.00	.	296	296
South St. Paul	1100	96.21	95.38	94.96	9.84	1.01	-4.53	184	184
West St. Paul	1300	94.09	93.64	92.30	10.28	1.02	.	178	178
Lilydale	1400	92.89	91.44	92.37	.	.	.	28	28
Mendota Heights	1600	92.18	93.50	91.13	9.33	1.01	.	109	109
Burnsville	1800	94.68	94.02	93.75	7.86	1.01	-2.69	670	670
Apple Valley	1900	94.17	93.76	93.78	6.54	1.00	.	667	667
Eagan	2000	93.76	93.79	93.82	6.61	1.00	.	725	725

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
*** Indicate calculations were done without extreme ratios**
source: RUNDATA.RATIO_SBE created JUL1

**2014 Assessment Sales Ratio Study
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Hastings	7500	94.83	93.95	93.62	8.17	1.00	.	256	256
Northfield	9700	92.07	94.84	90.03	.	.	.	23	23

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Dakota CO=19 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Castle Rock	0002	99.77	93.65	94.95	.	.	.	10	10
Douglas	0003	91.15	93.67	91.34	.	.	.	8	8
Empire	0005	93.38	92.00	92.74	.	.	.	27	27
Marshan	0012	93.05	94.16	91.14	.	.	.	7	7
Ravenna	0016	92.96	94.38	93.55	.	.	.	17	17
Vermillion TWP	0019	93.69	93.87	84.97	.	.	.	11	11
Farmington	0200	94.11	92.99	92.70	7.54	1.01	-2.19	372	372
Hampton	0300	95.97	91.24	94.60	.	.	.	8	8
Inver Grove Heights	0500	93.81	93.50	93.05	6.93	1.01	-1.40	284	284
Lakeville	0600	94.46	93.93	94.26	5.77	1.00	.	635	635
Randolph	0900	95.78	94.94	94.77	.	.	.	7	7
Rosemount	1000	94.32	93.93	93.94	5.76	1.00	.	282	282
South St. Paul	1100	96.20	95.38	94.92	9.92	1.01	-4.92	182	182
West St. Paul	1300	94.23	93.64	92.54	10.24	1.01	.	174	174
Lilydale	1400	92.89	91.44	92.37	.	.	.	28	28
Mendota Heights	1600	92.18	93.40	91.02	9.46	1.01	.	106	106
Burnsville	1800	94.67	94.00	93.67	7.90	1.01	-2.96	653	653
Apple Valley	1900	93.94	93.69	93.52	6.46	1.00	.	624	624
Eagan	2000	93.72	93.78	93.89	6.69	1.00	.	656	656
Hastings	7500	94.90	93.99	93.63	8.21	1.00	.	251	251
Northfield	9700	92.07	94.84	90.03	.	.	.	23	23

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
*** Indicate calculations were done without extreme ratios**
source: RUNDATA.RATIO_SBE created JUL1

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Dakota CO=19 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Farmington	0200	100.65	97.68	99.46	.	.	.	18	18
Inver Grove Heights	0500	96.08	95.92	95.19	.	.	.	27	27
Lakeville	0600	94.86	94.77	93.06	7.60	1.02	.	46	46
Rosemount	1000	95.09	94.93	95.31	.	.	.	14	14
Burnsville	1800	94.94	95.48	95.26	.	.	.	17	17
Apple Valley	1900	97.52	95.64	96.28	7.47	1.01	-7.78	43	43
Eagan	2000	94.12	94.03	93.41	5.82	1.01	.	69	69

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

2014 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 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=19 County_Name=Dakota

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
02	Apartment (4 or more units)	90.23	93.43	89.05	.	.	.	15	0
06	Commercial (with buildings)	99.15	97.13	89.48	14.57	1.10	-3.96	69	0
07	Industrial (with buildings)	107.23	97.89	101.46	.	.	.	6	0
91	Seasonal Recreational Residential/Residential Aggregation	94.31	93.86	93.61	7.30	1.01	-1.02	4,659	4,659
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	94.24	93.85	93.52	7.31	1.01	-1.17	4,400	4,400
91	Seasonal Recreational Residential/Residential Aggregation-On Water	95.48	95.23	94.53	7.12	1.01	-2.77	259	259
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	124.78	103.61	110.08	.	.	.	6	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	124.97	104.59	104.43	.	.	.	9	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

**2014 Assessment Sales Ratio Study
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**Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

CO=19 County_Name=Dakota/Rice Joint_City=Northfield

Joint_City	City-Twp Code	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends	County_Name
Northfield	9700	Seasonal Recreational Residential/Residential Aggregation	93.77	93.59	91.95	10.09	1.02	-4.73	228	209	Dakota/Rice
Northfield	9700	Seasonal Recreational Residential/Residential Aggregation-Off Water	93.88	93.63	91.95	10.40	1.02	-4.92	209	209	Dakota/Rice
Northfield	9700	Seasonal Recreational Residential/Residential Aggregation-On Water	92.52	93.56	91.94	.	.	.	19	0	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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends	County_Name
Hastings	7500	Commercial (with buildings)	97.33	99.92	80.14	.	.	.	7	0	Dakota/Washington
Hastings	7500	Seasonal Recreational Residential/Residential Aggregation	94.83	93.95	93.62	8.17	1.00	.	256	256	Dakota/Washington
Hastings	7500	Seasonal Recreational Residential/Residential Aggregation-Off Water	94.90	93.99	93.63	8.21	1.00	.	251	251	Dakota/Washington

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

2014 Assessment Sales Ratio Study
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Mantorville TWP	0007	105.56	103.97	105.06	.	.	.	8	8
Dodge Center	0200	131.99	97.68	102.37	.	.	.	25	0
Hayfield	0300	106.85	103.51	104.79	.	.	.	23	23
Kasson	0400	104.11	98.01	95.35	15.48	1.01	-4.93	75	0
Mantorville	0500	115.63	96.18	95.59	.	.	.	17	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

2014 Assessment Sales Ratio Study
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Dodge CO=20 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Mantorville TWP	0007	105.56	103.97	105.06	.	.	.	8	8
Dodge Center	0200	131.99	97.68	102.37	.	.	.	25	0
Hayfield	0300	106.85	103.51	104.79	.	.	.	23	23
Kasson	0400	104.11	98.01	95.35	15.48	1.01	-4.93	75	0
Mantorville	0500	115.63	96.18	95.59	.	.	.	17	0

All sales adjusted for time and terms
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Countywide Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=20 County_Name=Dodge

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	109.32	99.04	98.24	19.23	1.06	-15.38	175	58
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	109.32	99.04	98.24	19.23	1.06	-15.38	175	58
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	99.31	97.06	95.66	.	.	.	9	9
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	95.76	97.45	94.94	.	.	.	12	12

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Based on sales from October 2013 through September 2014
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2014 Assessment Sales Ratio Study
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Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends	County_Name
Blooming Prairie	7100	Seasonal Recreational Residential/Residential Aggregation	91.97	92.58	91.03	.	.	.	15	15	Dodge/Steele
Blooming Prairie	7100	Seasonal Recreational Residential/Residential Aggregation-Off Water	91.97	92.58	91.03	.	.	.	15	15	Dodge/Steele

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
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2014 Assessment Sales Ratio Study
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Alexandria TWP	0001	98.50	96.95	96.87	9.57	1.01	.	46	35
Brandon TWP	0003	94.83	97.11	94.97	.	.	.	6	1
Carlos TWP	0004	98.13	97.56	97.58	6.07	1.01	.	37	13
Holmes City	0006	93.36	94.54	93.25	.	.	.	7	3
Hudson	0007	98.83	96.88	96.32	.	.	.	7	4
Ida	0008	102.07	99.15	99.24	8.52	1.03	-6.10	37	8
La Grand	0009	93.69	93.37	93.89	7.17	1.00	.	70	45
Lake Mary	0010	98.08	97.47	97.37	.	.	.	12	3
Millerville TWP	0013	95.31	94.04	96.53	.	.	.	6	1
Miltona TWP	0014	97.72	97.96	97.98	.	.	.	20	7
Moe	0015	94.13	98.12	95.20	.	.	.	10	3
Osakis TWP	0017	105.47	100.56	103.79	.	.	.	9	7
Alexandria	0100	99.35	98.36	98.34	6.47	1.01	.	176	164
Brandon	0200	89.91	92.52	90.56	.	.	.	7	7
Evansville	0400	100.58	99.90	100.72	.	.	.	6	6
Garfield	0600	91.19	91.88	92.69	.	.	.	6	6
Miltona	1100	92.61	92.59	90.38	.	.	.	8	8
Osakis	8200	95.41	93.98	95.77	.	.	.	16	16

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
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2014 Assessment Sales Ratio Study
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Douglas CO=21 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Alexandria TWP	0001	97.27	96.77	95.69	9.16	1.01	.	35	35
Carlos TWP	0004	97.24	97.56	97.31	.	.	.	13	13
Ida	0008	101.39	98.93	100.08	.	.	.	8	8
La Grand	0009	92.19	92.11	91.69	5.88	1.00	.	45	45
Miltona TWP	0014	94.36	97.18	95.31	.	.	.	7	7
Osakis TWP	0017	109.20	101.74	107.89	.	.	.	7	7
Alexandria	0100	99.71	98.78	99.21	6.35	1.00	.	164	164
Brandon	0200	89.91	92.52	90.56	.	.	.	7	7
Evansville	0400	100.58	99.90	100.72	.	.	.	6	6
Garfield	0600	91.19	91.88	92.69	.	.	.	6	6
Miltona	1100	92.61	92.59	90.38	.	.	.	8	8
Osakis	8200	95.41	93.98	95.77	.	.	.	16	16

All sales adjusted for time and terms
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Douglas CO=21 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Alexandria TWP	0001	102.41	100.67	99.41	.	.	.	11	0
Carlos TWP	0004	98.61	97.55	97.67	.	.	.	24	0
Ida	0008	102.25	100.63	99.08	.	.	.	29	0
La Grand	0009	96.38	96.53	96.02	.	.	.	25	0
Lake Mary	0010	98.63	99.45	97.71	.	.	.	9	0
Miltona TWP	0014	99.53	98.20	98.73	.	.	.	13	0
Moe	0015	97.79	98.97	97.73	.	.	.	7	0
Alexandria	0100	94.42	97.23	93.02	.	.	.	12	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
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2014 Assessment Sales Ratio Study
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Countywide Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=21 County_Name=Douglas

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	99.54	100.57	104.49	.	.	.	14	0
91	Seasonal Recreational Residential/Residential Aggregation	97.64	97.16	96.89	7.54	1.01	.	508	349
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	97.14	96.77	96.56	7.50	1.00	.	349	349
91	Seasonal Recreational Residential/Residential Aggregation-On Water	98.73	97.57	97.27	7.61	1.01	-2.87	159	0
92	Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	94.25	96.07	91.52	.	.	.	11	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	93.03	92.52	88.99	.	.	.	15	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	97.01	92.32	93.68	.	.	.	20	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
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2014 Assessment Sales Ratio Study
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Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=21 County_Name=Douglas/Todd Joint_City=Osakis

Joint_City	City-Twp Code	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends	County_Name
Osakis	8200	Seasonal Recreational Residential/Residential Aggregation	95.33	93.35	95.10	.	.	.	27	19	Douglas/Todd
Osakis	8200	Seasonal Recreational Residential/Residential Aggregation-Off Water	96.81	95.05	97.45	.	.	.	19	19	Douglas/Todd
Osakis	8200	Seasonal Recreational Residential/Residential Aggregation-On Water	91.82	90.64	91.39	.	.	.	8	0	Douglas/Todd

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
*** Indicate calculations were done without extreme ratios**
source: RUNDATA.RATIO_SBE created JUL1

**2014 Assessment Sales Ratio Study
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Blue Earth	0100	100.12	91.47	94.08	25.32	1.02	.	44	0
Wells	1200	104.26	98.41	93.90	.	.	.	27	0
Winnebago	1300	101.42	95.50	95.61	.	.	.	14	0
Minnesota Lake	7300	96.74	95.97	94.72	.	.	.	9	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 Assessment Sales Ratio Study
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Faribault CO=22 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Blue Earth	0100	100.12	91.47	94.08	25.32	1.02	.	44	0
Wells	1200	104.26	98.41	93.90	.	.	.	27	0
Winnebago	1300	101.42	95.50	95.61	.	.	.	14	0
Minnesota Lake	7300	96.74	95.97	94.72	.	.	.	9	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

2014 Assessment Sales Ratio Study
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Countywide Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=22 County_Name=Faribault

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	80.84	73.42	65.85	.	.	.	11	0
91	Seasonal Recreational Residential/Residential Aggregation	101.74	95.68	93.18	24.53	1.06	-6.50	128	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	101.74	95.68	93.18	24.53	1.06	-6.50	128	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	104.01	101.37	102.35	.	.	.	26	26
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	104.29	101.37	101.45	.	.	.	28	28

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
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 source: RUNDATA.RATIO_SBE created JUL1

2014 Assessment Sales Ratio Study
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Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=22 County_Name=Blue Earth/Faribault Joint_City=Minnesota Lake

Joint_City	City-Twp Code	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends	County_Name
Minnesota Lake	7300	Seasonal Recreational Residential/Residential Aggregation	96.74	95.97	94.72	.	.	.	9	0	Blue Earth/Faribault
Minnesota Lake	7300	Seasonal Recreational Residential/Residential Aggregation-Off Water	96.74	95.97	94.72	.	.	.	9	0	Blue Earth/Faribault

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1

**2014 Assessment Sales Ratio Study
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Fountain	0300	111.68	97.34	98.18	.	.	.	8	0
Harmony	0500	108.09	95.07	97.00	.	.	.	21	0
Lanesboro	0600	94.68	97.93	89.86	.	.	.	9	0
Preston	1000	101.55	93.60	95.89	.	.	.	19	0
Rushford	1200	101.71	100.39	97.11	.	.	.	16	0
Spring Valley	1300	108.46	94.65	99.76	26.32	1.01	.	37	0
Rushford Village	1600	92.54	92.97	101.52	.	.	.	6	0
Chatfield	6400	98.69	98.05	98.04	.	.	.	25	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Fillmore CO=23 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Fountain	0300	111.68	97.34	98.18	.	.	.	8	0
Harmony	0500	108.09	95.07	97.00	.	.	.	21	0
Lanesboro	0600	94.68	97.93	89.86	.	.	.	9	0
Preston	1000	101.55	93.60	95.89	.	.	.	19	0
Rushford	1200	101.71	100.39	97.11	.	.	.	16	0
Spring Valley	1300	108.46	94.65	99.76	26.32	1.01	.	37	0
Rushford Village	1600	92.54	92.97	101.52	.	.	.	6	0
Chatfield	6400	98.69	98.05	98.04	.	.	.	25	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
*** Indicate calculations were done without extreme ratios**
source: RUNDATA.RATIO_SBE created JUL1

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Fillmore CO=23 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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Canton TWP	0006	90.26	93.54	88.38	.	.	.	6	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Fillmore CO=23 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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Canton TWP	0006	90.26	93.54	88.38	.	.	.	6	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

2014 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 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=23 County_Name=Fillmore

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	91.39	95.60	96.20	.	.	.	15	0
91	Seasonal Recreational Residential/Residential Aggregation	102.19	95.48	95.69	20.47	1.03	-2.85	211	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	102.19	95.48	95.69	20.47	1.03	-2.85	211	0
92	Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	106.04	104.21	103.21	.	.	.	10	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	97.55	98.61	91.09	18.15	1.07	.	38	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	102.76	100.14	93.95	20.34	1.09	.	50	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=23 County_Name=Fillmore/Olmsted Joint_City=Chatfield

Joint_City	City-Twp Code	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends	County_Name
Chatfield	6400	Seasonal Recreational Residential/Residential Aggregation	97.40	95.98	96.03	11.67	1.01	.	46	0	Fillmore/Olmsted
Chatfield	6400	Seasonal Recreational Residential/Residential Aggregation-Off Water	98.02	97.17	96.54	11.77	1.02	.	43	0	Fillmore/Olmsted

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
*** Indicate calculations were done without extreme ratios**
source: RUNDATA.RATIO_SBE created JUL1

2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Freeborn CO=24 PT=06 Property=Commercial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Albert Lea	0100	102.21	101.30	98.46	.	.	.	10	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
*** Indicate calculations were done without extreme ratios**
source: RUNDATA.RATIO_SBE created JUL1

**2014 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 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Bancroft	0003	105.34	103.36	102.74	.	.	.	11	0
Albert Lea	0100	103.62	97.85	97.07	18.75	1.03	-4.16	224	0
Alden	0200	103.93	97.69	97.66	.	.	.	7	0
Clarks Grove	0400	111.49	94.38	94.65	.	.	.	8	0
Emmons	0600	100.88	94.53	74.94	.	.	.	6	0
Geneva	0800	101.16	88.69	93.95	.	.	.	6	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Freeborn CO=24 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Bancroft	0003	105.34	103.36	102.74	.	.	.	11	0
Albert Lea	0100	103.18	98.15	97.50	18.51	1.03	-4.28	208	0
Alden	0200	103.93	97.69	97.66	.	.	.	7	0
Clarks Grove	0400	111.49	94.38	94.65	.	.	.	8	0
Emmons	0600	100.88	94.53	74.94	.	.	.	6	0
Geneva	0800	101.16	88.69	93.95	.	.	.	6	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 Assessment Sales Ratio Study
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Freeborn CO=24 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Albert Lea	0100	109.27	95.64	94.60	.	.	.	16	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 Assessment Sales Ratio Study
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Freeborn CO=24 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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Geneva TWP	0008	95.81	93.04	94.06	.	.	.	6	6

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 Assessment Sales Ratio Study
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Freeborn CO=24 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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Geneva TWP	0008	95.81	93.04	94.06	.	.	.	6	6

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

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Countywide Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=24 County_Name=Freeborn

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	90.07	100.16	96.31	.	.	.	13	0
91	Seasonal Recreational Residential/Residential Aggregation	105.37	97.80	96.62	20.98	1.04	-5.34	313	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	105.25	98.15	96.99	20.91	1.04	-5.42	296	0
91	Seasonal Recreational Residential/Residential Aggregation-On Water	107.53	94.67	93.59	.	.	.	17	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	99.49	96.39	96.90	.	.	.	29	29
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	101.95	98.36	98.51	.	.	.	32	32

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
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2014 Assessment Sales Ratio Study
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Goodhue CO=25 PT=06 Property=Commercial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Red Wing	0800	101.00	102.01	90.10	.	.	.	8	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
*** Indicate calculations were done without extreme ratios**
source: RUNDATA.RATIO_SBE created JUL1

2014 Assessment Sales Ratio Study
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Florence	0008	97.51	95.24	95.53	.	.	.	11	11
Leon	0013	93.44	99.65	92.57	.	.	.	7	7
Minneola	0014	103.24	99.85	99.04	.	.	.	6	6
Roscoe	0016	92.11	93.97	89.64	.	.	.	6	6
Stanton	0017	95.04	97.84	95.98	.	.	.	8	5
Vasa	0018	95.39	97.09	92.96	.	.	.	6	6
Cannon Falls	0200	98.74	95.46	95.43	15.07	1.02	-7.44	60	60
Goodhue	0500	98.99	98.40	96.89	.	.	.	13	13
Kenyon	0600	94.63	94.28	91.48	.	.	.	28	28
Red Wing	0800	98.53	96.05	96.29	10.17	1.02	-4.39	184	184
Wanamingo	1200	97.73	97.49	96.60	.	.	.	14	14
Zumbrota	1400	97.44	97.49	95.91	8.81	1.01	.	49	49
Lake City	7700	94.40	96.64	84.88	.	.	.	15	0
Pine Island	9500	101.10	97.53	96.71	.	.	.	28	28

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
*** Indicate calculations were done without extreme ratios**
source: RUNDATA.RATIO_SBE created JUL1

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Goodhue CO=25 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Florence	0008	97.51	95.24	95.53	.	.	.	11	11
Leon	0013	93.44	99.65	92.57	.	.	.	7	7
Minneola	0014	103.24	99.85	99.04	.	.	.	6	6
Roscoe	0016	92.11	93.97	89.64	.	.	.	6	6
Vasa	0018	95.39	97.09	92.96	.	.	.	6	6
Cannon Falls	0200	98.74	95.46	95.43	15.07	1.02	-7.44	60	60
Goodhue	0500	98.99	98.40	96.89	.	.	.	13	13
Kenyon	0600	94.63	94.28	91.48	.	.	.	28	28
Red Wing	0800	98.53	96.05	96.29	10.17	1.02	-4.39	184	184
Wanamingo	1200	97.73	97.49	96.60	.	.	.	14	14
Zumbrota	1400	97.44	97.49	95.91	8.81	1.01	.	49	49
Lake City	7700	94.40	96.64	84.88	.	.	.	15	0
Pine Island	9500	101.10	97.53	96.71	.	.	.	28	28

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 Assessment Sales Ratio Study
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**Countywide Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

CO=25 County_Name=Goodhue

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	95.91	95.39	90.75	.	.	.	23	0
91	Seasonal Recreational Residential/Residential Aggregation	97.94	97.16	95.24	10.94	1.02	-4.33	477	459
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	97.98	97.01	95.25	10.93	1.02	-4.44	474	459
92	Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	92.59	92.04	88.40	.	.	.	17	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	92.22	91.44	81.76	.	.	.	20	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	94.85	94.29	86.57	15.68	1.10	-6.82	31	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

2014 Assessment Sales Ratio Study
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Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends	County_Name
Pine Island	9500	Seasonal Recreational Residential/Residential Aggregation	99.29	94.63	96.12	10.28	1.02	-7.07	48	48	Goodhue/Olmsted
Pine Island	9500	Seasonal Recreational Residential/Residential Aggregation-Off Water	99.29	94.63	96.12	10.28	1.02	-7.07	48	48	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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends	County_Name
Lake City	7700	Seasonal Recreational Residential/Residential Aggregation	104.17	100.46	95.43	13.51	1.05	-9.71	70	0	Goodhue/Wabasha
Lake City	7700	Seasonal Recreational Residential/Residential Aggregation-Off Water	104.17	100.46	95.43	13.51	1.05	-9.71	70	0	Goodhue/Wabasha

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
*** Indicate calculations were done without extreme ratios**
source: RUNDATA.RATIO_SBE created JUL1

2014 Assessment Sales Ratio Study
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Ashby	0100	99.45	99.73	97.22	.	.	.	7	0
Elbow Lake	0300	100.16	94.88	95.25	.	.	.	13	0
Hoffman	0600	90.97	90.99	89.81	.	.	.	9	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

2014 Assessment Sales Ratio Study
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Grant CO=26 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Ashby	0100	99.45	99.73	97.22	.	.	.	7	0
Elbow Lake	0300	100.01	92.41	94.87	.	.	.	12	0
Hoffman	0600	90.97	90.99	89.81	.	.	.	9	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

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Countywide Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=26 County_Name=Grant

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	92.74	90.95	90.65	15.96	1.02	.	52	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	93.10	90.95	91.42	16.08	1.02	.	46	0
91	Seasonal Recreational Residential/Residential Aggregation-On Water	90.01	93.61	87.34	.	.	.	6	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	91.27	92.92	89.39	.	.	.	9	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	92.02	93.29	89.93	.	.	.	10	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

**2014 Assessment Sales Ratio Study
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Minneapolis	8800	97.18	95.39	91.54	12.50	1.05	-3.24	84	84

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 Assessment Sales Ratio Study
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Hennepin CO=27 PT=06 Property=Commercial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Hopkins	1400	93.38	98.03	72.41	.	.	.	7	0
Richfield	2500	92.01	92.89	131.12	.	.	.	6	0
St. Louis Park	3000	95.82	95.23	95.79	.	.	.	7	0
Bloomington	4100	96.28	96.40	96.57	.	.	.	14	0
Plymouth	4700	98.18	98.73	99.56	.	.	.	11	0
Minnetonka	5200	97.88	97.76	86.95	.	.	.	9	0
Eden Prairie	6000	96.45	96.61	98.08	.	.	.	8	0
Minneapolis	8800	95.47	96.66	63.01	13.91	1.50	-4.81	76	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 Assessment Sales Ratio Study
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Hennepin CO=27 PT=07 Property=Industrial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Rogers	2800	88.94	94.21	75.73	.	.	.	7	0
Bloomington	4100	95.60	96.83	96.89	.	.	.	7	0
New Hope	4200	103.66	101.55	109.11	.	.	.	6	0
Brooklyn Park	4900	96.59	97.92	80.02	.	.	.	6	0
Minneapolis	8800	103.54	99.01	91.13	.	.	.	9	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Brooklyn Center	0100	93.72	92.35	92.65	9.03	1.01	-6.82	270	270
Champlin	0200	94.20	92.47	93.47	7.18	1.01	-1.90	281	281
Crystal	0300	92.76	91.48	91.74	8.94	1.01	-4.20	281	281
Deephaven	0500	91.17	91.89	89.22	7.60	1.02	.	57	57
Edina	0700	91.53	91.64	89.70	5.50	1.02	-1.65	809	809
Excelsior	0900	93.10	92.03	90.98	.	.	.	22	22
Golden Valley	1100	92.77	92.58	90.42	10.26	1.03	-4.90	277	277
Hopkins	1400	91.75	89.66	88.48	9.01	1.04	-5.36	166	166
Long Lake	1600	94.59	92.61	92.97	.	.	.	23	23
Loretto	1700	92.07	92.17	91.69	.	.	.	8	8
Maple Plain	1800	94.52	92.98	94.18	.	.	.	14	14
Minnetonka Beach	1900	87.71	91.92	86.18	.	.	.	9	9
Mound	2100	95.28	95.14	94.19	6.63	1.01	-1.79	124	0
Osseo	2300	95.63	91.18	93.64	.	.	.	24	24
Richfield	2500	93.45	92.91	92.65	6.65	1.01	-2.05	382	382
Robbinsdale	2600	93.54	92.35	91.99	8.89	1.02	-12.09	187	187
Rogers	2800	91.33	91.38	90.67	5.08	1.01	-3.07	124	124
St. Bonifacius	2900	96.67	94.79	95.62	.	.	.	29	0
St. Louis Park	3000	94.08	92.55	92.64	7.50	1.01	-3.50	669	669
Spring Park	3200	98.76	96.10	97.47	.	.	.	14	0
Tonka Bay	3300	90.73	91.58	90.22	.	.	.	18	18

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
*** Indicate calculations were done without extreme ratios**
source: RUNDATA.RATIO_SBE created JUL1

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Wayzata	3400	94.10	93.82	88.53	8.25	1.06	-1.84	78	78
Woodland	3700	89.44	91.20	86.14	.	.	.	9	9
Bloomington	4100	94.34	92.46	92.94	9.41	1.01	-1.21	951	951
New Hope	4200	92.14	91.69	91.48	7.60	1.01	-3.39	176	176
Maple Grove	4400	92.64	92.05	91.72	5.60	1.00	-1.17	913	913
Medina	4500	94.33	92.82	91.10	6.97	1.04	-3.58	60	60
Orono	4600	91.19	91.98	89.45	6.06	1.01	.	111	111
Plymouth	4700	92.63	92.12	92.32	6.54	1.00	.	906	906
Brooklyn Park	4900	95.08	93.14	93.80	8.24	1.01	-2.83	801	801
Greenwood	5000	89.55	91.44	89.92	.	.	.	15	15
Minnetonka	5200	93.07	92.62	91.74	6.79	1.01	-2.36	689	689
Shorewood	5300	90.84	91.69	90.15	5.22	1.01	-1.63	99	99
Independence	5400	91.91	92.40	91.49	6.63	1.02	.	35	35
Greenfield	5500	91.17	93.01	90.54	.	.	.	22	22
Corcoran	5600	92.09	91.61	93.09	7.35	0.99	.	52	52
Minnetrista	5800	97.96	96.00	97.62	6.77	1.00	.	97	0
Eden Prairie	6000	93.67	92.64	92.87	6.67	1.01	-0.98	879	879
Dayton	6600	92.35	92.31	91.15	5.02	1.01	-2.64	32	32
Hanover	7400	91.74	91.13	91.62	.	.	.	7	7
Minneapolis	8800	96.04	94.69	93.16	10.38	1.02	-1.97	4,130	4,130
St. Anthony	9100	90.67	90.99	89.34	7.71	1.01	-2.37	83	83

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Hennepin CO=27 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Brooklyn Center	0100	93.66	92.35	92.55	8.99	1.01	-7.84	269	269
Champlin	0200	94.27	92.55	93.61	7.22	1.01	.	272	272
Crystal	0300	92.70	91.47	91.66	8.94	1.01	-4.56	279	279
Deephaven	0500	91.07	91.89	88.39	7.97	1.03	-3.31	47	47
Edina	0700	91.54	91.64	89.68	5.50	1.02	-1.65	805	805
Excelsior	0900	93.29	91.95	91.80	.	.	.	19	19
Golden Valley	1100	92.77	92.58	90.42	10.26	1.03	-4.90	277	277
Hopkins	1400	91.75	89.66	88.48	9.01	1.04	-5.36	166	166
Long Lake	1600	94.59	92.61	92.97	.	.	.	23	23
Loretto	1700	92.07	92.17	91.69	.	.	.	8	8
Maple Plain	1800	94.52	92.98	94.18	.	.	.	14	14
Mound	2100	95.52	95.04	94.60	6.63	1.01	-3.13	97	0
Osseo	2300	95.63	91.18	93.64	.	.	.	24	24
Richfield	2500	93.45	92.91	92.65	6.65	1.01	-2.05	382	382
Robbinsdale	2600	93.64	92.35	92.12	8.98	1.02	-13.98	181	181
Rogers	2800	91.32	91.38	90.64	5.13	1.01	-3.19	122	122
St. Bonifacius	2900	96.67	94.79	95.62	.	.	.	29	0
St. Louis Park	3000	94.09	92.54	92.63	7.55	1.01	-3.53	664	664
Spring Park	3200	100.07	96.17	98.51	.	.	.	11	0
Tonka Bay	3300	90.67	91.72	90.95	.	.	.	11	11
Wayzata	3400	94.60	93.86	91.01	8.05	1.03	.	75	75

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
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source: RUNDATA.RATIO_SBE created JUL1**

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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Hennepin CO=27 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Bloomington	4100	94.36	92.47	92.98	9.40	1.01	-1.17	950	950
New Hope	4200	92.14	91.69	91.48	7.60	1.01	-3.39	176	176
Maple Grove	4400	92.59	92.05	91.62	5.59	1.01	-1.32	898	898
Medina	4500	94.33	92.82	91.10	6.97	1.04	-3.58	60	60
Orono	4600	91.66	92.17	90.44	5.46	1.01	.	79	79
Plymouth	4700	92.52	92.06	92.13	6.47	1.00	.	889	889
Brooklyn Park	4900	95.03	93.16	93.72	8.19	1.01	-3.09	794	794
Greenwood	5000	90.69	91.53	90.81	.	.	.	8	8
Minnetonka	5200	93.08	92.63	91.69	6.83	1.01	-2.51	684	684
Shorewood	5300	90.90	91.66	90.11	5.53	1.01	-2.75	87	87
Independence	5400	92.42	92.94	91.96	.	.	.	29	29
Greenfield	5500	91.17	93.01	90.54	.	.	.	22	22
Corcoran	5600	92.09	91.61	93.09	7.35	0.99	.	52	52
Minnetrista	5800	97.40	96.00	96.14	6.42	1.00	.	77	0
Eden Prairie	6000	93.66	92.63	92.87	6.65	1.01	-1.00	874	874
Dayton	6600	92.21	92.28	91.02	.	.	.	29	29
Hanover	7400	91.74	91.13	91.62	.	.	.	7	7
Minneapolis	8800	96.04	94.69	93.16	10.38	1.02	-1.97	4,130	4,130
St. Anthony	9100	90.67	90.99	89.34	7.71	1.01	-2.37	83	83

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

**2014 Assessment Sales Ratio Study
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Hennepin CO=27 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Champlin	0200	91.96	90.96	91.11	.	.	.	9	9
Deephaven	0500	91.63	91.06	90.74	.	.	.	10	10
Minnetonka Beach	1900	84.33	84.34	85.18	.	.	.	6	6
Mound	2100	94.42	98.09	93.57	.	.	.	27	0
Robbinsdale	2600	90.36	90.66	89.74	.	.	.	6	6
Tonka Bay	3300	90.83	91.45	89.59	.	.	.	7	7
Maple Grove	4400	95.21	93.11	95.32	.	.	.	15	15
Orono	4600	90.03	88.41	88.65	7.41	1.02	.	32	32
Plymouth	4700	97.97	100.60	98.13	.	.	.	17	17
Brooklyn Park	4900	100.85	91.92	98.75	.	.	.	7	7
Greenwood	5000	88.25	91.23	89.54	.	.	.	7	7
Shorewood	5300	90.37	91.86	90.27	.	.	.	12	12
Independence	5400	89.43	92.20	88.85	.	.	.	6	6
Minnetrista	5800	100.12	96.86	100.57	.	.	.	20	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

2014 Assessment Sales Ratio Study
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Countywide Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=27 County_Name=Hennepin

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
02	Apartment (4 or more units)	97.70	96.64	95.42	10.61	1.01	-1.59	111	84
06	Commercial (with buildings)	97.41	97.12	76.83	11.06	1.24	-1.98	190	0
07	Industrial (with buildings)	95.52	95.48	90.32	8.58	1.05	.	72	0
91	Seasonal Recreational Residential/Residential Aggregation	94.10	92.82	92.13	8.32	1.02	-1.82	13,938	13,674
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	94.11	92.82	92.21	8.33	1.01	-1.89	13,711	13,497
91	Seasonal Recreational Residential/Residential Aggregation-On Water	93.31	92.80	90.57	7.43	1.03	-2.29	227	177
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	90.27	95.16	93.83	.	.	.	6	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
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 source: RUNDATA.RATIO_SBE created JUL1

2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=27 County_Name=Carver/Hennepin Joint_City=Chanhassen

Joint_City	City-Twp Code	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends	County_Name
Chanhassen	6300	Seasonal Recreational Residential/Residential Aggregation	94.61	94.42	94.34	6.03	1.00	.	381	381	Carver/Hennepin
Chanhassen	6300	Seasonal Recreational Residential/Residential Aggregation-Off Water	94.63	94.54	94.57	5.96	1.00	.	353	353	Carver/Hennepin
Chanhassen	6300	Seasonal Recreational Residential/Residential Aggregation-On Water	94.33	93.09	93.23	.	.	.	28	28	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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends	County_Name
St. Anthony	9100	Seasonal Recreational Residential/Residential Aggregation	90.63	91.05	89.54	7.85	1.01	.	99	99	Hennepin/Ramsey
St. Anthony	9100	Seasonal Recreational Residential/Residential Aggregation-Off Water	90.63	91.05	89.54	7.85	1.01	.	99	99	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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends	County_Name
Dayton	6600	Seasonal Recreational Residential/Residential Aggregation	92.35	92.31	91.15	5.02	1.01	-2.64	32	32	Hennepin/Wright
Dayton	6600	Seasonal Recreational Residential/Residential Aggregation-Off Water	92.21	92.28	91.02	.	.	.	29	29	Hennepin/Wright

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
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source: RUNDATA.RATIO_SBE created JUL1

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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**Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

CO=27 County_Name=Hennepin/Wright Joint_City=Hanover

Joint_City	City-Twp Code	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends	County_Name
Hanover	7400	Seasonal Recreational Residential/Residential Aggregation	92.56	92.61	92.49	5.05	1.00	.	37	37	Hennepin/Wright
Hanover	7400	Seasonal Recreational Residential/Residential Aggregation-Off Water	92.52	92.49	92.46	5.15	1.00	.	36	36	Hennepin/Wright

CO=27 County_Name=Hennepin/Wright Joint_City=Rockford

Joint_City	City-Twp Code	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends	County_Name
Rockford	8300	Seasonal Recreational Residential/Residential Aggregation	92.69	92.63	92.25	4.16	1.00	.	41	41	Hennepin/Wright
Rockford	8300	Seasonal Recreational Residential/Residential Aggregation-Off Water	92.70	92.64	92.25	4.25	1.00	.	40	40	Hennepin/Wright

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 Assessment Sales Ratio Study
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**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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Apartment (4 or more units)	99.31	97.76	99.20	.	.	.	27	0
Commercial (with buildings)	98.71	97.41	89.36	9.14	1.05	.	114	0
Industrial (with buildings)	94.38	95.45	90.25	7.03	1.03	.	63	0
Seasonal Recreational Residential/Residential Aggregation	93.28	92.35	91.72	7.32	1.01	-1.68	9,808	9,544
Seasonal Recreational Residential/Residential Aggregation-Off Water	93.28	92.34	91.81	7.31	1.01	-1.80	9,581	9,367
Seasonal Recreational Residential/Residential Aggregation-On Water	93.31	92.80	90.57	7.43	1.03	-2.29	227	177
Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	90.27	95.16	93.83	.	.	.	6	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 Assessment Sales Ratio Study
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Houston CO=28 PT=06 Property=Commercial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Caledonia	0200	88.43	93.71	84.18	.	.	.	6	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
La Crescent TWP	0008	93.20	95.44	90.73	.	.	.	11	0
Money Creek	0010	99.91	91.01	94.52	.	.	.	6	0
Brownsville	0100	100.93	91.57	88.61	.	.	.	7	0
Caledonia	0200	103.70	100.22	96.12	17.39	1.04	-13.99	38	0
Houston	0600	95.21	94.46	92.72	.	.	.	16	0
Spring Grove	1000	93.91	92.48	94.56	.	.	.	16	0
La Crescent	9000	93.47	93.19	89.14	10.29	1.00	.	86	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Houston CO=28 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
La Crescent TWP	0008	93.20	95.44	90.73	.	.	.	11	0
Money Creek	0010	99.91	91.01	94.52	.	.	.	6	0
Brownsville	0100	100.93	91.57	88.61	.	.	.	7	0
Caledonia	0200	103.70	100.22	96.12	17.39	1.04	-13.99	38	0
Houston	0600	95.21	94.46	92.72	.	.	.	16	0
Spring Grove	1000	93.91	92.48	94.56	.	.	.	16	0
La Crescent	9000	93.47	93.19	89.14	10.29	1.00	.	86	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

2014 Assessment Sales Ratio Study
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Countywide Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=28 County_Name=Houston

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	87.68	89.87	87.06	.	.	.	16	0
91	Seasonal Recreational Residential/Residential Aggregation	96.22	94.02	91.21	13.87	1.02	-3.48	209	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	96.22	94.02	91.21	13.87	1.02	-3.48	209	0
92	Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	106.00	100.58	95.88	.	.	.	17	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	103.05	99.05	89.96	.	.	.	18	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	100.85	98.26	82.25	.	.	.	24	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

2014 Assessment Sales Ratio Study
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Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends	County_Name
La Crescent	9000	Seasonal Recreational Residential/Residential Aggregation	93.47	93.19	89.14	10.29	1.00	.	86	0	Houston/Winona
La Crescent	9000	Seasonal Recreational Residential/Residential Aggregation-Off Water	93.47	93.19	89.14	10.29	1.00	.	86	0	Houston/Winona

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

2014 Assessment Sales Ratio Study
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Arago	0002	97.47	95.55	96.37	.	.	.	8	0
Crow Wing Lake	0006	96.58	93.23	96.54	.	.	.	16	0
Farden	0007	101.56	97.66	99.33	.	.	.	10	0
Guthrie	0009	99.36	98.76	95.34	.	.	.	6	0
Helga	0011	102.83	99.11	98.14	.	.	.	16	0
Henrietta	0013	95.98	93.11	92.59	.	.	.	20	20
Hubbard	0014	100.96	96.45	98.78	.	.	.	20	0
Lake Emma	0016	103.51	98.06	95.53	.	.	.	22	0
Lakeport	0019	104.79	98.20	99.19	.	.	.	10	0
Mantrap	0020	93.94	94.00	98.96	.	.	.	11	0
Nevis TWP	0021	97.45	98.70	98.37	.	.	.	22	0
Straight River	0024	105.27	96.88	106.25	.	.	.	7	0
Todd	0026	95.88	97.36	94.88	.	.	.	14	14
Nevis	1200	97.35	98.08	98.25	.	.	.	7	0
Park Rapids	1300	97.23	93.79	95.06	12.50	1.00	3.86	58	58

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

**2014 Assessment Sales Ratio Study
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Hubbard CO=29 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Farden	0007	95.73	95.51	95.76	.	.	.	7	0
Guthrie	0009	99.36	98.76	95.34	.	.	.	6	0
Helga	0011	103.14	99.11	97.91	.	.	.	14	0
Henrietta	0013	94.96	95.15	87.86	.	.	.	10	10
Hubbard	0014	98.73	99.28	99.17	.	.	.	8	0
Lakeport	0019	102.75	97.88	95.05	.	.	.	8	0
Nevis TWP	0021	99.15	97.96	99.04	.	.	.	10	0
Todd	0026	94.00	97.35	93.82	.	.	.	7	7
Nevis	1200	97.35	98.08	98.25	.	.	.	7	0
Park Rapids	1300	97.36	94.91	94.08	13.66	1.00	.	47	47

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Hubbard CO=29 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Crow Wing Lake	0006	95.47	93.11	95.37	.	.	.	13	0
Henrietta	0013	97.00	93.11	96.61	.	.	.	10	10
Hubbard	0014	102.45	96.45	98.70	.	.	.	12	0
Lake Emma	0016	96.86	98.06	95.98	.	.	.	18	0
Mantrap	0020	97.38	94.07	100.73	.	.	.	10	0
Nevis TWP	0021	96.03	99.82	98.11	.	.	.	12	0
Todd	0026	97.77	99.33	95.62	.	.	.	7	7
Park Rapids	1300	96.66	93.15	97.56	.	.	.	11	11

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
*** Indicate calculations were done without extreme ratios**
source: RUNDATA.RATIO_SBE created JUL1

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Countywide Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=29 County_Name=Hubbard

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	99.75	97.37	97.04	13.95	1.00	1.85	294	92
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	99.53	97.26	95.29	15.43	1.01	2.62	158	64
91	Seasonal Recreational Residential/Residential Aggregation-On Water	100.00	97.47	98.11	12.30	1.01	.	136	28
92	Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	103.86	94.94	98.05	.	.	.	23	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	103.86	94.94	98.05	.	.	.	23	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	103.63	94.94	101.14	.	.	.	27	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Athens	0001	94.18	92.87	93.61	.	.	.	13	13
Bradford	0002	96.72	95.46	93.77	.	.	.	28	21
Cambridge TWP	0003	101.09	92.49	90.92	.	.	.	19	16
Isanti TWP	0005	90.76	91.85	91.04	.	.	.	17	13
North Branch	0007	91.73	94.53	91.83	.	.	.	15	15
Spencer Brook	0009	93.20	92.26	97.01	.	.	.	16	7
Spring Vale	0010	93.96	93.09	95.27	.	.	.	13	13
Stanford	0012	95.40	91.20	96.89	.	.	.	13	8
Wyanett	0013	95.41	91.29	95.94	.	.	.	19	9
Cambridge	0200	91.68	92.02	91.13	9.52	1.01	.	90	89
Isanti	0500	92.97	92.79	92.82	6.71	1.00	.	72	72
Braham	6000	90.98	93.13	90.73	.	.	.	21	21

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Isanti CO=30 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Athens	0001	94.18	92.87	93.61	.	.	.	13	13
Bradford	0002	92.48	92.46	90.31	.	.	.	21	21
Cambridge TWP	0003	102.25	93.31	91.34	.	.	.	16	16
Isanti TWP	0005	89.95	91.65	89.60	.	.	.	13	13
North Branch	0007	91.73	94.53	91.83	.	.	.	15	15
Spencer Brook	0009	92.34	90.55	92.74	.	.	.	7	7
Spring Vale	0010	93.96	93.09	95.27	.	.	.	13	13
Stanford	0012	92.62	91.65	93.46	.	.	.	8	8
Wyanett	0013	89.42	89.82	89.14	.	.	.	9	9
Cambridge	0200	91.73	92.03	91.16	9.58	1.01	.	89	89
Isanti	0500	92.97	92.79	92.82	6.71	1.00	.	72	72
Braham	6000	90.98	93.13	90.73	.	.	.	21	21

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
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 source: RUNDATA.RATIO_SBE created JUL1

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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Isanti CO=30 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Bradford	0002	109.44	116.63	103.28	.	.	.	7	0
Spencer Brook	0009	93.86	95.57	99.76	.	.	.	9	0
Wyanett	0013	100.79	100.24	99.64	.	.	.	10	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
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Countywide Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=30 County_Name=Isanti

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	93.36	92.44	92.88	10.73	1.00	2.63	353	313
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	92.65	92.14	91.72	10.15	1.00	.	313	313
91	Seasonal Recreational Residential/Residential Aggregation-On Water	98.88	95.55	98.71	14.56	1.01	.	40	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	93.99	95.53	95.10	.	.	.	6	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	104.52	101.91	106.18	.	.	.	12	0

All sales adjusted for time and terms
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Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends	County_Name
St. Francis	1600	Seasonal Recreational Residential/Residential Aggregation	94.46	93.09	92.79	9.30	1.01	-8.93	88	88	Anoka/Isanti
St. Francis	1600	Seasonal Recreational Residential/Residential Aggregation-Off Water	94.46	93.09	92.79	9.30	1.01	-8.93	88	88	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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends	County_Name
Braham	6000	Seasonal Recreational Residential/Residential Aggregation	90.98	93.13	90.73	.	.	.	21	21	Isanti/Kanabec
Braham	6000	Seasonal Recreational Residential/Residential Aggregation-Off Water	90.98	93.13	90.73	.	.	.	21	21	Isanti/Kanabec

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
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source: RUNDATA.RATIO_SBE created JUL1

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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Itasca CO=31 PT=06 Property=Commercial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Grand Rapids	1600	86.55	90.18	73.73	.	.	.	9	0

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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Balsam	0004	98.00	102.20	95.77	.	.	.	15	3
Goodland	0014	99.74	97.15	97.19	.	.	.	6	3
Greenway	0017	105.97	98.85	100.62	.	.	.	9	8
Harris	0018	102.99	99.13	99.16	16.59	1.01	.	46	23
Nashwauk TWP	0029	118.20	101.99	105.50	.	.	.	9	8
Trout Lake	0038	105.25	102.34	107.24	.	.	.	8	6
Unorg. 54-26	0064	99.00	98.48	96.95	.	.	.	15	9
Unorg. 55-23	0066	96.26	96.13	88.03	.	.	.	6	4
Unorg. 57-26	0070	94.04	91.65	92.71	.	.	.	11	3
Unorg. 59-24	0077	97.52	92.50	97.35	.	.	.	6	1
Bovey	0600	92.70	98.54	91.69	.	.	.	9	9
Cohasset	0900	95.37	97.26	91.91	11.44	1.04	.	36	21
Coleraine	1000	99.65	101.20	96.67	.	.	.	24	21
Deer River	1300	113.54	102.70	102.27	.	.	.	6	6
Grand Rapids	1600	91.87	92.41	91.53	11.00	1.00	.	107	0
Keewatin	2000	101.67	101.60	96.75	.	.	.	7	7
La prairie	2100	101.92	102.15	101.60	.	.	.	13	13
Nashwauk	2600	95.36	95.41	93.54	.	.	.	7	7

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
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**2014 Assessment Sales Ratio Study
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Itasca CO=31 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Greenway	0017	103.46	91.13	95.90	.	.	.	8	8
Harris	0018	100.31	91.86	94.21	.	.	.	23	23
Nashwauk TWP	0029	120.42	110.75	106.69	.	.	.	8	8
Trout Lake	0038	98.36	97.91	95.84	.	.	.	6	6
Unorg. 54-26	0064	97.80	94.90	96.85	.	.	.	9	9
Bovey	0600	92.70	98.54	91.69	.	.	.	9	9
Cohasset	0900	101.34	98.48	99.33	.	.	.	21	21
Coleraine	1000	99.82	101.90	96.40	.	.	.	21	21
Deer River	1300	113.54	102.70	102.27	.	.	.	6	6
Grand Rapids	1600	91.37	92.21	91.18	10.81	1.00	4.62	102	0
Keewatin	2000	101.67	101.60	96.75	.	.	.	7	7
La prairie	2100	101.92	102.15	101.60	.	.	.	13	13
Nashwauk	2600	95.36	95.41	93.54	.	.	.	7	7

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
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source: RUNDATA.RATIO_SBE created JUL1**

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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Itasca CO=31 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Balsam	0004	99.06	101.70	97.64	.	.	.	12	0
Harris	0018	105.67	100.59	101.54	.	.	.	23	0
Unorg. 54-26	0064	100.80	101.36	97.05	.	.	.	6	0
Unorg. 57-26	0070	98.22	100.98	97.22	.	.	.	8	0
Cohasset	0900	87.01	90.44	88.23	.	.	.	15	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
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source: RUNDATA.RATIO_SBE created JUL1**

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Countywide Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=31 County_Name=Itasca

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	89.58	97.33	75.81	.	.	.	13	0
91	Seasonal Recreational Residential/Residential Aggregation	97.89	97.21	95.64	14.23	1.01	.	444	202
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	96.57	95.79	93.74	13.90	1.02	-2.39	304	202
91	Seasonal Recreational Residential/Residential Aggregation-On Water	100.76	100.14	98.07	14.32	1.02	.	140	0
92	Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	99.27	95.19	93.35	.	.	.	25	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	100.39	102.41	94.81	.	.	.	27	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	102.65	102.61	98.73	23.09	1.01	.	34	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
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 source: RUNDATA.RATIO_SBE created JUL1

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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Jackson	0300	93.37	92.72	93.00	10.99	1.00	.	47	47
Lakefield	0400	89.62	92.44	88.30	.	.	.	20	20

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Jackson CO=32 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Jackson	0300	93.37	92.72	93.00	10.99	1.00	.	47	47
Lakefield	0400	89.62	92.44	88.30	.	.	.	20	20

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

**2014 Assessment Sales Ratio Study
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**Countywide Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

CO=32 County_Name=Jackson

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	94.16	92.38	91.18	13.92	1.02	.	93	93
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	94.16	92.38	91.18	13.92	1.02	.	93	93
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	96.86	96.13	96.48	.	.	.	17	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	96.86	96.13	96.48	.	.	.	17	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Brunswick	0003	97.89	98.00	95.26	.	.	.	8	7
Comfort	0004	94.54	96.09	92.84	.	.	.	8	6
Grass Lake	0006	96.66	94.79	88.45	.	.	.	6	4
Knife Lake	0010	97.59	95.36	95.51	.	.	.	16	6
Peace	0012	98.36	93.09	97.25	.	.	.	12	7
Whited	0015	108.82	99.20	93.39	.	.	.	6	6
Mora	0200	99.52	98.43	97.44	10.03	1.02	-8.49	38	37

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Kanabec CO=33 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Brunswick	0003	97.81	97.53	94.60	.	.	.	7	7
Comfort	0004	92.34	91.87	91.35	.	.	.	6	6
Knife Lake	0010	91.16	91.61	96.90	.	.	.	6	6
Peace	0012	96.45	93.07	97.04	.	.	.	7	7
Whited	0015	108.82	99.20	93.39	.	.	.	6	6
Mora	0200	99.43	98.41	97.19	10.18	1.02	-9.22	37	37

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

**2014 Assessment Sales Ratio Study
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Kanabec CO=33 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Knife Lake	0010	101.44	101.72	94.96	.	.	.	10	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 Assessment Sales Ratio Study
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Kanabec CO=33 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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Hillman	0008	89.77	91.56	90.32	.	.	.	6	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Kanabec CO=33 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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Hillman	0008	89.77	91.56	90.32	.	.	.	6	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

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**Countywide Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

CO=33 County_Name=Kanabec

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	98.16	96.08	95.15	12.18	1.02	-3.07	121	86
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	98.37	95.33	95.61	12.66	1.02	.	86	86
91	Seasonal Recreational Residential/Residential Aggregation-On Water	97.66	97.03	94.27	11.27	1.04	-9.54	35	0
92	Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	95.47	96.15	95.43	.	.	.	14	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	95.57	96.13	94.16	.	.	.	21	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	98.23	98.88	99.57	16.43	0.99	.	32	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
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Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=33 County_Name=Isanti/Kanabec Joint_City=Braham

Joint_City	City-Twp Code	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends	County_Name
Braham	6000	Seasonal Recreational Residential/Residential Aggregation	90.98	93.13	90.73	.	.	.	21	21	Isanti/Kanabec
Braham	6000	Seasonal Recreational Residential/Residential Aggregation-Off Water	90.98	93.13	90.73	.	.	.	21	21	Isanti/Kanabec

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
*** Indicate calculations were done without extreme ratios**
source: RUNDATA.RATIO_SBE created JUL1

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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Kandiyohi CO=34 PT=06 Property=Commercial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Willmar	1500	107.14	97.53	95.77	.	.	.	11	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
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source: RUNDATA.RATIO_SBE created JUL1**

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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Colfax	0003	96.55	94.43	95.53	.	.	.	8	7
Dovre	0004	100.44	97.70	98.97	.	.	.	18	13
Fahlun	0007	102.93	99.45	102.48	.	.	.	6	0
Green Lake	0009	95.09	100.83	90.82	.	.	.	20	10
Harrison	0010	98.06	96.39	99.20	.	.	.	9	3
Irving	0012	100.67	95.91	101.95	.	.	.	8	5
Kandiyohi TWP	0013	95.78	94.52	96.96	.	.	.	7	7
Lake Andrew	0014	98.99	94.48	95.49	.	.	.	16	2
New London TWP	0018	95.46	94.45	95.92	10.78	1.00	.	42	31
Atwater	0100	94.80	93.16	93.31	.	.	.	14	14
Lake Lillian	0500	108.44	96.24	103.88	.	.	.	7	7
New London	0600	96.49	95.17	95.65	.	.	.	21	21
Raymond	0900	96.77	94.26	96.43	.	.	.	6	6
Spicer	1200	100.61	94.45	96.00	.	.	.	18	11
Willmar	1500	97.94	96.12	96.63	10.35	1.00	.	224	223

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
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source: RUNDATA.RATIO_SBE created JUL1**

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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Kandiyohi CO=34 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Colfax	0003	98.41	97.57	98.63	.	.	.	7	7
Dovre	0004	101.41	97.79	100.28	.	.	.	13	13
Green Lake	0009	97.90	102.53	95.35	.	.	.	10	10
Kandiyohi TWP	0013	95.78	94.52	96.96	.	.	.	7	7
New London TWP	0018	96.14	95.96	94.52	10.79	1.02	.	31	31
Atwater	0100	94.80	93.16	93.31	.	.	.	14	14
Lake Lillian	0500	108.44	96.24	103.88	.	.	.	7	7
New London	0600	96.49	95.17	95.65	.	.	.	21	21
Raymond	0900	96.77	94.26	96.43	.	.	.	6	6
Spicer	1200	100.64	94.21	97.89	.	.	.	11	11
Willmar	1500	97.95	96.08	96.63	10.40	1.00	.	223	223

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Kandiyohi CO=34 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Fahlun	0007	102.93	99.45	102.48	.	.	.	6	0
Green Lake	0009	92.29	91.46	88.87	.	.	.	10	0
Harrison	0010	94.16	93.43	97.81	.	.	.	6	0
Lake Andrew	0014	96.76	93.34	93.23	.	.	.	14	0
New London TWP	0018	93.55	93.21	98.52	.	.	.	11	0
Spicer	1200	100.55	99.96	94.86	.	.	.	7	0

All sales adjusted for time and terms
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Countywide Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=34 County_Name=Kandiyohi

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	110.01	100.93	98.80	.	.	.	27	0
91	Seasonal Recreational Residential/Residential Aggregation	97.95	95.95	96.13	11.43	1.01	.	468	401
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	98.16	96.05	96.68	11.27	1.00	.	401	401
91	Seasonal Recreational Residential/Residential Aggregation-On Water	96.67	95.40	94.52	12.38	1.02	.	67	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	94.03	93.69	91.77	17.16	1.02	.	32	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	90.77	91.10	88.51	19.40	1.02	.	36	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Hallock	0300	88.96	86.17	86.62	.	.	.	6	0
Karlstad	0600	96.37	99.46	88.82	.	.	.	9	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

**2014 Assessment Sales Ratio Study
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Kittson CO=35 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Hallock	0300	88.96	86.17	86.62	.	.	.	6	0
Karlstad	0600	96.37	99.46	88.82	.	.	.	9	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 Assessment Sales Ratio Study
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**Countywide Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

CO=35 County_Name=Kittson

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	94.30	92.05	81.42	.	.	.	30	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	94.30	92.05	81.42	.	.	.	30	0
92	Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	95.20	93.14	102.37	.	.	.	12	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	93.93	95.06	94.05	.	.	.	20	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	91.93	94.63	75.39	.	.	.	29	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Unorg. #0096	0096	103.19	99.81	96.29	.	.	.	26	14
Unorg. #0098	0098	89.68	83.44	89.68	.	.	.	10	7
International Falls	1100	103.93	99.85	95.33	20.06	1.08	-14.60	77	75

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Koochiching CO=36 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Unorg. #0096	0096	101.35	99.81	93.30	.	.	.	14	14
Unorg. #0098	0098	76.99	82.46	74.12	.	.	.	7	7
International Falls	1100	104.19	99.85	95.49	20.39	1.09	-14.97	75	75

**All sales adjusted for time and terms
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source: RUNDATA.RATIO_SBE created JUL1**

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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Koochiching CO=36 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Unorg. #0096	0096	105.35	100.03	98.27	.	.	.	12	0

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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Koochiching CO=36 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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Unorg. #0097	0097	109.43	108.44	103.69	.	.	.	6	0

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source: RUNDATA.RATIO_SBE created JUL1**

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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Unorg. #0097	0097	106.28	99.27	98.68	.	.	.	7	0

All sales adjusted for time and terms
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Countywide Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=36 County_Name=Koochiching

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	100.28	94.96	93.64	21.48	1.07	-8.40	135	115
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	99.36	94.14	91.42	21.83	1.08	-11.76	115	115
91	Seasonal Recreational Residential/Residential Aggregation-On Water	105.58	99.22	99.28	.	.	.	20	0
92	Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	108.11	100.90	100.02	.	.	.	11	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	110.87	105.71	100.90	.	.	.	14	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	109.68	100.90	101.28	.	.	.	17	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
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 source: RUNDATA.RATIO_SBE created JUL1

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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Dawson	0300	96.86	96.73	93.41	.	.	.	16	0
Madison	0500	99.98	99.89	93.23	.	.	.	18	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Lac Qui Parle CO=37 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Dawson	0300	96.86	96.73	93.41	.	.	.	16	0
Madison	0500	99.98	99.89	93.23	.	.	.	18	0

**All sales adjusted for time and terms
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source: RUNDATA.RATIO_SBE created JUL1**

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**Countywide Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

CO=37 County_Name=Lac Qui Parle

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	98.15	99.14	92.22	11.24	1.06	-6.24	50	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	98.15	99.14	92.22	11.24	1.06	-6.24	50	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	100.32	93.82	94.95	.	.	.	17	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	100.32	93.82	94.95	.	.	.	17	0

**All sales adjusted for time and terms
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Beaver Bay TWP	0001	98.03	95.93	94.07	.	.	.	7	0
Crystal Bay	0002	110.23	98.37	107.89	.	.	.	6	0
Fall Lake	0003	106.62	101.93	100.02	.	.	.	14	0
Silver Creek	0004	110.27	98.26	92.64	.	.	.	17	0
Unorg. #2	0098	101.85	97.53	96.44	.	.	.	24	0
Two Harbors	0900	97.45	92.34	93.41	15.34	1.03	.	49	0
Silver Bay	1000	106.56	97.84	95.92	.	.	.	24	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
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source: RUNDATA.RATIO_SBE created JUL1**

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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Lake CO=38 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Silver Creek	0004	133.75	131.43	115.67	.	.	.	7	0
Unorg. #2	0098	95.39	97.44	92.83	.	.	.	16	0
Two Harbors	0900	97.45	92.34	93.41	15.34	1.03	.	49	0
Silver Bay	1000	106.56	97.84	95.92	.	.	.	24	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Lake CO=38 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Fall Lake	0003	116.10	114.46	101.45	.	.	.	10	0
Silver Creek	0004	93.84	90.02	86.51	.	.	.	10	0
Unorg. #2	0098	114.78	100.53	102.73	.	.	.	8	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

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**Countywide Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

CO=38 County_Name=Lake

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	102.46	95.86	95.54	20.73	1.04	-3.48	150	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	101.96	95.66	96.58	19.25	1.03	.	111	0
91	Seasonal Recreational Residential/Residential Aggregation-On Water	103.89	98.26	94.34	24.62	1.06	.	39	0
92	Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	118.14	98.59	101.30	.	.	.	8	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	118.14	98.59	101.30	.	.	.	8	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	114.19	96.67	96.61	.	.	.	9	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Angle	0001	87.29	97.54	78.34	.	.	.	6	0
Baudette	0100	98.02	96.46	95.82	.	.	.	19	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Lake of the Woods CO=39 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Angle	0001	87.29	97.54	78.34	.	.	.	6	0
Baudette	0100	98.02	96.46	95.82	.	.	.	19	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1

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**Countywide Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

CO=39 County_Name=Lake of the Woods

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	91.44	93.53	88.64	16.36	1.03	.	66	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	91.44	93.53	88.64	16.36	1.03	.	66	0
92	Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	97.21	94.35	94.71	.	.	.	16	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	97.21	94.35	94.71	.	.	.	16	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	96.34	91.20	93.71	.	.	.	17	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Cleveland TWP	0001	96.63	91.89	93.30	.	.	.	8	3
Elysian TWP	0004	98.58	98.79	96.17	.	.	.	14	7
Kasota TWP	0005	100.36	97.01	99.26	.	.	.	22	11
Lanesburgh	0007	97.81	95.92	97.84	.	.	.	17	16
Washington	0013	95.59	95.02	91.78	.	.	.	8	2
Waterville TWP	0014	95.35	96.63	96.16	.	.	.	6	3
Cleveland	0100	97.17	93.73	96.44	.	.	.	12	12
Le Center	0600	99.58	98.98	97.73	.	.	.	21	21
Le Sueur	0700	99.63	98.02	97.79	9.91	1.01	.	40	40
Montgomery	0800	89.78	89.38	89.51	.	.	.	25	25
Waterville	1100	98.56	96.86	97.06	.	.	.	19	12
Elysian	6800	98.24	94.39	92.50	.	.	.	9	5
New Prague	8000	98.36	95.75	97.34	7.49	1.01	.	45	45

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Le Sueur CO=40 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Elysian TWP	0004	95.53	96.46	94.07	.	.	.	7	7
Kasota TWP	0005	97.64	97.27	96.92	.	.	.	11	11
Lanesburgh	0007	95.89	94.94	96.66	.	.	.	16	16
Cleveland	0100	97.17	93.73	96.44	.	.	.	12	12
Le Center	0600	99.58	98.98	97.73	.	.	.	21	21
Le Sueur	0700	99.63	98.02	97.79	9.91	1.01	.	40	40
Montgomery	0800	89.78	89.38	89.51	.	.	.	25	25
Waterville	1100	97.30	93.83	93.85	.	.	.	12	12
New Prague	8000	98.36	95.75	97.34	7.49	1.01	.	45	45

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Le Sueur CO=40 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Elysian TWP	0004	101.62	105.58	97.73	.	.	.	7	0
Kasota TWP	0005	103.07	96.76	101.32	.	.	.	11	0
Washington	0013	92.66	92.24	89.90	.	.	.	6	0
Waterville	1100	100.71	98.13	99.73	.	.	.	7	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

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Countywide Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=40 County_Name=Le Sueur

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	93.67	93.01	90.39	.	.	.	10	0
91	Seasonal Recreational Residential/Residential Aggregation	97.60	95.92	96.09	9.97	1.01	.	263	217
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	97.14	95.87	95.95	9.59	1.01	.	217	217
91	Seasonal Recreational Residential/Residential Aggregation-On Water	99.76	96.81	96.47	11.64	1.03	-9.33	46	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	106.37	101.68	101.66	.	.	.	15	15
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	106.33	102.27	102.04	.	.	.	18	18

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
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**Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends	County_Name
New Prague	8000	Seasonal Recreational Residential/Residential Aggregation	99.30	95.88	97.96	8.51	1.01	.	90	90	Le Sueur/Scott
New Prague	8000	Seasonal Recreational Residential/Residential Aggregation-Off Water	99.30	95.88	97.96	8.51	1.01	.	90	90	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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends	County_Name
Elysian	6800	Seasonal Recreational Residential/Residential Aggregation	98.24	94.39	92.50	.	.	.	9	5	Le Sueur/Waseca

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
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source: RUNDATA.RATIO_SBE created JUL1**

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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Hendricks	0200	94.31	97.29	89.18	.	.	.	11	0
Ivanhoe	0300	110.57	102.83	99.27	.	.	.	7	0
Lake Benton	0400	96.87	92.40	93.66	.	.	.	13	0
Tyler	0500	103.20	100.25	96.03	.	.	.	12	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
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 source: RUNDATA.RATIO_SBE created JUL1

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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Lincoln CO=41 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Hendricks	0200	94.31	97.29	89.18	.	.	.	11	0
Ivanhoe	0300	110.57	102.83	99.27	.	.	.	7	0
Lake Benton	0400	96.87	92.40	93.66	.	.	.	13	0
Tyler	0500	103.20	100.25	96.03	.	.	.	12	0

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source: RUNDATA.RATIO_SBE created JUL1**

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Countywide Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=41 County_Name=Lincoln

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	100.78	99.54	94.58	15.88	1.04	-6.17	49	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	100.65	98.96	93.63	16.53	1.05	-7.78	45	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	98.51	97.09	97.15	.	.	.	12	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	91.64	96.22	85.87	.	.	.	13	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
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 source: RUNDATA.RATIO_SBE created JUL1

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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Lake Marshall	0009	94.08	98.27	95.70	.	.	.	6	6
Cottonwood	0400	96.07	95.56	95.55	.	.	.	13	13
Ghent	0700	99.18	92.70	101.78	.	.	.	9	9
Marshall	1000	92.80	92.87	91.63	7.03	1.01	-3.79	117	117
Minneota	1100	96.40	97.79	94.95	.	.	.	10	10
Tracy	1400	97.57	98.79	94.25	.	.	.	25	25

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
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source: RUNDATA.RATIO_SBE created JUL1**

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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Lyon CO=42 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Lake Marshall	0009	94.08	98.27	95.70	.	.	.	6	6
Cottonwood	0400	96.07	95.56	95.55	.	.	.	13	13
Ghent	0700	99.18	92.70	101.78	.	.	.	9	9
Marshall	1000	92.80	92.87	91.63	7.03	1.01	-3.79	117	117
Minneota	1100	96.40	97.79	94.95	.	.	.	10	10
Tracy	1400	97.57	98.79	94.25	.	.	.	25	25

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

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Countywide Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=42 County_Name=Lyon

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	92.44	93.54	84.19	.	.	.	8	0
91	Seasonal Recreational Residential/Residential Aggregation	94.54	94.03	92.55	9.25	1.02	-3.90	209	209
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	94.54	94.03	92.55	9.25	1.02	-3.90	209	209
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	94.66	94.51	93.72	.	.	.	20	20
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	94.66	94.51	93.72	.	.	.	20	20

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=McLeod CO=43 PT=06 Property=Commercial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Hutchinson	0400	93.33	107.36	63.62	.	.	.	6	0

**All sales adjusted for time and terms
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source: RUNDATA.RATIO_SBE created JUL1**

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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Acoma	0001	91.51	92.28	91.10	.	.	.	8	7
Bergen	0002	93.00	99.33	92.02	.	.	.	7	7
Hassan Valley	0006	85.74	84.94	88.79	.	.	.	6	6
Hutchinson TWP	0008	96.17	93.07	93.71	.	.	.	12	12
Glencoe	0300	96.64	90.81	92.74	15.27	1.03	-15.56	56	56
Hutchinson	0400	93.99	92.68	92.20	9.50	1.02	-7.84	214	212
Lester Prairie	0500	91.38	92.11	90.06	.	.	.	17	17
Silver Lake	0800	92.27	89.64	91.66	.	.	.	8	8
Winsted	1000	90.76	89.58	87.26	.	.	.	25	24

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=McLeod CO=43 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Acoma	0001	87.89	91.08	87.87	.	.	.	7	7
Bergen	0002	93.00	99.33	92.02	.	.	.	7	7
Hassan Valley	0006	85.74	84.94	88.79	.	.	.	6	6
Hutchinson TWP	0008	96.17	93.07	93.71	.	.	.	12	12
Glencoe	0300	96.64	90.81	92.74	15.27	1.03	-15.56	56	56
Hutchinson	0400	93.93	92.68	92.05	9.47	1.02	-8.72	212	212
Lester Prairie	0500	91.38	92.11	90.06	.	.	.	17	17
Silver Lake	0800	92.27	89.64	91.66	.	.	.	8	8
Winsted	1000	91.26	89.74	88.02	.	.	.	24	24

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
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Countywide Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=43 County_Name=McLeod

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
02	Apartment (4 or more units)	111.03	109.91	112.75	.	.	.	8	0
06	Commercial (with buildings)	101.41	113.15	66.36	.	.	.	8	0
91	Seasonal Recreational Residential/Residential Aggregation	93.96	92.16	91.45	11.37	1.02	-6.50	386	381
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	93.89	92.12	91.29	11.31	1.02	-7.10	381	381
92	Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	99.68	97.34	95.09	.	.	.	14	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	99.68	97.34	95.09	.	.	.	14	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	102.72	97.37	96.15	.	.	.	17	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Island Lake	0007	91.23	92.63	86.51	.	.	.	10	0
Mahnomen	0300	99.27	100.83	91.54	.	.	.	13	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Mahnomen CO=44 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Mahnomen	0300	99.27	100.83	91.54	.	.	.	13	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 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 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Mahnomen CO=44 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Island Lake	0007	91.23	92.63	86.51	.	.	.	10	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
12 month study**

12:02 Wednesday, July 1, 2015 215

**Countywide Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

CO=44 County_Name=Mahnomen

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	101.60	97.20	90.34	25.73	1.06	-6.30	39	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	101.90	95.05	85.94	.	.	.	25	0
91	Seasonal Recreational Residential/Residential Aggregation-On Water	101.08	97.49	95.09	.	.	.	14	0
92	Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	87.57	89.71	88.48	.	.	.	8	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	93.40	89.19	91.41	.	.	.	16	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	94.29	90.82	85.47	.	.	.	20	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
12 month study**

12:02 Wednesday, July 1, 2015 216

**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Alvarado	0100	97.01	94.69	95.59	.	.	.	6	0
Newfolden	0800	102.25	95.45	99.41	.	.	.	7	0
Stephen	1200	103.02	92.48	99.15	.	.	.	10	0
Warren	1500	111.61	99.18	99.58	.	.	.	23	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 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 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Marshall CO=45 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Alvarado	0100	97.01	94.69	95.59	.	.	.	6	0
Newfolden	0800	102.25	95.45	99.41	.	.	.	7	0
Stephen	1200	103.02	92.48	99.15	.	.	.	10	0
Warren	1500	111.61	99.18	99.58	.	.	.	23	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

2014 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 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Wright	0048	103.39	112.98	93.43	.	.	.	6	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1

2014 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 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=45 County_Name=Marshall

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	102.20	95.39	95.11	18.68	1.07	-9.75	80	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	102.20	95.39	95.11	18.68	1.07	-9.75	80	0
92	Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	98.57	102.86	97.43	.	.	.	17	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	98.72	96.19	91.33	23.58	1.07	-4.22	50	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	103.62	102.29	94.52	24.07	1.09	-5.06	59	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

**2014 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 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Fairmont	0300	96.40	95.08	95.93	10.41	1.01	.	137	0
Sherburn	0900	94.00	94.09	87.80	.	.	.	15	0
Truman	1200	111.68	94.17	95.47	.	.	.	19	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 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 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Martin CO=46 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Fairmont	0300	96.39	95.04	95.71	10.07	1.01	.	126	0
Sherburn	0900	94.00	94.09	87.80	.	.	.	15	0
Truman	1200	111.68	94.17	95.47	.	.	.	19	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 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 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Martin CO=46 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Fairmont	0300	96.47	97.40	97.35	.	.	.	11	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

2014 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 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Rolling Green	0015	105.97	103.33	108.79	.	.	.	6	6

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
*** Indicate calculations were done without extreme ratios**
source: RUNDATA.RATIO_SBE created JUL1

**2014 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 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Rolling Green	0015	105.97	103.33	108.79	.	.	.	6	6

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

2014 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 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=46 County_Name=Martin

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	86.77	100.00	92.75	.	.	.	7	0
91	Seasonal Recreational Residential/Residential Aggregation	96.98	94.82	94.66	15.15	1.01	.	212	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	97.33	94.82	94.56	15.19	1.02	.	194	0
91	Seasonal Recreational Residential/Residential Aggregation-On Water	93.20	93.10	95.17	.	.	.	18	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	100.44	96.62	100.88	.	.	.	24	24
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	98.66	96.35	99.32	.	.	.	26	26

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

**2014 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 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Collinwood	0003	107.72	104.26	105.76	.	.	.	13	0
Dassel TWP	0007	100.48	96.31	93.52	.	.	.	21	0
Ellsworth	0008	94.51	99.92	92.83	.	.	.	9	0
Greenleaf	0011	94.79	94.57	93.92	.	.	.	10	0
Kingston TWP	0013	95.94	101.07	87.74	.	.	.	7	0
Litchfield TWP	0014	105.96	103.45	102.29	.	.	.	12	0
Union Grove	0017	98.84	84.78	84.25	.	.	.	6	0
Dassel	0500	111.18	98.65	98.08	.	.	.	20	0
Litchfield	0800	100.41	97.98	97.59	11.23	1.01	.	73	0
Watkins	0900	100.26	97.35	98.73	.	.	.	13	0
Eden Valley	6700	104.81	94.71	96.12	.	.	.	8	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Meeker CO=47 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Dassel TWP	0007	95.80	95.73	90.94	.	.	.	11	0
Dassel	0500	111.18	98.65	98.08	.	.	.	20	0
Litchfield	0800	100.41	97.98	97.59	11.23	1.01	.	73	0
Watkins	0900	100.26	97.35	98.73	.	.	.	13	0
Eden Valley	6700	104.81	94.71	96.12	.	.	.	8	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

**2014 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 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Meeker CO=47 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Collinwood	0003	107.87	104.26	103.84	.	.	.	9	0
Dassel TWP	0007	105.64	98.97	96.19	.	.	.	10	0
Ellsworth	0008	92.82	93.29	91.66	.	.	.	7	0
Greenleaf	0011	93.55	98.82	93.02	.	.	.	6	0
Litchfield TWP	0014	118.11	117.92	114.13	.	.	.	7	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

2014 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 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=47 County_Name=Meeker

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	101.50	102.08	87.80	.	.	.	12	0
91	Seasonal Recreational Residential/Residential Aggregation	101.47	97.90	96.60	14.53	1.03	-3.69	223	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	101.04	97.04	96.39	14.22	1.02	-4.00	173	0
91	Seasonal Recreational Residential/Residential Aggregation-On Water	102.97	102.36	96.99	14.40	1.04	-10.27	50	0
92	Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	105.69	104.78	99.70	.	.	.	7	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	99.65	94.92	93.02	.	.	.	21	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	98.93	94.29	93.00	.	.	.	25	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

2014 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 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends	County_Name
Eden Valley	6700	Seasonal Recreational Residential/Residential Aggregation	103.08	92.56	95.99	.	.	.	13	0	Meeker/Stearns
Eden Valley	6700	Seasonal Recreational Residential/Residential Aggregation-Off Water	103.08	92.56	95.99	.	.	.	13	0	Meeker/Stearns

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

**2014 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 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Bogus Brook	0001	110.92	94.25	100.46	.	.	.	11	10
Borgholm	0002	103.67	92.01	92.16	.	.	.	17	17
East Side	0005	109.74	100.42	106.20	.	.	.	15	8
Greenbush	0006	99.52	99.06	95.38	.	.	.	15	15
Kathio	0009	103.17	98.15	108.79	.	.	.	15	7
Milaca TWP	0011	100.30	90.19	93.84	.	.	.	14	13
Milo	0012	93.82	92.82	91.66	.	.	.	13	12
Onamia TWP	0014	100.02	101.02	95.84	.	.	.	6	4
Page	0015	83.28	85.44	84.88	.	.	.	6	3
Princeton TWP	0016	92.37	90.11	92.20	.	.	.	24	24
South Harbor	0017	94.76	93.46	92.05	.	.	.	12	6
Isle	0300	91.10	96.57	87.92	.	.	.	11	7
Milaca	0500	97.14	90.74	92.19	.	.	.	23	22
Onamia	0600	82.10	73.97	83.44	.	.	.	6	6
Princeton	9600	93.57	91.97	92.99	11.31	1.00	.	51	51

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 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 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Mille Lacs CO=48 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Bogus Brook	0001	107.05	92.41	97.76	.	.	.	10	10
Borgholm	0002	103.67	92.01	92.16	.	.	.	17	17
East Side	0005	111.28	107.23	105.14	.	.	.	8	8
Greenbush	0006	99.52	99.06	95.38	.	.	.	15	15
Kathio	0009	96.38	91.21	104.60	.	.	.	7	7
Milaca TWP	0011	96.41	89.94	90.51	.	.	.	13	13
Milo	0012	91.78	91.64	90.22	.	.	.	12	12
Princeton TWP	0016	92.37	90.11	92.20	.	.	.	24	24
South Harbor	0017	91.95	93.46	91.41	.	.	.	6	6
Isle	0300	90.45	96.57	85.10	.	.	.	7	7
Milaca	0500	98.09	91.81	92.80	.	.	.	22	22
Onamia	0600	82.10	73.97	83.44	.	.	.	6	6
Princeton	9600	93.57	91.97	92.99	11.31	1.00	.	51	51

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 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 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Mille Lacs CO=48 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
East Side	0005	107.99	100.42	106.51	.	.	.	7	0
Kathio	0009	109.11	106.65	109.36	.	.	.	8	0
South Harbor	0017	97.57	94.71	92.58	.	.	.	6	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
12 month study**

12:02 Wednesday, July 1, 2015 **234**

**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Bogus Brook	0001	101.55	103.68	96.98	.	.	.	7	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 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 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

CO=48 County_Name=Mille Lacs

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	95.73	70.62	94.96	.	.	.	9	0
91	Seasonal Recreational Residential/Residential Aggregation	97.57	92.26	94.56	17.52	1.02	.	267	228
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	96.42	91.90	92.79	16.79	1.02	.	228	228
91	Seasonal Recreational Residential/Residential Aggregation-On Water	104.28	98.67	101.52	19.64	1.03	.	39	0
92	Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	95.27	93.10	97.21	.	.	.	17	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	99.52	93.92	97.93	.	.	.	26	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	100.42	93.92	98.34	.	.	.	32	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
12 month study**

12:02 Wednesday, July 1, 2015 236

**Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends	County_Name
Princeton	9600	Seasonal Recreational Residential/Residential Aggregation	93.86	93.00	93.38	10.69	1.00	.	56	56	Mille Lacs/Sherburne
Princeton	9600	Seasonal Recreational Residential/Residential Aggregation-Off Water	93.86	93.00	93.38	10.69	1.00	.	56	56	Mille Lacs/Sherburne

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
12 month study**

12:02 Wednesday, July 1, 2015 237

**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Morrison CO=49 PT=06 Property=Commercial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Little Falls	1000	96.39	97.01	94.70	.	.	.	9	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
12 month study

12:02 Wednesday, July 1, 2015 238

City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Bellevue	0003	97.06	92.28	98.69	.	.	.	11	8
Cushing	0008	97.81	91.21	97.67	.	.	.	7	2
Little Falls TWP	0016	96.57	94.95	96.55	.	.	.	22	22
Pike Creek	0022	93.52	94.73	93.84	.	.	.	6	6
Richardson	0026	92.61	93.22	91.96	.	.	.	17	7
Scandia Valley	0029	100.56	97.13	99.53	13.98	1.00	.	42	16
Little Falls	1000	98.26	96.46	95.10	13.07	1.01	.	86	84
Pierz	1200	108.79	105.27	104.97	.	.	.	10	10
Randall	1300	118.63	96.21	99.47	.	.	.	9	9
Royalton	1400	110.36	99.98	98.63	.	.	.	23	23
Upsala	1700	91.64	92.59	85.18	.	.	.	7	7
Motley	7900	110.46	95.90	93.40	.	.	.	7	6

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

2014 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 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Morrison CO=49 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Bellevue	0003	92.12	86.32	89.71	.	.	.	8	8
Little Falls TWP	0016	96.57	94.95	96.55	.	.	.	22	22
Pike Creek	0022	93.52	94.73	93.84	.	.	.	6	6
Richardson	0026	86.96	82.78	85.84	.	.	.	7	7
Scandia Valley	0029	103.03	96.25	101.26	.	.	.	16	16
Little Falls	1000	98.09	96.07	94.92	13.16	1.01	.	84	84
Pierz	1200	108.79	105.27	104.97	.	.	.	10	10
Randall	1300	118.63	96.21	99.47	.	.	.	9	9
Royalton	1400	110.36	99.98	98.63	.	.	.	23	23
Upsala	1700	91.64	92.59	85.18	.	.	.	7	7
Motley	7900	115.49	97.85	97.13	.	.	.	6	6

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
12 month study**

12:02 Wednesday, July 1, 2015 240

**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Morrison CO=49 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Richardson	0026	96.57	95.58	94.18	.	.	.	10	0
Scandia Valley	0029	99.03	99.36	99.03	.	.	.	26	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
12 month study

12:02 Wednesday, July 1, 2015 241

Countywide Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=49 County_Name=Morrison

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	121.51	104.00	110.09	.	.	.	20	0
91	Seasonal Recreational Residential/Residential Aggregation	99.79	96.37	96.47	14.40	1.01	.	303	249
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	100.05	96.21	95.60	14.84	1.01	.	249	249
91	Seasonal Recreational Residential/Residential Aggregation-On Water	98.63	96.72	98.95	12.53	1.00	.	54	0
92	Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	107.12	93.53	86.03	.	.	.	18	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	97.20	92.47	84.94	25.54	1.06	.	37	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	94.88	91.69	86.39	21.60	1.05	.	59	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
12 month study**

12:02 Wednesday, July 1, 2015 **242**

**Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

CO=49 County_Name=Benton/Morrison Joint_City=Royalton

Joint_City	City-Twp Code	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends	County_Name
Royalton	1400	Seasonal Recreational Residential/Residential Aggregation	110.36	99.98	98.63	.	.	.	23	23	Benton/Morrison
Royalton	1400	Seasonal Recreational Residential/Residential Aggregation-Off Water	110.36	99.98	98.63	.	.	.	23	23	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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends	County_Name
Motley	7900	Seasonal Recreational Residential/Residential Aggregation	110.46	95.90	93.40	.	.	.	7	6	Cass/Morrison
Motley	7900	Seasonal Recreational Residential/Residential Aggregation-Off Water	115.49	97.85	97.13	.	.	.	6	6	Cass/Morrison

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
12 month study**

12:02 Wednesday, July 1, 2015 **243**

**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Mower CO=50 PT=06 Property=Commercial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Austin	0200	102.11	98.96	96.62	.	.	.	9	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
12 month study

12:02 Wednesday, July 1, 2015 244

City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Austin TWP	0002	104.67	95.10	95.64	.	.	.	8	0
Lansing	0008	97.54	94.43	94.33	.	.	.	7	0
Red Rock	0016	97.08	93.89	97.54	.	.	.	6	0
Adams	0100	100.62	95.29	99.24	.	.	.	10	0
Austin	0200	100.78	98.39	97.90	12.02	1.02	.	304	0
Dexter	0400	104.22	103.34	92.59	.	.	.	6	0
Grand Meadow	0600	93.72	95.00	93.10	.	.	.	11	0
Le Roy	0800	102.59	97.67	94.87	.	.	.	24	0
Rose Creek	1100	97.83	93.98	95.48	.	.	.	6	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
*** Indicate calculations were done without extreme ratios**
source: RUNDATA.RATIO_SBE created JUL1

2014 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 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Mower CO=50 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Austin TWP	0002	109.17	106.13	98.27	.	.	.	6	0
Lansing	0008	97.54	94.43	94.33	.	.	.	7	0
Red Rock	0016	97.08	93.89	97.54	.	.	.	6	0
Adams	0100	100.62	95.29	99.24	.	.	.	10	0
Austin	0200	100.52	98.37	97.71	11.91	1.02	.	298	0
Dexter	0400	104.22	103.34	92.59	.	.	.	6	0
Grand Meadow	0600	93.72	95.00	93.10	.	.	.	11	0
Le Roy	0800	102.73	96.00	94.71	.	.	.	23	0
Rose Creek	1100	97.83	93.98	95.48	.	.	.	6	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

**2014 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 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Mower CO=50 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Austin	0200	113.78	105.07	105.82	.	.	.	6	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
12 month study

12:02 Wednesday, July 1, 2015 247

Countywide Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=50 County_Name=Mower

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	97.24	93.89	86.12	.	.	.	12	0
91	Seasonal Recreational Residential/Residential Aggregation	100.67	97.43	96.87	13.62	1.02	-2.24	426	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	100.68	97.46	97.01	13.57	1.02	-2.15	413	0
91	Seasonal Recreational Residential/Residential Aggregation-On Water	100.30	96.63	93.87	.	.	.	13	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	95.53	96.85	93.09	14.07	1.03	.	32	32
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	94.71	93.28	91.34	14.70	1.04	.	36	36

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
12 month study**

12:02 Wednesday, July 1, 2015 248

**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Lake Sarah	0011	102.19	104.80	98.51	.	.	.	12	0
Mason	0015	94.57	94.54	89.93	.	.	.	7	0
Fulda	0500	96.25	95.67	98.60	.	.	.	15	0
Slayton	1000	101.68	97.16	98.09	.	.	.	26	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 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 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Murray CO=51 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Fulda	0500	96.69	95.81	99.72	.	.	.	14	0
Slayton	1000	101.68	97.16	98.09	.	.	.	26	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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12:02 Wednesday, July 1, 2015 250

City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Murray CO=51 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Lake Sarah	0011	102.04	104.82	98.32	.	.	.	11	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
12 month study**

12:02 Wednesday, July 1, 2015 251

**Countywide Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

CO=51 County_Name=Murray

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	97.79	96.00	93.46	12.87	1.03	-2.71	86	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	98.96	97.08	94.21	13.37	1.03	.	62	0
91	Seasonal Recreational Residential/Residential Aggregation-On Water	94.76	94.08	92.71	.	.	.	24	0
92	Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	104.84	105.12	108.06	.	.	.	6	6
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	94.87	90.50	94.61	.	.	.	26	26
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	96.36	90.50	96.27	.	.	.	28	28

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Courtland	0100	98.19	92.04	93.35	.	.	.	10	10
Lafayette	0300	92.08	90.63	89.38	.	.	.	9	9
Nicollet	0400	95.29	98.39	94.41	.	.	.	9	9
St. Peter	0600	95.58	96.24	94.80	8.45	1.00	.	83	83
North Mankato	8800	94.49	94.05	93.65	8.81	1.01	.	186	186

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 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 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Nicollet CO=52 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Courtland	0100	98.19	92.04	93.35	.	.	.	10	10
Lafayette	0300	92.08	90.63	89.38	.	.	.	9	9
Nicollet	0400	95.29	98.39	94.41	.	.	.	9	9
St. Peter	0600	95.58	96.24	94.80	8.45	1.00	.	83	83
North Mankato	8800	94.49	94.05	93.65	8.81	1.01	.	186	186

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

2014 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 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=52 County_Name=Nicollet

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
02	Apartment (4 or more units)	92.02	92.66	91.55	.	.	.	6	0
91	Seasonal Recreational Residential/Residential Aggregation	94.52	93.99	93.08	9.07	1.01	-2.91	316	316
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	94.52	93.99	93.08	9.07	1.01	-2.91	316	316
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	92.81	94.04	80.82	.	.	.	13	13
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	92.81	94.04	80.82	.	.	.	13	13

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

2014 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 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends	County_Name
Mankato	0900	Commercial (with buildings)	94.26	91.52	78.88	.	.	.	16	0	Blue Earth/Nicollet
Mankato	0900	Seasonal Recreational Residential/Residential Aggregation	98.11	97.34	97.09	7.28	1.01	.	385	385	Blue Earth/Nicollet
Mankato	0900	Seasonal Recreational Residential/Residential Aggregation-Off Water	98.11	97.34	97.09	7.28	1.01	.	385	385	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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends	County_Name
North Mankato	8800	Seasonal Recreational Residential/Residential Aggregation	94.49	94.05	93.65	8.81	1.01	.	186	186	Blue Earth/Nicollet
North Mankato	8800	Seasonal Recreational Residential/Residential Aggregation-Off Water	94.49	94.05	93.65	8.81	1.01	.	186	186	Blue Earth/Nicollet

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
*** Indicate calculations were done without extreme ratios**
source: RUNDATA.RATIO_SBE created JUL1

2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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12:02 Wednesday, July 1, 2015 256

City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Adrian	0100	104.13	93.13	90.70	.	.	.	19	0
Brewster	0300	101.96	103.29	94.77	.	.	.	7	0
Rushmore	1100	81.84	82.96	87.84	.	.	.	7	0
Worthington	1300	91.21	90.48	91.10	12.43	1.00	3.00	141	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
*** Indicate calculations were done without extreme ratios**
source: RUNDATA.RATIO_SBE created JUL1

2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Nobles CO=53 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Adrian	0100	104.13	93.13	90.70	.	.	.	19	0
Brewster	0300	101.96	103.29	94.77	.	.	.	7	0
Rushmore	1100	81.84	82.96	87.84	.	.	.	7	0
Worthington	1300	91.21	90.48	91.10	12.43	1.00	3.00	141	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

2014 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 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=53 County_Name=Nobles

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	103.24	87.27	86.78	.	.	.	8	0
91	Seasonal Recreational Residential/Residential Aggregation	93.52	90.90	90.42	16.03	1.01	.	218	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	93.52	90.90	90.42	16.03	1.01	.	218	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	105.98	106.06	106.47	15.08	0.98	12.94	37	37
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	106.32	106.37	105.60	15.05	1.00	9.46	40	40

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
12 month study**

12:02 Wednesday, July 1, 2015 259

**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Ada	0100	103.14	101.28	97.28	.	.	.	19	0
Halstad	0500	97.41	97.33	96.95	.	.	.	7	0
Twin Valley	1100	90.91	94.57	87.62	.	.	.	13	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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12:02 Wednesday, July 1, 2015 260

City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Norman CO=54 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Ada	0100	103.14	101.28	97.28	.	.	.	19	0
Halstad	0500	97.41	97.33	96.95	.	.	.	7	0
Twin Valley	1100	90.91	94.57	87.62	.	.	.	13	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
12 month study**

12:02 Wednesday, July 1, 2015 261

**Countywide Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

CO=54 County_Name=Norman

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	96.21	95.39	95.63	15.40	1.00	.	63	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	96.21	95.39	95.63	15.40	1.00	.	63	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	93.47	95.63	95.12	.	.	.	17	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	94.02	95.63	95.73	.	.	.	19	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
12 month study**

12:02 Wednesday, July 1, 2015 262

**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Rochester	0800	93.78	92.09	79.69	.	.	.	18	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Olmsted CO=55 PT=06 Property=Commercial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Rochester	0800	93.22	92.64	81.81	17.59	1.19	-3.77	44	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
*** Indicate calculations were done without extreme ratios**
source: RUNDATA.RATIO_SBE created JUL1

2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Cascade	0001	96.84	97.96	96.35	.	.	.	17	16
Haverhill	0007	90.54	91.40	91.84	.	.	.	12	10
Marion	0009	103.14	93.22	94.51	.	.	.	29	27
New Haven	0010	103.44	102.52	100.48	.	.	.	8	7
Oronoco TWP	0012	95.32	95.17	92.95	.	.	.	20	10
Rochester TWP	0015	96.42	99.05	94.86	.	.	.	17	15
Byron	0100	94.28	93.44	92.09	7.24	1.01	.	63	63
Dover	0500	106.43	102.35	99.57	.	.	.	13	13
Eyota	0600	95.58	94.83	93.34	.	.	.	17	17
Rochester	0800	93.19	92.16	91.48	8.88	1.01	.	1,731	1,722
Stewartville	1000	96.48	94.15	95.10	6.91	1.00	.	80	78
Oronoco	1200	96.75	94.45	93.35	.	.	.	17	12
Chatfield	6400	95.87	91.70	93.13	.	.	.	21	0
Pine Island	9500	96.75	93.99	95.37	.	.	.	20	20

All sales adjusted for time and terms
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2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Olmsted CO=55 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Cascade	0001	96.11	97.90	95.07	.	.	.	16	16
Haverhill	0007	90.07	90.00	91.48	.	.	.	10	10
Marion	0009	104.51	94.13	95.38	.	.	.	27	27
New Haven	0010	100.50	96.25	99.10	.	.	.	7	7
Oronoco TWP	0012	92.31	92.34	92.03	.	.	.	10	10
Rochester TWP	0015	96.05	99.05	94.44	.	.	.	15	15
Byron	0100	94.28	93.44	92.09	7.24	1.01	.	63	63
Dover	0500	106.43	102.35	99.57	.	.	.	13	13
Eyota	0600	95.58	94.83	93.34	.	.	.	17	17
Rochester	0800	93.19	92.15	91.47	8.87	1.01	.	1,722	1,722
Stewartville	1000	96.12	94.05	94.66	6.66	1.01	-4.23	78	78
Oronoco	1200	97.22	92.29	94.18	.	.	.	12	12
Chatfield	6400	97.09	92.17	93.97	.	.	.	18	0
Pine Island	9500	96.75	93.99	95.37	.	.	.	20	20

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
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 source: RUNDATA.RATIO_SBE created JUL1

2014 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 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Olmsted CO=55 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Oronoco TWP	0012	98.33	98.73	93.99	.	.	.	10	0
Rochester	0800	93.39	93.56	91.77	.	.	.	9	0

All sales adjusted for time and terms
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 source: RUNDATA.RATIO_SBE created JUL1

**2014 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 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Rock Dell	0016	95.71	95.87	81.00	.	.	.	6	0

**All sales adjusted for time and terms
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* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

2014 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 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=55 County_Name=Olmsted

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
02	Apartment (4 or more units)	92.09	90.82	80.60	.	.	.	22	0
06	Commercial (with buildings)	92.78	92.64	82.51	17.66	1.17	.	48	0
91	Seasonal Recreational Residential/Residential Aggregation	93.73	92.62	91.87	9.09	1.01	-0.93	2,097	2,036
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	93.72	92.61	91.86	9.03	1.01	-0.92	2,054	2,036
91	Seasonal Recreational Residential/Residential Aggregation-On Water	94.21	93.56	92.44	11.77	1.01	.	43	0
92	Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	97.61	99.18	95.57	.	.	.	7	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	93.59	94.14	92.71	.	.	.	16	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	96.96	96.33	92.11	17.75	1.05	.	31	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
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 source: RUNDATA.RATIO_SBE created JUL1

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
12 month study**

12:02 Wednesday, July 1, 2015 **269**

**Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

CO=55 County_Name=Fillmore/Olmsted Joint_City=Chatfield

Joint_City	City-Twp Code	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends	County_Name
Chatfield	6400	Seasonal Recreational Residential/Residential Aggregation	97.40	95.98	96.03	11.67	1.01	.	46	0	Fillmore/Olmsted
Chatfield	6400	Seasonal Recreational Residential/Residential Aggregation-Off Water	98.02	97.17	96.54	11.77	1.02	.	43	0	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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends	County_Name
Pine Island	9500	Seasonal Recreational Residential/Residential Aggregation	99.29	94.63	96.12	10.28	1.02	-7.07	48	48	Goodhue/Olmsted
Pine Island	9500	Seasonal Recreational Residential/Residential Aggregation-Off Water	99.29	94.63	96.12	10.28	1.02	-7.07	48	48	Goodhue/Olmsted

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
12 month study**

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**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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Seasonal Recreational Residential/Residential Aggregation	96.28	93.91	93.45	9.94	1.01	-3.00	366	314
Seasonal Recreational Residential/Residential Aggregation-Off Water	96.47	93.98	93.57	9.75	1.01	-3.22	332	314
Seasonal Recreational Residential/Residential Aggregation-On Water	94.42	93.49	92.58	11.94	1.01	.	34	0
Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	97.61	99.18	95.57	.	.	.	7	0
Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	93.59	94.14	92.71	.	.	.	16	0
Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	96.96	96.33	92.11	17.75	1.05	.	31	0

**All sales adjusted for time and terms
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2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Otter Tail CO=56 PT=06 Property=Commercial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Fergus Falls	1300	83.24	96.60	74.22	.	.	.	7	0

All sales adjusted for time and terms
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 source: RUNDATA.RATIO_SBE created JUL1

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Amor	0002	100.92	98.20	94.88	.	.	.	12	5
Aurdal	0003	100.35	100.01	96.40	.	.	.	18	15
Candor	0008	92.59	92.06	95.06	.	.	.	11	4
Clitherall TWP	0010	94.40	93.82	94.22	.	.	.	7	2
Dane Prairie	0013	88.42	90.41	88.88	.	.	.	14	2
Dead Lake	0014	97.41	97.61	96.51	.	.	.	13	3
Dora	0016	84.87	86.64	84.79	.	.	.	17	4
Dunn	0017	93.04	89.91	89.58	17.26	1.05	.	38	6
Eagle Lake	0018	99.66	100.96	93.42	.	.	.	6	0
Edna	0020	91.90	92.36	85.30	.	.	.	16	1
Elizabeth TWP	0022	107.95	98.95	105.68	.	.	.	11	3
Everts	0025	89.18	92.01	91.86	.	.	.	15	4
Fergus Falls TWP	0026	91.08	91.33	91.94	.	.	.	10	10
Friberg	0028	97.06	98.92	96.31	.	.	.	8	5
Girard	0029	98.48	94.98	92.56	.	.	.	17	5
Hobart	0032	93.54	88.44	92.02	.	.	.	19	3
Leaf Lake	0035	105.38	108.67	108.63	.	.	.	10	2
Lida	0037	96.49	95.21	97.01	15.46	1.00	7.11	33	5
Maine	0038	101.20	105.10	101.47	.	.	.	10	5
Nidaros	0041	101.72	102.88	99.92	.	.	.	6	1
Ottertail TWP	0046	105.23	100.44	104.73	.	.	.	11	2

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2014 Assessment Sales Ratio Study
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Pelican	0050	96.35	91.45	84.90	.	.	.	6	4
Pine Lake	0052	93.69	90.72	93.16	.	.	.	18	5
Rush Lake	0053	101.27	96.29	97.29	16.05	1.01	.	32	7
Scambler	0055	90.13	91.99	92.66	.	.	.	12	4
Star Lake	0056	93.24	91.75	92.44	.	.	.	11	1
Sverdrup	0057	98.01	99.51	96.94	.	.	.	9	5
Tordenskjold	0058	95.45	91.54	95.02	.	.	.	8	1
Battle Lake	0200	98.82	93.79	91.18	.	.	.	16	12
Deer Creek	0800	99.31	93.59	93.15	.	.	.	7	7
Fergus Falls	1300	93.42	91.92	90.21	14.49	1.01	.	217	211
Henning	1400	114.79	95.81	100.39	.	.	.	16	16
New York Mills	1600	96.77	90.26	94.42	.	.	.	15	15
Ottertail	1700	88.18	91.52	88.89	.	.	.	14	8
Parkers Prairie	1800	96.21	92.08	95.01	.	.	.	9	9
Pelican Rapids	1900	94.12	91.30	90.69	15.46	1.04	.	30	30
Perham	2000	95.71	97.03	95.59	12.34	1.00	.	31	31
Underwood	2200	95.97	97.10	89.53	.	.	.	8	6
Vergas	2300	103.56	103.86	102.21	.	.	.	6	5

All sales adjusted for time and terms
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2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Otter Tail CO=56 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Aurdal	0003	100.53	99.06	95.59	.	.	.	15	15
Dunn	0017	94.55	90.29	99.33	.	.	.	6	6
Fergus Falls TWP	0026	91.08	91.33	91.94	.	.	.	10	10
Rush Lake	0053	113.80	95.74	101.23	.	.	.	7	7
Battle Lake	0200	103.48	94.55	98.86	.	.	.	12	12
Deer Creek	0800	99.31	93.59	93.15	.	.	.	7	7
Fergus Falls	1300	93.47	91.68	90.22	14.59	1.01	.	211	211
Henning	1400	114.79	95.81	100.39	.	.	.	16	16
New York Mills	1600	96.77	90.26	94.42	.	.	.	15	15
Ottertail	1700	84.45	87.98	84.94	.	.	.	8	8
Parkers Prairie	1800	96.21	92.08	95.01	.	.	.	9	9
Pelican Rapids	1900	94.12	91.30	90.69	15.46	1.04	.	30	30
Perham	2000	95.71	97.03	95.59	12.34	1.00	.	31	31
Underwood	2200	93.44	97.10	92.52	.	.	.	6	6

All sales adjusted for time and terms
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 source: RUNDATA.RATIO_SBE created JUL1

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Otter Tail CO=56 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Amor	0002	93.70	92.55	91.34	.	.	.	7	0
Candor	0008	99.32	98.71	101.05	.	.	.	7	0
Dane Prairie	0013	88.88	90.41	88.82	.	.	.	12	0
Dead Lake	0014	94.89	96.28	95.90	.	.	.	10	0
Dora	0016	85.86	86.64	85.01	.	.	.	13	0
Dunn	0017	92.75	89.91	88.95	16.35	1.06	-8.84	32	0
Eagle Lake	0018	99.66	100.96	93.42	.	.	.	6	0
Edna	0020	94.42	94.65	90.72	.	.	.	15	0
Elizabeth TWP	0022	116.32	107.20	115.59	.	.	.	8	0
Everts	0025	94.72	95.18	94.33	.	.	.	11	0
Girard	0029	98.11	94.29	91.62	.	.	.	12	0
Hobart	0032	93.17	85.95	91.32	.	.	.	16	0
Leaf Lake	0035	102.15	102.99	106.24	.	.	.	8	0
Lida	0037	99.13	95.87	97.36	.	.	.	28	0
Ottertail TWP	0046	103.93	100.44	102.65	.	.	.	9	0
Pine Lake	0052	95.84	92.18	94.82	.	.	.	13	0
Rush Lake	0053	97.76	96.84	96.70	.	.	.	25	0
Scambler	0055	97.63	94.64	94.79	.	.	.	8	0
Star Lake	0056	92.28	89.94	92.05	.	.	.	10	0
Tordenskjold	0058	98.71	92.87	95.90	.	.	.	7	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 Assessment Sales Ratio Study
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Otter Tail CO=56 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Fergus Falls	1300	91.64	96.50	89.97	.	.	.	6	0
Ottertail	1700	93.14	96.00	91.48	.	.	.	6	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1

**2014 Assessment Sales Ratio Study
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Woodside	0062	92.23	91.84	85.11	.	.	.	6	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 Assessment Sales Ratio Study
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Woodside	0062	98.51	94.27	95.97	.	.	.	9	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Oak Valley	0043	108.56	103.77	115.59	.	.	.	6	0
Woodside	0062	99.75	103.75	97.71	.	.	.	11	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

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Countywide Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=56 County_Name=Otter Tail

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	96.55	89.51	79.74	.	.	.	20	0
91	Seasonal Recreational Residential/Residential Aggregation	96.27	93.39	93.29	16.45	1.02	.	853	530
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	95.93	92.72	92.33	17.14	1.01	.	533	530
91	Seasonal Recreational Residential/Residential Aggregation-On Water	96.82	94.54	94.05	15.32	1.03	.	320	0
92	Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	93.39	92.62	88.53	14.75	1.06	.	55	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	95.04	93.21	90.27	15.68	1.05	.	76	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	98.91	95.90	93.81	18.43	1.05	.	117	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

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Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends	County_Name
Wadena	9500	Seasonal Recreational Residential/Residential Aggregation	99.38	95.91	93.25	18.99	1.03	.	50	50	Otter Tail/Wadena
Wadena	9500	Seasonal Recreational Residential/Residential Aggregation-Off Water	99.38	95.91	93.25	18.99	1.03	.	50	50	Otter Tail/Wadena

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Pennington CO=57 PT=06 Property=Commercial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Thief River Falls	0600	92.18	97.00	75.02	.	.	.	7	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
*** Indicate calculations were done without extreme ratios**
source: RUNDATA.RATIO_SBE created JUL1

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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
North	0011	101.27	96.65	96.79	.	.	.	13	9
Rocksburg	0016	95.18	95.53	95.07	.	.	.	14	8
Thief River Falls	0600	97.78	94.70	96.27	14.12	1.01	.	157	149

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Pennington CO=57 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
North	0011	89.13	91.65	89.21	.	.	.	9	9
Rocksbury	0016	94.05	88.13	92.76	.	.	.	8	8
Thief River Falls	0600	96.88	94.13	95.47	13.80	1.01	.	149	149

All sales adjusted for time and terms
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 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Pennington CO=57 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Rocksbury	0016	96.69	104.11	97.69	.	.	.	6	0
Thief River Falls	0600	114.58	111.77	105.29	.	.	.	8	0

All sales adjusted for time and terms
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 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

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Countywide Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=57 County_Name=Pennington

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	87.30	87.94	74.36	.	.	.	9	0
91	Seasonal Recreational Residential/Residential Aggregation	96.50	93.86	94.74	15.44	1.01	.	212	190
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	95.46	93.30	93.53	14.50	1.01	.	190	190
91	Seasonal Recreational Residential/Residential Aggregation-On Water	105.47	106.67	101.98	.	.	.	22	0
92	Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	92.67	84.43	94.42	.	.	.	9	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	99.19	89.62	96.81	.	.	.	19	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	98.81	88.68	91.70	.	.	.	24	0

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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Chengwatana	0009	94.14	90.55	93.56	.	.	.	9	9
Dell Grove	0013	101.72	97.42	98.80	.	.	.	9	9
Norman	0024	94.27	90.39	90.47	.	.	.	6	6
Partridge	0027	93.13	91.19	92.93	.	.	.	6	6
Pine City TWP	0028	97.79	98.47	95.91	.	.	.	21	21
Pine Lake	0029	94.82	92.45	95.03	.	.	.	6	6
Pokegama	0030	95.83	96.59	95.04	12.13	1.01	.	37	37
Royalton	0032	100.59	104.80	96.09	.	.	.	7	7
Windemere	0036	92.85	93.48	93.51	.	.	.	26	26
Hinckley	1200	101.37	96.90	97.63	.	.	.	10	10
Pine City	1700	98.46	91.92	90.20	.	.	.	24	24
Sandstone	2100	108.95	101.24	100.11	.	.	.	8	8
Willow River	2300	88.86	92.30	89.24	.	.	.	6	6
Rock Creek	2400	98.87	98.53	97.53	.	.	.	9	9

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Pine CO=58 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Dell Grove	0013	100.80	90.43	92.56	.	.	.	7	7
Partridge	0027	93.13	91.19	92.93	.	.	.	6	6
Pine City TWP	0028	96.36	94.28	95.66	.	.	.	13	13
Pokegama	0030	85.71	88.10	86.52	.	.	.	14	14
Windemere	0036	87.67	86.59	89.17	.	.	.	11	11
Hinckley	1200	101.37	96.90	97.63	.	.	.	10	10
Pine City	1700	95.12	90.77	86.39	.	.	.	21	21
Sandstone	2100	108.95	101.24	100.11	.	.	.	8	8
Willow River	2300	88.86	92.30	89.24	.	.	.	6	6
Rock Creek	2400	98.87	98.53	97.53	.	.	.	9	9

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Pine CO=58 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Chengwatana	0009	97.18	94.67	97.04	.	.	.	6	6
Pine City TWP	0028	100.12	102.38	96.24	.	.	.	8	8
Pokegama	0030	101.99	98.90	98.87	.	.	.	23	23
Windemere	0036	96.65	97.02	95.34	.	.	.	15	15

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
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Countywide Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=58 County_Name=Pine

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	97.54	94.71	96.77	.	.	.	9	0
91	Seasonal Recreational Residential/Residential Aggregation	95.64	93.65	92.62	11.85	1.02	-2.07	255	255
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	93.55	91.52	90.10	11.46	1.03	-3.95	180	180
91	Seasonal Recreational Residential/Residential Aggregation-On Water	100.65	99.07	96.75	10.59	1.02	.	75	75
92	Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	98.04	94.56	94.81	18.11	1.03	.	41	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	98.60	95.09	96.29	17.65	1.02	.	45	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	97.51	95.16	93.00	16.33	1.05	.	65	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
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 source: RUNDATA.RATIO_SBE created JUL1

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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Edgerton	0100	95.26	94.58	94.83	.	.	.	16	0
Pipestone	0700	91.36	91.31	88.60	13.87	1.02	.	47	47

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Pipestone CO=59 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Edgerton	0100	95.26	94.58	94.83	.	.	.	16	0
Pipestone	0700	91.36	91.31	88.60	13.87	1.02	.	47	47

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

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**Countywide Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

CO=59 County_Name=Pipestone

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	92.22	93.21	90.23	11.21	1.02	.	75	47
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	92.22	93.21	90.23	11.21	1.02	.	75	47
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	98.34	97.50	96.02	.	.	.	17	17
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	98.19	97.44	95.15	.	.	.	20	20

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Godfrey	0022	98.00	97.34	100.15	.	.	.	10	2
Knute	0036	96.22	90.79	88.94	.	.	.	8	2
Woodside	0059	91.45	93.67	89.21	.	.	.	28	1
Crookston	0400	96.36	94.43	94.58	11.22	1.01	.	98	98
East Grand Forks	0500	91.44	89.43	90.20	12.67	1.01	.	118	118
Erskine	0700	106.52	88.41	89.85	.	.	.	10	9
Fertile	0900	99.26	91.80	92.09	.	.	.	9	9
Fisher	1000	89.44	86.81	88.34	.	.	.	7	7
Fosston	1100	90.30	89.61	85.06	.	.	.	22	21

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
*** Indicate calculations were done without extreme ratios**
source: RUNDATA.RATIO_SBE created JUL1

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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Polk CO=60 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Crookston	0400	96.36	94.43	94.58	11.22	1.01	.	98	98
East Grand Forks	0500	91.44	89.43	90.20	12.67	1.01	.	118	118
Erskine	0700	109.48	88.96	91.33	.	.	.	9	9
Fertile	0900	99.26	91.80	92.09	.	.	.	9	9
Fisher	1000	89.44	86.81	88.34	.	.	.	7	7
Fosston	1100	89.22	88.89	84.59	.	.	.	21	21

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
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source: RUNDATA.RATIO_SBE created JUL1**

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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Polk CO=60 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Godfrey	0022	100.18	99.82	101.88	.	.	.	8	0
Knute	0036	100.68	95.58	89.74	.	.	.	6	0
Woodside	0059	92.00	94.83	89.56	.	.	.	27	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
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Countywide Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=60 County_Name=Polk

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	109.87	96.14	107.91	.	.	.	11	0
91	Seasonal Recreational Residential/Residential Aggregation	94.19	90.83	91.28	16.11	1.02	-2.81	383	329
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	92.99	90.42	89.54	14.48	1.02	-3.55	329	329
91	Seasonal Recreational Residential/Residential Aggregation-On Water	101.49	96.44	98.12	24.02	1.02	.	54	0
92	Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	89.23	95.29	83.27	.	.	.	29	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	95.27	97.54	93.47	15.60	1.02	.	73	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	96.49	97.42	93.96	16.03	1.03	.	82	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
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 source: RUNDATA.RATIO_SBE created JUL1

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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Glenwood TWP	0007	101.17	98.58	101.48	.	.	.	19	0
Leven	0012	101.47	102.72	100.17	.	.	.	6	0
Minnewaska	0013	100.32	100.47	97.59	.	.	.	7	0
Reno	0016	101.63	101.01	99.72	.	.	.	8	0
White Bear Lake	0020	107.76	104.28	109.37	.	.	.	8	0
Glenwood	0300	98.14	93.80	95.76	14.25	1.01	.	39	0
Starbuck	0800	102.88	101.00	102.63	.	.	.	27	0

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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Pope CO=61 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Glenwood TWP	0007	98.82	98.10	100.42	.	.	.	12	0
White Bear Lake	0020	105.26	104.28	105.55	.	.	.	6	0
Glenwood	0300	98.63	93.80	96.86	14.71	1.00	.	37	0
Starbuck	0800	102.59	100.50	101.87	.	.	.	24	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Pope CO=61 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Glenwood TWP	0007	105.20	103.32	102.84	.	.	.	7	0
Leven	0012	101.47	102.72	100.17	.	.	.	6	0
Reno	0016	99.61	99.04	96.41	.	.	.	7	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

2014 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 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=61 County_Name=Pope

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	101.62	99.04	100.02	13.03	1.00	.	151	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	101.43	98.58	100.37	13.70	0.99	.	111	0
91	Seasonal Recreational Residential/Residential Aggregation-On Water	102.15	102.65	99.53	10.89	1.02	-5.32	40	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	90.89	91.29	89.20	.	.	.	14	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	97.30	95.63	94.33	.	.	.	17	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
12 month study**

12:02 Wednesday, July 1, 2015 **302**

**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
St. Paul	8900	98.47	98.10	98.08	7.30	1.00	.	48	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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12:02 Wednesday, July 1, 2015 **303**

**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Ramsey CO=62 PT=06 Property=Commercial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Maplewood	1100	92.70	91.24	92.25	.	.	.	11	0
St. Paul	8900	98.06	99.24	95.04	12.08	1.03	.	51	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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12:02 Wednesday, July 1, 2015 **304**

**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Ramsey CO=62 PT=07 Property=Industrial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
St. Paul	8900	100.38	96.02	96.78	.	.	.	8	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
White Bear	0014	94.60	94.20	94.89	7.29	0.99	2.11	123	115
New Brighton	0100	94.08	94.10	93.70	4.60	1.00	.	176	176
North St. Paul	0200	96.24	94.26	95.03	8.15	1.01	-4.32	94	93
Roseville	0400	96.22	95.61	95.78	6.95	1.01	.	299	295
Falcon Heights	0500	93.48	92.65	92.84	5.86	1.01	-12.61	37	37
Lauderdale	0600	92.13	92.31	91.22	.	.	.	18	18
Arden Hills	0700	94.18	95.37	93.60	5.98	1.01	.	75	71
Little Canada	0800	92.69	91.46	93.51	7.60	0.99	.	71	69
North Oaks	1000	96.15	96.74	96.09	6.41	1.00	.	62	59
Maplewood	1100	95.09	94.46	94.71	5.36	1.00	.	280	275
Shoreview	1200	94.51	94.52	94.02	5.84	1.01	.	308	295
Vadnais Heights	1300	94.79	94.99	94.10	7.78	1.01	.	132	132
Mounds View	1700	93.33	93.12	92.93	5.22	1.00	.	74	74
St. Paul	8900	95.65	94.74	94.32	7.89	1.01	-1.57	2,159	2,155
St. Anthony	9100	90.43	93.47	90.92	.	.	.	16	16
White Bear Lake	9400	95.25	94.24	94.44	7.11	1.01	-2.21	219	210

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 Assessment Sales Ratio Study
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Ramsey CO=62 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
White Bear	0014	94.08	94.00	93.47	7.07	1.00	.	115	115
New Brighton	0100	94.08	94.10	93.70	4.60	1.00	.	176	176
North St. Paul	0200	96.10	94.22	94.80	8.08	1.01	-5.23	93	93
Roseville	0400	96.19	95.56	95.70	6.98	1.01	.	295	295
Falcon Heights	0500	93.48	92.65	92.84	5.86	1.01	-12.61	37	37
Lauderdale	0600	92.13	92.31	91.22	.	.	.	18	18
Arden Hills	0700	93.89	95.29	92.75	5.92	1.01	-3.95	71	71
Little Canada	0800	92.39	91.27	92.83	7.47	1.00	.	69	69
North Oaks	1000	95.92	96.21	95.76	6.51	1.00	.	59	59
Maplewood	1100	95.02	94.46	94.57	5.37	1.00	.	275	275
Shoreview	1200	94.38	94.37	93.77	5.88	1.01	-1.14	295	295
Vadnais Heights	1300	94.79	94.99	94.10	7.78	1.01	.	132	132
Mounds View	1700	93.33	93.12	92.93	5.22	1.00	.	74	74
St. Paul	8900	95.65	94.74	94.32	7.88	1.01	-1.57	2,155	2,155
St. Anthony	9100	90.43	93.47	90.92	.	.	.	16	16
White Bear Lake	9400	95.33	94.22	94.53	7.03	1.01	-2.86	210	210

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

2014 Assessment Sales Ratio Study
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Ramsey CO=62 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
White Bear	0014	102.14	106.38	103.52	.	.	.	8	0
Shoreview	1200	97.29	96.78	96.08	.	.	.	13	0
White Bear Lake	9400	93.42	95.60	93.57	.	.	.	9	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1

**2014 Assessment Sales Ratio Study
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**Countywide Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

CO=62 County_Name=Ramsey

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
02	Apartment (4 or more units)	98.34	97.95	97.22	7.14	1.01	.	50	0
06	Commercial (with buildings)	97.33	97.43	94.37	10.43	1.03	.	82	0
07	Industrial (with buildings)	97.65	94.98	93.57	.	.	.	12	0
91	Seasonal Recreational Residential/Residential Aggregation	95.26	94.65	94.40	7.19	1.01	-0.95	4,146	4,093
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	95.23	94.61	94.29	7.19	1.01	-1.14	4,093	4,093
91	Seasonal Recreational Residential/Residential Aggregation-On Water	97.92	99.60	97.97	6.06	1.00	.	53	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

2014 Assessment Sales Ratio Study
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12:02 Wednesday, July 1, 2015 **309**

Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=62 County_Name=Anoka/Ramsey Joint_City=Blaine

Joint_City	City-Twp Code	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends	County_Name
Blaine	6200	Seasonal Recreational Residential/Residential Aggregation	94.53	92.96	93.49	7.07	1.01	.	709	709	Anoka/Ramsey
Blaine	6200	Seasonal Recreational Residential/Residential Aggregation-Off Water	94.26	92.96	93.14	6.84	1.01	-3.17	671	671	Anoka/Ramsey
Blaine	6200	Seasonal Recreational Residential/Residential Aggregation-On Water	99.27	92.93	97.25	11.03	1.02	.	38	38	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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends	County_Name
Spring Lake Park	8700	Seasonal Recreational Residential/Residential Aggregation	93.02	92.36	92.54	6.83	1.00	.	50	50	Anoka/Ramsey
Spring Lake Park	8700	Seasonal Recreational Residential/Residential Aggregation-Off Water	93.05	92.85	92.56	6.91	1.00	.	49	49	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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends	County_Name
St. Anthony	9100	Seasonal Recreational Residential/Residential Aggregation	90.63	91.05	89.54	7.85	1.01	.	99	99	Hennepin/Ramsey
St. Anthony	9100	Seasonal Recreational Residential/Residential Aggregation-Off Water	90.63	91.05	89.54	7.85	1.01	.	99	99	Hennepin/Ramsey

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
*** Indicate calculations were done without extreme ratios**
source: RUNDATA.RATIO_SBE created JUL1

2014 Assessment Sales Ratio Study
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Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends	County_Name
White Bear Lake	9400	Seasonal Recreational Residential/Residential Aggregation	95.38	94.33	94.59	7.14	1.01	.	224	215	Ramsey/Washington
White Bear Lake	9400	Seasonal Recreational Residential/Residential Aggregation-Off Water	95.46	94.31	94.70	7.07	1.01	.	215	215	Ramsey/Washington
White Bear Lake	9400	Seasonal Recreational Residential/Residential Aggregation-On Water	93.42	95.60	93.57	.	.	.	9	0	Ramsey/Washington

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1

**2014 Assessment Sales Ratio Study
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**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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Commercial (with buildings)	96.13	96.33	93.61	.	.	.	31	0
Seasonal Recreational Residential/Residential Aggregation	94.85	94.53	94.49	6.42	1.00	.	1,987	1,938
Seasonal Recreational Residential/Residential Aggregation-Off Water	94.76	94.44	94.25	6.40	1.00	.	1,938	1,938
Seasonal Recreational Residential/Residential Aggregation-On Water	98.41	99.63	98.27	5.68	1.00	.	49	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 Assessment Sales Ratio Study
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Red Lake Falls	0600	102.30	95.18	85.62	.	.	.	10	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Red Lake CO=63 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Red Lake Falls	0600	102.30	95.18	85.62	.	.	.	10	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
*** Indicate calculations were done without extreme ratios**
source: RUNDATA.RATIO_SBE created JUL1

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**Countywide Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

CO=63 County_Name=Red Lake

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	93.09	84.02	78.98	.	.	.	26	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	93.09	84.02	78.98	.	.	.	26	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	100.81	97.96	93.79	.	.	.	10	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	95.43	95.29	86.96	.	.	.	12	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 Assessment Sales Ratio Study
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Lamberton	0400	102.13	101.43	101.08	.	.	.	7	0
Milroy	0600	100.81	99.93	99.89	.	.	.	6	0
Morgan	0700	103.93	101.21	101.98	.	.	.	18	0
Redwood Falls	0900	101.86	100.33	101.00	8.21	1.00	.	74	0
Vesta	1300	87.58	81.65	91.56	.	.	.	6	0
Wabasso	1400	96.01	90.32	86.82	.	.	.	6	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Redwood CO=64 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Lamberton	0400	102.13	101.43	101.08	.	.	.	7	0
Milroy	0600	100.81	99.93	99.89	.	.	.	6	0
Morgan	0700	103.93	101.21	101.98	.	.	.	18	0
Redwood Falls	0900	101.86	100.33	101.00	8.21	1.00	.	74	0
Vesta	1300	87.58	81.65	91.56	.	.	.	6	0
Wabasso	1400	96.01	90.32	86.82	.	.	.	6	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
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 source: RUNDATA.RATIO_SBE created JUL1

2014 Assessment Sales Ratio Study
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Countywide Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=64 County_Name=Redwood

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	93.53	92.68	92.69	.	.	.	6	0
91	Seasonal Recreational Residential/Residential Aggregation	100.65	99.50	98.86	11.02	1.02	.	157	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	100.65	99.50	98.86	11.02	1.02	.	157	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	107.99	103.59	105.65	14.47	1.02	.	34	34
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	107.93	103.96	105.65	14.12	1.02	.	35	35

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

**2014 Assessment Sales Ratio Study
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Fairfax	0400	102.94	99.42	99.62	.	.	.	9	0
Hector	0600	101.57	100.90	100.55	.	.	.	7	0
Olivia	0800	97.14	95.90	94.44	.	.	.	14	0
Renville	0900	98.28	96.96	89.72	.	.	.	10	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Renville CO=65 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Fairfax	0400	102.94	99.42	99.62	.	.	.	9	0
Hector	0600	101.57	100.90	100.55	.	.	.	7	0
Olivia	0800	97.14	95.90	94.44	.	.	.	14	0
Renville	0900	98.28	96.96	89.72	.	.	.	10	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

**2014 Assessment Sales Ratio Study
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Birch Cooley	0003	95.72	95.93	92.21	.	.	.	8	8

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

2014 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 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Birch Cooley	0003	97.19	96.77	95.33	.	.	.	9	9

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
*** Indicate calculations were done without extreme ratios**
source: RUNDATA.RATIO_SBE created JUL1

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
12 month study**

12:02 Wednesday, July 1, 2015 322

**Countywide Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

CO=65 County_Name=Renville

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	96.56	97.03	92.29	12.05	1.04	-5.08	75	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	96.76	97.03	92.43	11.98	1.04	-5.10	73	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	97.86	98.68	96.53	8.50	1.01	.	46	46
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	98.28	99.29	97.18	8.48	1.01	.	48	48

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Bridgewater	0001	92.98	92.21	92.95	.	.	.	10	10
Cannon City	0002	100.31	93.58	96.06	.	.	.	8	8
Erin	0003	98.16	92.13	94.31	.	.	.	8	2
Forest	0004	99.80	93.40	99.34	.	.	.	13	6
Northfield TWP	0006	102.18	91.77	97.04	.	.	.	9	9
Shieldsville	0008	99.37	98.85	95.91	.	.	.	10	4
Walcott	0009	102.39	95.93	102.41	.	.	.	7	7
Warsaw	0010	109.43	97.35	88.59	.	.	.	16	4
Webster	0011	101.30	99.07	97.87	.	.	.	17	17
Wells	0012	99.65	96.52	98.56	.	.	.	23	8
Dundas	0200	98.37	99.81	98.56	.	.	.	22	21
Faribault	0300	96.83	94.65	94.88	11.25	1.00	.	244	242
Lonsdale	0400	93.04	91.84	92.21	9.02	1.00	.	71	65
Morristown	0500	108.72	94.77	97.96	.	.	.	12	12
Northfield	9700	93.96	93.52	92.23	10.03	1.02	-4.62	205	186

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
*** Indicate calculations were done without extreme ratios**
source: RUNDATA.RATIO_SBE created JUL1

2014 Assessment Sales Ratio Study
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Rice CO=66 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Bridgewater	0001	92.98	92.21	92.95	.	.	.	10	10
Cannon City	0002	100.31	93.58	96.06	.	.	.	8	8
Forest	0004	102.77	92.70	104.40	.	.	.	6	6
Northfield TWP	0006	102.18	91.77	97.04	.	.	.	9	9
Walcott	0009	102.39	95.93	102.41	.	.	.	7	7
Webster	0011	101.30	99.07	97.87	.	.	.	17	17
Wells	0012	97.87	92.03	92.59	.	.	.	8	8
Dundas	0200	98.31	99.95	98.53	.	.	.	21	21
Faribault	0300	96.77	94.51	94.75	11.27	1.00	.	242	242
Lonsdale	0400	92.15	91.60	91.48	8.50	1.00	.	65	65
Morristown	0500	108.72	94.77	97.96	.	.	.	12	12
Northfield	9700	94.11	93.49	92.26	10.36	1.02	-4.82	186	186

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
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 source: RUNDATA.RATIO_SBE created JUL1

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Rice CO=66 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Erin	0003	98.43	92.13	93.25	.	.	.	6	0
Forest	0004	97.26	95.87	96.43	.	.	.	7	0
Shieldsville	0008	100.59	96.06	97.90	.	.	.	6	0
Warsaw	0010	111.04	97.97	90.53	.	.	.	12	0
Wells	0012	100.60	103.08	100.95	.	.	.	15	0
Lonsdale	0400	102.66	102.40	99.85	.	.	.	6	0
Northfield	9700	92.52	93.56	91.94	.	.	.	19	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
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source: RUNDATA.RATIO_SBE created JUL1**

2014 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 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=66 County_Name=Rice

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	94.73	84.22	87.02	.	.	.	9	0
91	Seasonal Recreational Residential/Residential Aggregation	96.40	94.22	94.00	11.90	1.01	-2.20	690	614
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	95.89	93.96	93.69	11.46	1.01	-1.63	614	614
91	Seasonal Recreational Residential/Residential Aggregation-On Water	100.51	96.89	96.05	15.10	1.03	-7.84	76	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	113.59	94.78	103.69	.	.	.	9	9
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	115.28	104.19	111.80	.	.	.	15	15

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
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 source: RUNDATA.RATIO_SBE created JUL1

2014 Assessment Sales Ratio Study
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Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=66 County_Name=Dakota/Rice Joint_City=Northfield

Joint_City	City-Twp Code	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends	County_Name
Northfield	9700	Seasonal Recreational Residential/Residential Aggregation	93.77	93.59	91.95	10.09	1.02	-4.73	228	209	Dakota/Rice
Northfield	9700	Seasonal Recreational Residential/Residential Aggregation-Off Water	93.88	93.63	91.95	10.40	1.02	-4.92	209	209	Dakota/Rice
Northfield	9700	Seasonal Recreational Residential/Residential Aggregation-On Water	92.52	93.56	91.94	.	.	.	19	0	Dakota/Rice

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

2014 Assessment Sales Ratio Study
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Rock CO=67 PT=06 Property=Commercial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Luverne	0900	102.76	99.27	97.76	.	.	.	12	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
*** Indicate calculations were done without extreme ratios**
source: RUNDATA.RATIO_SBE created JUL1

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Hills	0500	92.13	91.06	86.20	.	.	.	8	8
Luverne	0900	94.70	90.61	89.39	13.88	1.02	-3.74	79	79

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 Assessment Sales Ratio Study
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Rock CO=67 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Hills	0500	92.13	91.06	86.20	.	.	.	8	8
Luverne	0900	94.70	90.61	89.39	13.88	1.02	-3.74	79	79

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
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source: RUNDATA.RATIO_SBE created JUL1**

2014 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 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=67 County_Name=Rock

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	98.82	94.55	91.53	.	.	.	13	0
91	Seasonal Recreational Residential/Residential Aggregation	92.96	89.64	88.30	13.36	1.02	-3.34	114	114
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	92.96	89.64	88.30	13.36	1.02	-3.34	114	114
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	97.53	95.68	94.19	.	.	.	24	24
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	97.53	95.68	94.19	.	.	.	24	24

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Enstrom	0009	96.16	92.20	93.65	.	.	.	8	8
Jadis	0015	91.80	91.71	90.36	.	.	.	6	6
Laona	0016	96.53	94.35	94.38	.	.	.	7	7
Malung	0018	94.01	91.22	95.24	.	.	.	9	9
Moranville	0021	113.28	91.25	100.45	.	.	.	7	7
Lake	0035	95.90	95.32	94.12	.	.	.	28	28
Greenbush	0200	98.67	91.03	89.23	.	.	.	7	7
Roseau	0900	92.71	90.69	89.81	13.63	1.03	.	33	33
Warroad	1600	92.99	96.06	86.35	.	.	.	20	20

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

2014 Assessment Sales Ratio Study
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Roseau CO=68 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Enstrom	0009	96.16	92.20	93.65	.	.	.	8	8
Jadis	0015	91.80	91.71	90.36	.	.	.	6	6
Laona	0016	96.53	94.35	94.38	.	.	.	7	7
Malung	0018	94.01	91.22	95.24	.	.	.	9	9
Moranville	0021	113.28	91.25	100.45	.	.	.	7	7
Lake	0035	95.90	95.32	94.12	.	.	.	28	28
Greenbush	0200	98.67	91.03	89.23	.	.	.	7	7
Roseau	0900	92.71	90.69	89.81	13.63	1.03	.	33	33
Warroad	1600	92.99	96.06	86.35	.	.	.	20	20

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
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2014 Assessment Sales Ratio Study
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Moranville	0021	96.57	92.37	62.95	.	.	.	6	0
Stokes	0033	103.29	93.76	101.16	.	.	.	6	0

All sales adjusted for time and terms
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 * Indicate calculations were done without extreme ratios
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2014 Assessment Sales Ratio Study
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Falun	0010	96.02	92.78	91.91	.	.	.	7	0
Moranville	0021	94.85	91.46	64.79	.	.	.	7	0
Skagen	0029	123.91	99.26	100.53	.	.	.	6	0
Stokes	0033	103.29	93.76	101.16	.	.	.	6	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
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 source: RUNDATA.RATIO_SBE created JUL1

**2014 Assessment Sales Ratio Study
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12:02 Wednesday, July 1, 2015 **336**

**Countywide Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

CO=68 County_Name=Roseau

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	94.97	91.38	89.87	18.36	1.04	-5.14	167	167
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	94.97	91.38	89.87	18.36	1.04	-5.14	167	167
92	Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	98.97	91.50	92.18	.	.	.	31	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	100.14	92.30	85.73	26.81	1.13	-9.82	58	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	100.56	91.70	90.21	25.56	1.08	-6.55	77	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=St. Louis CO=69 PT=02 Property=Apartment (4 or more units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Duluth	9000	104.13	97.27	79.06	.	.	.	14	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=St. Louis CO=69 PT=06 Property=Commercial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Virginia	6900	107.42	103.37	95.85	.	.	.	6	0
Duluth	9000	101.93	97.48	86.31	.	.	.	27	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
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**2014 Assessment Sales Ratio Study
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Balkan	0008	91.43	93.67	85.40	.	.	.	7	4
Beatty	0010	91.08	92.78	91.46	.	.	.	22	5
Biwabik TWP	0011	96.54	90.39	91.67	.	.	.	8	7
Breitung	0012	95.34	94.71	90.18	.	.	.	15	8
Brevator	0013	94.23	93.26	93.24	.	.	.	9	9
Canosia	0014	91.79	93.43	89.26	.	.	.	23	16
Cotton	0019	96.21	94.39	92.76	.	.	.	8	7
Duluth TWP	0021	99.97	96.19	103.89	.	.	.	18	16
Embarrass	0024	99.18	92.01	93.24	.	.	.	7	7
Fayal	0026	88.03	91.25	86.03	.	.	.	17	11
Fredenberg	0030	94.98	96.02	95.26	.	.	.	9	5
French	0031	109.86	104.78	104.76	.	.	.	10	0
Gnesen	0032	90.72	90.62	90.90	.	.	.	19	11
Grand Lake	0033	96.73	93.86	93.55	15.71	1.00	.	31	19
Lakewood	0040	89.49	93.24	88.01	.	.	.	21	21
Midway	0047	93.61	95.42	93.66	.	.	.	11	11
Morse	0050	92.89	91.50	87.64	.	.	.	18	8
Rice Lake	0061	98.56	91.87	90.16	.	.	.	25	25
Sandy	0062	107.48	98.11	94.09	.	.	.	7	7
Solway	0063	95.66	97.31	97.70	.	.	.	13	13
Vermilion Lake	0069	95.37	97.90	91.78	.	.	.	6	4

**All sales adjusted for time and terms
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source: RUNDATA.RATIO_SBE created JUL1**

2014 Assessment Sales Ratio Study
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
White	0071	92.13	92.68	89.74	.	.	.	10	8
Greenwood	0074	92.52	91.13	90.09	.	.	.	27	4
Unorg. 04 - Whiteface	0089	88.87	93.87	83.43	.	.	.	6	3
Unorg. 05 - Central Lakes	0090	100.12	91.70	95.13	.	.	.	8	4
Unorg. 06 - Biwabik	0091	96.44	90.62	89.92	.	.	.	10	4
Unorg. 08 - Mount Iron	0093	90.44	91.63	91.77	.	.	.	13	6
Unorg. 09 - Balkan	0094	92.54	88.02	90.95	.	.	.	6	2
Unorg. 10 - Lake Verm	0095	90.82	92.24	81.23	.	.	.	6	2
Unorg. 12 - Northwest	0097	104.66	100.44	95.73	.	.	.	6	2
Aurora	0600	98.95	94.56	95.28	.	.	.	15	15
Biwabik	0900	96.00	92.24	91.66	.	.	.	10	9
Buhl	1300	89.53	90.58	87.76	.	.	.	8	8
Chisholm	1800	96.84	93.37	89.46	18.57	1.06	-13.07	51	51
Cook	1900	98.75	93.15	88.20	.	.	.	7	7
Ely	2500	105.52	92.78	94.06	27.36	1.05	-9.87	44	44
Eveleth	2700	104.17	92.63	90.15	.	.	.	31	31
Gilbert	3500	99.43	90.99	90.85	.	.	.	18	17
Hermantown	3600	95.69	94.17	93.39	13.95	1.02	.	87	87
Hibbing	3800	99.99	93.24	92.29	21.36	1.03	-5.48	168	168
Mountain Iron	5400	92.19	90.53	87.19	.	.	.	23	22
Proctor	5900	94.52	94.11	90.53	12.42	1.04	-12.67	40	40

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

2014 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 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Tower	6800	93.64	92.80	96.43	.	.	.	7	6
Virginia	6900	100.49	96.93	96.05	13.10	1.04	-10.39	77	77
Hoyt Lakes	7200	92.08	94.93	89.33	.	.	.	18	18
Babbitt	7300	97.20	92.01	90.92	.	.	.	20	20
Duluth	9000	96.85	94.28	93.69	13.66	1.02	.	988	973

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1

2014 Assessment Sales Ratio Study
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=St. Louis CO=69 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Biwabik TWP	0011	94.55	88.67	87.80	.	.	.	7	7
Breitung	0012	102.50	95.54	103.45	.	.	.	8	8
Brevator	0013	94.23	93.26	93.24	.	.	.	9	9
Canosia	0014	92.11	92.60	91.45	.	.	.	16	16
Cotton	0019	95.06	86.39	91.36	.	.	.	7	7
Duluth TWP	0021	94.03	90.90	99.05	.	.	.	16	16
Embarrass	0024	99.18	92.01	93.24	.	.	.	7	7
Fayal	0026	87.64	93.28	84.33	.	.	.	11	11
Gnesen	0032	92.88	90.62	93.50	.	.	.	11	11
Grand Lake	0033	88.50	85.77	86.27	.	.	.	19	19
Lakewood	0040	89.49	93.24	88.01	.	.	.	21	21
Midway	0047	93.61	95.42	93.66	.	.	.	11	11
Morse	0050	95.55	97.72	92.79	.	.	.	8	8
Rice Lake	0061	98.56	91.87	90.16	.	.	.	25	25
Sandy	0062	107.48	98.11	94.09	.	.	.	7	7
Solway	0063	95.66	97.31	97.70	.	.	.	13	13
White	0071	93.30	92.68	91.67	.	.	.	8	8
Unorg. 08 - Mount Iron	0093	87.98	86.91	88.56	.	.	.	6	6
Aurora	0600	98.95	94.56	95.28	.	.	.	15	15
Biwabik	0900	96.70	94.82	92.42	.	.	.	9	9
Buhl	1300	89.53	90.58	87.76	.	.	.	8	8

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
*** Indicate calculations were done without extreme ratios**
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=St. Louis CO=69 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Chisholm	1800	96.84	93.37	89.46	18.57	1.06	-13.07	51	51
Cook	1900	98.75	93.15	88.20	.	.	.	7	7
Ely	2500	105.52	92.78	94.06	27.36	1.05	-9.87	44	44
Eveleth	2700	104.17	92.63	90.15	.	.	.	31	31
Gilbert	3500	100.35	91.84	91.38	.	.	.	17	17
Hermantown	3600	95.69	94.17	93.39	13.95	1.02	.	87	87
Hibbing	3800	99.99	93.24	92.29	21.36	1.03	-5.48	168	168
Mountain Iron	5400	92.58	90.78	87.54	.	.	.	22	22
Proctor	5900	94.52	94.11	90.53	12.42	1.04	-12.67	40	40
Tower	6800	91.02	92.37	89.56	.	.	.	6	6
Virginia	6900	100.49	96.93	96.05	13.10	1.04	-10.39	77	77
Hoyt Lakes	7200	92.08	94.93	89.33	.	.	.	18	18
Babbitt	7300	97.20	92.01	90.92	.	.	.	20	20
Duluth	9000	96.25	94.25	92.67	12.83	1.02	-3.96	973	973

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1

2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=St. Louis CO=69 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Beatty	0010	91.73	92.64	92.14	.	.	.	17	0
Breitung	0012	87.16	88.58	86.86	.	.	.	7	0
Canosia	0014	91.06	94.10	85.37	.	.	.	7	0
Fayal	0026	88.73	87.28	88.11	.	.	.	6	0
French	0031	109.86	104.78	104.76	.	.	.	10	0
Gnesen	0032	87.75	87.76	87.66	.	.	.	8	0
Grand Lake	0033	109.77	102.33	102.71	.	.	.	12	0
Morse	0050	90.77	83.74	85.87	.	.	.	10	0
Greenwood	0074	95.21	92.98	92.38	.	.	.	23	0
Unorg. 06 - Biwabik	0091	94.81	90.31	89.45	.	.	.	6	0
Unorg. 08 - Mount Iron	0093	92.55	92.21	94.58	.	.	.	7	0
Duluth	9000	135.82	99.90	125.29	.	.	.	15	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Unorg. 11 - Orr-Leiding	0096	93.91	93.27	88.85	.	.	.	6	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Unorg. 11 - Orr-Leiding	0096	93.91	93.27	88.85	.	.	.	6	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 Assessment Sales Ratio Study
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Unorg. 11 - Orr-Leiding	0096	93.91	93.27	88.85	.	.	.	6	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

2014 Assessment Sales Ratio Study
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Countywide Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=69 County_Name=St. Louis

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
02	Apartment (4 or more units)	99.56	97.27	78.57	.	.	.	26	0
06	Commercial (with buildings)	100.23	97.82	84.89	25.56	1.15	.	66	0
91	Seasonal Recreational Residential/Residential Aggregation	96.72	93.80	92.71	15.62	1.02	-1.85	2,138	1,934
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	96.61	93.92	92.38	14.99	1.02	-2.96	1,934	1,934
91	Seasonal Recreational Residential/Residential Aggregation-On Water	97.71	92.66	94.63	21.73	1.02	7.16	204	0
92	Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	98.42	93.82	87.92	28.25	1.10	-7.71	103	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	98.42	93.82	87.92	28.25	1.10	-7.71	103	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	98.27	93.66	87.85	28.12	1.10	-7.80	104	0

All sales adjusted for time and terms
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**2014 Assessment Sales Ratio Study
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**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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Apartment (4 or more units)	94.24	95.95	77.80	.	.	.	12	0
Commercial (with buildings)	99.05	98.18	80.76	20.27	1.23	-5.65	39	0
Seasonal Recreational Residential/Residential Aggregation	96.60	93.15	91.71	17.29	1.03	-2.83	1,150	961
Seasonal Recreational Residential/Residential Aggregation-Off Water	96.98	93.34	91.99	17.17	1.03	-3.25	961	961
Seasonal Recreational Residential/Residential Aggregation-On Water	94.69	92.21	90.93	18.07	1.02	.	189	0
Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	98.42	93.82	87.92	28.25	1.10	-7.71	103	0
Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	98.42	93.82	87.92	28.25	1.10	-7.71	103	0
Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	98.27	93.66	87.85	28.12	1.10	-7.80	104	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Cedar Lake	0003	99.26	97.19	98.88	.	.	.	23	20
Credit River	0004	98.16	95.30	97.05	9.93	1.00	.	61	61
Helena	0007	95.62	97.04	94.82	.	.	.	10	8
Louisville	0009	103.60	96.91	103.13	.	.	.	17	17
New Market	0010	95.97	95.59	93.60	.	.	.	26	26
St. Lawrence	0011	96.38	92.69	96.44	.	.	.	6	6
Spring Lake	0013	98.36	95.09	97.60	.	.	.	23	22
Belle Plaine	0100	96.60	95.76	96.03	6.73	1.01	.	90	90
Jordan	0400	97.66	94.90	96.44	9.13	1.00	.	63	62
Elko New Market	0600	94.82	96.02	94.97	7.21	1.00	.	71	71
Prior Lake	0800	95.48	94.66	94.71	9.19	1.01	.	386	340
Savage	0900	95.63	95.35	95.14	5.63	1.00	.	403	401
Shakopee	1000	95.78	95.82	94.87	6.81	1.01	-2.47	475	474
New Prague	8000	100.24	96.25	98.56	9.51	1.01	.	45	45

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

**2014 Assessment Sales Ratio Study
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Scott CO=70 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Cedar Lake	0003	99.27	97.33	98.80	.	.	.	20	20
Credit River	0004	98.16	95.30	97.05	9.93	1.00	.	61	61
Helena	0007	95.02	97.04	94.04	.	.	.	8	8
Louisville	0009	103.60	96.91	103.13	.	.	.	17	17
New Market	0010	95.97	95.59	93.60	.	.	.	26	26
St. Lawrence	0011	96.38	92.69	96.44	.	.	.	6	6
Spring Lake	0013	98.89	95.32	98.48	.	.	.	22	22
Belle Plaine	0100	96.60	95.76	96.03	6.73	1.01	.	90	90
Jordan	0400	97.84	94.99	96.65	9.12	1.00	.	62	62
Elko New Market	0600	94.82	96.02	94.97	7.21	1.00	.	71	71
Prior Lake	0800	95.63	94.63	95.22	8.93	1.00	.	340	340
Savage	0900	95.65	95.35	95.17	5.60	1.00	.	401	401
Shakopee	1000	95.82	95.83	94.96	6.79	1.01	-2.31	474	474
New Prague	8000	100.24	96.25	98.56	9.51	1.01	.	45	45

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
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source: RUNDATA.RATIO_SBE created JUL1**

**2014 Assessment Sales Ratio Study
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Scott CO=70 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Prior Lake	0800	94.31	95.31	92.93	11.05	1.01	.	46	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
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Countywide Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=70 County_Name=Scott

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	94.28	94.27	88.29	.	.	.	16	0
91	Seasonal Recreational Residential/Residential Aggregation	96.07	95.40	95.38	7.57	1.01	.	1,710	1,654
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	96.13	95.41	95.56	7.45	1.00	.	1,654	1,654
91	Seasonal Recreational Residential/Residential Aggregation-On Water	94.06	94.81	92.79	10.89	1.01	.	56	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	91.67	92.07	94.53	.	.	.	7	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	97.00	94.71	102.24	.	.	.	11	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
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Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends	County_Name
New Prague	8000	Seasonal Recreational Residential/Residential Aggregation	99.30	95.88	97.96	8.51	1.01	.	90	90	Le Sueur/Scott
New Prague	8000	Seasonal Recreational Residential/Residential Aggregation-Off Water	99.30	95.88	97.96	8.51	1.01	.	90	90	Le Sueur/Scott

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
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2014 Assessment Sales Ratio Study
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Baldwin	0001	94.46	93.75	93.46	9.25	1.01	.	47	47
Becker TWP	0002	93.57	91.95	92.69	6.10	1.01	.	32	32
Big Lake TWP	0003	92.50	93.58	91.13	7.59	1.02	-5.60	82	82
Blue Hill	0004	93.72	92.50	93.18	.	.	.	22	22
Clear Lake TWP	0005	94.75	95.23	94.64	.	.	.	11	11
Haven	0007	92.46	92.91	91.79	.	.	.	19	19
Livonia	0008	93.67	92.54	93.46	5.22	1.00	.	47	47
Orrock	0009	90.76	92.97	89.83	.	.	.	23	23
Palmer	0010	92.63	94.27	92.00	7.49	1.01	.	34	34
Santiago	0011	93.72	92.63	92.72	.	.	.	15	15
Becker	0100	95.22	95.19	94.67	6.39	1.01	.	74	74
Big Lake	0200	94.39	93.45	94.13	5.68	1.00	.	141	132
Clear Lake	0300	90.90	92.18	90.34	.	.	.	12	12
Elk River	0400	92.00	91.85	91.41	7.33	1.01	.	292	282
Zimmerman	0500	91.86	91.60	91.89	5.57	1.00	.	54	54
St. Cloud	9200	94.69	94.03	91.02	8.92	1.03	-10.10	39	39

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Sherburne CO=71 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Baldwin	0001	94.30	93.97	93.51	9.02	1.01	.	41	41
Becker TWP	0002	91.81	91.54	91.16	.	.	.	29	29
Big Lake TWP	0003	92.11	91.06	90.21	8.24	1.02	-9.58	66	66
Blue Hill	0004	93.71	92.14	93.15	.	.	.	21	21
Haven	0007	92.21	92.84	92.25	.	.	.	15	15
Livonia	0008	93.65	92.50	93.43	5.28	1.00	.	46	46
Orrock	0009	91.76	93.27	89.77	.	.	.	20	20
Palmer	0010	92.46	93.18	92.08	.	.	.	21	21
Santiago	0011	94.13	92.63	92.96	.	.	.	13	13
Becker	0100	95.22	95.19	94.67	6.39	1.01	.	74	74
Big Lake	0200	94.16	93.44	93.86	5.43	1.00	.	132	132
Clear Lake	0300	90.90	92.18	90.34	.	.	.	12	12
Elk River	0400	91.62	91.78	90.99	7.03	1.01	-2.44	282	282
Zimmerman	0500	91.93	91.63	92.00	5.60	1.00	.	53	53
St. Cloud	9200	94.69	94.03	91.02	8.92	1.03	-10.10	39	39

All sales adjusted for time and terms
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 source: RUNDATA.RATIO_SBE created JUL1

**2014 Assessment Sales Ratio Study
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Sherburne CO=71 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Baldwin	0001	95.61	90.93	93.05	.	.	.	6	6
Big Lake TWP	0003	94.13	95.59	93.91	.	.	.	16	16
Clear Lake TWP	0005	98.19	97.21	97.18	.	.	.	8	8
Palmer	0010	92.91	96.10	91.87	.	.	.	13	13
Big Lake	0200	97.79	94.46	97.09	.	.	.	9	0
Elk River	0400	102.89	102.51	101.57	.	.	.	10	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 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 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

CO=71 County_Name=Sherburne

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	93.12	92.79	92.34	6.99	1.01	-2.12	949	930
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	92.86	92.43	92.02	6.78	1.01	-2.99	872	872
91	Seasonal Recreational Residential/Residential Aggregation-On Water	96.09	95.36	95.01	8.62	1.01	.	77	58
92	Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	107.71	98.54	104.27	.	.	.	7	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	98.73	93.11	81.88	.	.	.	9	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	97.14	95.83	83.34	.	.	.	12	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends	County_Name
St. Cloud	9200	Apartment (4 or more units)	156.71	94.94	130.36	.	.	.	10	0	Benton/Sherburne/Stearns
St. Cloud	9200	Commercial (with buildings)	106.18	100.16	88.58	21.53	1.20	-14.07	32	0	Benton/Sherburne/Stearns
St. Cloud	9200	Seasonal Recreational Residential/Residential Aggregation	93.26	92.35	91.01	9.31	1.02	-5.85	1,038	1,038	Benton/Sherburne/Stearns
St. Cloud	9200	Seasonal Recreational Residential/Residential Aggregation-Off Water	93.26	92.35	91.01	9.31	1.02	-5.85	1,038	1,038	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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends	County_Name
Princeton	9600	Seasonal Recreational Residential/Residential Aggregation	93.86	93.00	93.38	10.69	1.00	.	56	56	Mille Lacs/Sherburne
Princeton	9600	Seasonal Recreational Residential/Residential Aggregation-Off Water	93.86	93.00	93.38	10.69	1.00	.	56	56	Mille Lacs/Sherburne

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
*** Indicate calculations were done without extreme ratios**
source: RUNDATA.RATIO_SBE created JUL1

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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**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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Seasonal Recreational Residential/Residential Aggregation	93.06	92.62	92.38	6.90	1.01	-1.96	910	891
Seasonal Recreational Residential/Residential Aggregation-Off Water	92.78	92.35	92.05	6.67	1.01	-2.88	833	833
Seasonal Recreational Residential/Residential Aggregation-On Water	96.09	95.36	95.01	8.62	1.01	.	77	58
Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	107.71	98.54	104.27	.	.	.	7	0
Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	98.73	93.11	81.88	.	.	.	9	0
Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	97.14	95.83	83.34	.	.	.	12	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Arlington	0100	97.71	91.90	90.45	.	.	.	24	24
Gaylord	0200	107.23	95.91	98.48	.	.	.	15	15
Gibbon	0300	98.02	97.81	91.79	.	.	.	12	12
Henderson	0500	97.97	91.50	93.75	.	.	.	16	16
Winthrop	0700	103.31	92.10	92.76	.	.	.	17	17

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

2014 Assessment Sales Ratio Study
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Sibley CO=72 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Arlington	0100	97.71	91.90	90.45	.	.	.	24	24
Gaylord	0200	107.23	95.91	98.48	.	.	.	15	15
Gibbon	0300	98.02	97.81	91.79	.	.	.	12	12
Henderson	0500	97.97	91.50	93.75	.	.	.	16	16
Winthrop	0700	103.31	92.10	92.76	.	.	.	17	17

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

**2014 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 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

CO=72 County_Name=Sibley

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	97.82	91.61	91.47	20.34	1.04	-7.14	109	109
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	97.82	91.61	91.47	20.34	1.04	-7.14	109	109
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	100.65	98.65	97.73	.	.	.	10	10
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	100.65	98.65	97.73	.	.	.	10	10

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Stearns CO=73 PT=06 Property=Commercial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
St. Cloud	9200	106.17	99.60	88.05	.	.	.	14	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
*** Indicate calculations were done without extreme ratios**
source: RUNDATA.RATIO_SBE created JUL1

2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Avon TWP	0003	95.69	96.13	94.59	.	.	.	12	12
Brockway	0004	103.31	95.55	104.94	.	.	.	15	15
Collegeville	0005	89.98	91.75	84.98	.	.	.	7	7
Eden Lake	0008	96.44	94.86	93.72	.	.	.	23	23
Fair Haven	0009	92.75	93.45	91.01	.	.	.	10	10
Holding	0013	95.92	95.34	95.55	.	.	.	7	7
LeSauk	0017	89.39	93.69	85.32	.	.	.	14	14
Lynden	0019	96.23	94.35	94.19	.	.	.	9	9
Maine Prairie	0020	98.08	93.45	95.57	.	.	.	11	11
Millwood	0022	97.98	103.95	98.27	.	.	.	6	6
Munson	0023	93.39	95.47	90.78	.	.	.	19	19
Paynesville TWP	0026	103.55	94.11	97.24	.	.	.	17	17
St. Joseph TWP	0031	100.97	99.26	98.89	.	.	.	10	10
St. Wendel	0033	95.16	97.32	91.94	.	.	.	9	9
Wakefield	0036	95.44	95.75	94.24	12.03	1.01	.	40	40
Albany	0100	96.48	95.73	95.31	8.67	1.02	-6.76	40	40
Avon	0200	96.43	98.21	96.24	.	.	.	15	15
Brooten	0400	103.25	101.22	96.46	.	.	.	7	7
Cold Spring	0500	96.76	95.19	95.38	10.54	1.00	.	58	58
Freeport	1000	121.21	95.08	100.71	.	.	.	12	12
Holdingford	1300	102.05	99.16	101.32	.	.	.	8	8

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
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2014 Assessment Sales Ratio Study
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Kimball	1400	93.83	94.02	93.25	.	.	.	14	14
Melrose	1700	99.46	94.90	96.62	.	.	.	32	32
Paynesville	1900	95.74	93.19	94.99	.	.	.	27	27
Richmond	2100	98.57	94.37	96.82	.	.	.	23	23
Rockville	2200	96.22	95.47	95.51	.	.	.	28	28
St. Joseph	2600	100.69	96.48	98.05	10.75	1.01	-6.70	62	62
St. Stephen	2900	94.61	92.72	94.78	.	.	.	10	10
Sauk Centre	3100	97.43	96.20	95.11	11.71	1.00	.	52	52
Waite Park	3300	96.84	94.23	94.96	8.57	1.01	-5.63	49	49
St. Augusta	3400	96.38	94.79	93.88	.	.	.	25	25
Sartell	8600	95.20	94.08	93.48	7.16	1.02	-7.40	223	223
St. Cloud	9200	92.83	91.75	90.82	9.08	1.02	-5.34	437	437

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

**2014 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 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Stearns CO=73 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Avon TWP	0003	93.38	93.28	91.23	.	.	.	6	6
Brockway	0004	93.82	94.81	95.88	.	.	.	12	12
Eden Lake	0008	94.23	95.14	92.82	.	.	.	6	6
Fair Haven	0009	90.97	93.45	87.56	.	.	.	8	8
Holding	0013	96.34	96.18	96.06	.	.	.	6	6
LeSauk	0017	91.62	93.08	86.50	.	.	.	11	11
Munson	0023	98.63	100.14	98.71	.	.	.	6	6
Paynesville TWP	0026	103.95	94.61	101.99	.	.	.	8	8
St. Joseph TWP	0031	99.92	91.23	96.28	.	.	.	7	7
St. Wendel	0033	97.87	99.67	94.06	.	.	.	6	6
Wakefield	0036	92.16	95.61	92.67	.	.	.	17	17
Albany	0100	96.02	95.31	95.04	8.41	1.01	.	39	39
Avon	0200	97.02	98.48	98.22	.	.	.	12	12
Brooten	0400	103.25	101.22	96.46	.	.	.	7	7
Cold Spring	0500	96.76	95.19	95.38	10.54	1.00	.	58	58
Freeport	1000	121.21	95.08	100.71	.	.	.	12	12
Holdingford	1300	102.05	99.16	101.32	.	.	.	8	8
Kimball	1400	93.83	94.02	93.25	.	.	.	14	14
Melrose	1700	99.46	94.90	96.62	.	.	.	32	32
Paynesville	1900	95.74	93.19	94.99	.	.	.	27	27
Richmond	2100	98.75	93.09	96.95	.	.	.	22	22

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Stearns CO=73 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Rockville	2200	95.27	95.24	94.65	.	.	.	17	17
St. Joseph	2600	100.69	96.48	98.05	10.75	1.01	-6.70	62	62
St. Stephen	2900	94.61	92.72	94.78	.	.	.	10	10
Sauk Centre	3100	97.27	95.91	94.56	11.78	1.01	.	51	51
Waite Park	3300	96.84	94.23	94.96	8.57	1.01	-5.63	49	49
St. Augusta	3400	94.61	94.73	93.34	.	.	.	24	24
Sartell	8600	95.22	94.12	93.48	7.18	1.02	-7.46	222	222
St. Cloud	9200	92.83	91.75	90.82	9.08	1.02	-5.34	437	437

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1

**2014 Assessment Sales Ratio Study
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Stearns CO=73 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Avon TWP	0003	98.00	99.52	98.56	.	.	.	6	6
Eden Lake	0008	97.22	93.42	94.03	.	.	.	17	17
Lynden	0019	97.53	94.35	94.83	.	.	.	7	7
Maine Prairie	0020	101.37	93.11	96.33	.	.	.	6	6
Munson	0023	90.98	94.60	86.38	.	.	.	13	13
Paynesville TWP	0026	103.19	90.41	95.01	.	.	.	9	9
Wakefield	0036	97.86	96.62	95.16	.	.	.	23	23
Rockville	2200	97.69	97.57	96.48	.	.	.	11	11

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

2014 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 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=73 County_Name=Stearns

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
02	Apartment (4 or more units)	150.47	99.80	120.56	.	.	.	6	0
06	Commercial (with buildings)	103.13	98.44	95.29	16.97	1.08	.	32	0
91	Seasonal Recreational Residential/Residential Aggregation	95.58	94.01	93.41	9.96	1.01	-2.70	1,380	1,375
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	95.40	93.94	93.29	9.52	1.01	-3.18	1,255	1,250
91	Seasonal Recreational Residential/Residential Aggregation-On Water	97.45	94.60	94.23	14.32	1.02	.	125	125
92	Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	99.69	99.24	101.10	.	.	.	8	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	97.18	92.29	94.83	.	.	.	28	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	100.91	92.51	99.72	18.88	1.02	.	40	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends	County_Name
St. Cloud	9200	Apartment (4 or more units)	156.71	94.94	130.36	.	.	.	10	0	Benton/Sherburne/Stearns
St. Cloud	9200	Commercial (with buildings)	106.18	100.16	88.58	21.53	1.20	-14.07	32	0	Benton/Sherburne/Stearns
St. Cloud	9200	Seasonal Recreational Residential/Residential Aggregation	93.26	92.35	91.01	9.31	1.02	-5.85	1,038	1,038	Benton/Sherburne/Stearns
St. Cloud	9200	Seasonal Recreational Residential/Residential Aggregation-Off Water	93.26	92.35	91.01	9.31	1.02	-5.85	1,038	1,038	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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends	County_Name
Sartell	8600	Seasonal Recreational Residential/Residential Aggregation	95.54	94.24	93.73	7.24	1.02	-7.45	241	241	Benton/Stearns
Sartell	8600	Seasonal Recreational Residential/Residential Aggregation-Off Water	95.56	94.27	93.73	7.26	1.02	-7.50	240	240	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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends	County_Name
Eden Valley	6700	Seasonal Recreational Residential/Residential Aggregation	103.08	92.56	95.99	.	.	.	13	0	Meeker/Stearns
Eden Valley	6700	Seasonal Recreational Residential/Residential Aggregation-Off Water	103.08	92.56	95.99	.	.	.	13	0	Meeker/Stearns

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
*** Indicate calculations were done without extreme ratios**
source: RUNDATA.RATIO_SBE created JUL1

2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=73 County_Name=Stearns/Wright Joint_City=Clearwater

Joint_City	City-Twp Code	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends	County_Name
Clearwater	7200	Seasonal Recreational Residential/Residential Aggregation	95.32	94.97	94.98	.	.	.	26	26	Stearns/Wright
Clearwater	7200	Seasonal Recreational Residential/Residential Aggregation-Off Water	95.32	94.97	94.98	.	.	.	26	26	Stearns/Wright

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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**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

Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Commercial (with buildings)	100.77	97.66	104.55	.	.	.	18	0
Seasonal Recreational Residential/Residential Aggregation	96.86	94.70	94.47	10.25	1.01	-2.35	943	938
Seasonal Recreational Residential/Residential Aggregation-Off Water	96.77	94.73	94.53	9.63	1.01	-2.61	818	813
Seasonal Recreational Residential/Residential Aggregation-On Water	97.45	94.60	94.23	14.32	1.02	.	125	125
Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	99.69	99.24	101.10	.	.	.	8	0
Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	97.18	92.29	94.83	.	.	.	28	0
Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	100.91	92.51	99.72	18.88	1.02	.	40	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 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 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Steele CO=74 PT=06 Property=Commercial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Owatonna	0700	89.53	94.89	88.99	.	.	.	7	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Somerset	0012	112.82	93.31	99.27	.	.	.	7	7
Ellendale	0300	100.59	97.51	94.18	.	.	.	9	9
Medford	0500	94.98	92.98	93.04	.	.	.	11	11
Owatonna	0700	95.56	94.56	94.59	8.84	1.00	3.31	266	266
Blooming Prairie	7100	91.97	92.58	91.03	.	.	.	15	15

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Steele CO=74 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Somerset	0012	112.82	93.31	99.27	.	.	.	7	7
Ellendale	0300	100.59	97.51	94.18	.	.	.	9	9
Medford	0500	94.98	92.98	93.04	.	.	.	11	11
Owatonna	0700	95.56	94.56	94.59	8.84	1.00	3.31	266	266
Blooming Prairie	7100	91.97	92.58	91.03	.	.	.	15	15

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 Assessment Sales Ratio Study
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Steele CO=74 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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Somerset	0012	97.49	104.79	96.56	.	.	.	6	6

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Steele CO=74 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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Somerset	0012	97.49	104.79	96.56	.	.	.	6	6

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

2014 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 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=74 County_Name=Steele

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	88.76	92.15	88.68	.	.	.	9	0
91	Seasonal Recreational Residential/Residential Aggregation	96.25	94.85	94.78	9.55	1.00	2.17	334	333
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	96.24	94.84	94.72	9.56	1.00	2.10	333	333
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	94.82	96.40	89.91	.	.	.	27	27
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	95.96	96.88	92.03	.	.	.	28	28

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends	County_Name
Blooming Prairie	7100	Seasonal Recreational Residential/Residential Aggregation	91.97	92.58	91.03	.	.	.	15	15	Dodge/Steele
Blooming Prairie	7100	Seasonal Recreational Residential/Residential Aggregation-Off Water	91.97	92.58	91.03	.	.	.	15	15	Dodge/Steele

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
*** Indicate calculations were done without extreme ratios**
source: RUNDATA.RATIO_SBE created JUL1

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Hancock	0400	93.47	95.42	90.70	.	.	.	6	6
Morris	0500	96.17	93.65	93.92	9.16	1.01	.	52	52

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Stevens CO=75 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Hancock	0400	93.47	95.42	90.70	.	.	.	6	6
Morris	0500	96.17	93.65	93.92	9.16	1.01	.	52	52

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

2014 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 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=75 County_Name=Stevens

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	96.25	94.09	94.23	8.01	1.01	.	78	76
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	96.30	94.09	94.22	8.16	1.01	.	76	76
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	103.43	99.55	102.09	.	.	.	8	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	102.21	98.80	101.47	.	.	.	9	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

**2014 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 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Appleton	0100	98.09	95.97	96.12	.	.	.	11	0
Benson	0200	94.51	94.68	94.67	.	.	.	23	0
Kerkhoven	0700	99.06	102.16	98.88	.	.	.	9	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

2014 Assessment Sales Ratio Study
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Swift CO=76 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Appleton	0100	98.09	95.97	96.12	.	.	.	11	0
Benson	0200	94.51	94.68	94.67	.	.	.	23	0
Kerkhoven	0700	99.06	102.16	98.88	.	.	.	9	0

All sales adjusted for time and terms
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**2014 Assessment Sales Ratio Study
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**Countywide Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

CO=76 County_Name=Swift

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	95.42	95.33	93.46	11.61	1.02	.	56	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	95.42	95.33	93.46	11.61	1.02	.	56	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	90.70	92.01	81.75	.	.	.	21	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	89.27	91.64	76.81	.	.	.	22	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

2014 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 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Birchdale	0003	98.62	95.17	95.45	.	.	.	16	0
Burnhamville	0006	100.11	95.00	92.13	.	.	.	10	0
Fawn Lake	0008	104.87	100.95	100.89	.	.	.	6	0
Gordon	0010	92.25	96.90	94.64	.	.	.	9	0
Kandota	0014	94.70	97.72	94.35	.	.	.	12	0
Leslie	0015	94.89	94.71	95.46	.	.	.	8	0
Little Sauk	0017	97.63	98.41	97.87	.	.	.	6	0
Eagle Bend	0500	100.27	96.57	94.37	.	.	.	6	0
Grey Eagle	0600	96.48	101.11	91.45	.	.	.	8	0
Long Prairie	0900	94.83	96.85	92.77	12.88	1.02	.	36	0
Osakis	8200	95.20	93.35	94.37	.	.	.	11	3
Staples	9300	99.34	98.05	93.82	.	.	.	23	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
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 source: RUNDATA.RATIO_SBE created JUL1

**2014 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 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Todd CO=77 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Kandota	0014	94.68	97.45	94.74	.	.	.	7	0
Eagle Bend	0500	100.27	96.57	94.37	.	.	.	6	0
Grey Eagle	0600	96.48	101.11	91.45	.	.	.	8	0
Long Prairie	0900	94.67	96.69	92.45	13.17	1.02	.	35	0
Staples	9300	99.34	98.05	93.82	.	.	.	23	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Todd CO=77 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Birchdale	0003	99.70	96.48	95.79	.	.	.	12	0
Burnhamville	0006	98.95	95.00	88.96	.	.	.	8	0
Osakis	8200	91.82	90.64	91.39	.	.	.	8	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

2014 Assessment Sales Ratio Study
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Wykeham	0028	93.47	95.31	89.90	.	.	.	6	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Bartlett	0001	94.48	101.70	92.49	.	.	.	9	0
Germania	0009	82.77	88.59	79.31	.	.	.	8	0
Staples TWP	0022	93.95	105.58	89.22	.	.	.	6	0
Wykeham	0028	95.56	103.09	94.60	.	.	.	7	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

2014 Assessment Sales Ratio Study
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Countywide Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=77 County_Name=Todd

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	92.81	97.96	94.39	.	.	.	8	0
91	Seasonal Recreational Residential/Residential Aggregation	98.18	97.04	94.78	16.17	1.01	.	210	3
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	98.56	96.94	94.58	17.84	1.02	.	144	3
91	Seasonal Recreational Residential/Residential Aggregation-On Water	97.35	97.24	95.03	12.76	1.02	.	66	0
92	Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	100.67	92.05	94.44	.	.	.	24	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	96.26	93.46	91.37	23.65	1.05	.	41	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	96.29	98.38	93.37	21.45	1.03	.	76	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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**Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

CO=77 County_Name=Douglas/Todd Joint_City=Osakis

Joint_City	City-Twp Code	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends	County_Name
Osakis	8200	Seasonal Recreational Residential/Residential Aggregation	95.33	93.35	95.10	.	.	.	27	19	Douglas/Todd
Osakis	8200	Seasonal Recreational Residential/Residential Aggregation-Off Water	96.81	95.05	97.45	.	.	.	19	19	Douglas/Todd
Osakis	8200	Seasonal Recreational Residential/Residential Aggregation-On Water	91.82	90.64	91.39	.	.	.	8	0	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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends	County_Name
Staples	9300	Seasonal Recreational Residential/Residential Aggregation	98.64	97.91	93.10	.	.	.	28	0	Todd/Wadena
Staples	9300	Seasonal Recreational Residential/Residential Aggregation-Off Water	98.64	97.91	93.10	.	.	.	28	0	Todd/Wadena

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Wheaton	0500	101.93	97.24	88.06	.	.	.	10	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
*** Indicate calculations were done without extreme ratios**
source: RUNDATA.RATIO_SBE created JUL1

**2014 Assessment Sales Ratio Study
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Traverse CO=78 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Wheaton	0500	101.93	97.24	88.06	.	.	.	10	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

2014 Assessment Sales Ratio Study
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Countywide Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=78 County_Name=Traverse

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	108.04	98.26	98.70	.	.	.	25	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	102.83	97.24	89.67	.	.	.	18	0
91	Seasonal Recreational Residential/Residential Aggregation-On Water	121.42	98.95	117.39	.	.	.	7	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	100.47	93.95	97.87	.	.	.	18	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	98.13	92.11	95.11	.	.	.	19	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Greenfield	0005	96.43	94.43	94.99	.	.	.	21	0
Zumbro	0017	98.51	90.17	95.62	.	.	.	7	0
Elgin	0100	106.42	104.61	103.71	.	.	.	19	0
Mazeppa	0500	106.11	109.64	104.02	.	.	.	8	0
Plainview	0800	99.53	97.62	97.06	10.66	1.01	.	44	0
Wabasha	1100	104.87	101.40	101.14	17.15	1.00	.	39	0
Lake City	7700	106.83	100.60	100.24	13.09	1.02	-5.88	55	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
12 month study

12:02 Wednesday, July 1, 2015 **398**

City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Wabasha CO=79 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Greenfield	0005	96.43	94.43	94.99	.	.	.	21	0
Zumbro	0017	98.51	90.17	95.62	.	.	.	7	0
Elgin	0100	106.42	104.61	103.71	.	.	.	19	0
Mazeppa	0500	106.11	109.64	104.02	.	.	.	8	0
Plainview	0800	99.53	97.62	97.06	10.66	1.01	.	44	0
Wabasha	1100	104.87	101.40	101.14	17.15	1.00	.	39	0
Lake City	7700	106.83	100.60	100.24	13.09	1.02	-5.88	55	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
12 month study

12:02 Wednesday, July 1, 2015 399

Countywide Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=79 County_Name=Wabasha

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	103.81	96.98	95.73	.	.	.	7	0
91	Seasonal Recreational Residential/Residential Aggregation	104.31	99.86	98.81	15.88	1.01	.	229	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	104.31	99.86	98.81	15.88	1.01	.	229	0
92	Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	104.42	105.89	98.77	.	.	.	7	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	96.24	93.70	87.89	.	.	.	10	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	96.65	93.00	90.97	.	.	.	17	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
12 month study

12:02 Wednesday, July 1, 2015 **400**

Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends	County_Name
Lake City	7700	Seasonal Recreational Residential/Residential Aggregation	104.17	100.46	95.43	13.51	1.05	-9.71	70	0	Goodhue/Wabasha
Lake City	7700	Seasonal Recreational Residential/Residential Aggregation-Off Water	104.17	100.46	95.43	13.51	1.05	-9.71	70	0	Goodhue/Wabasha

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
12 month study**

12:02 Wednesday, July 1, 2015 401

**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Blueberry	0002	111.69	99.66	104.46	.	.	.	13	8
Menahga	0200	93.78	95.83	96.57	.	.	.	15	14
Verndale	0500	102.92	103.29	103.20	.	.	.	6	6
Wadena	9500	98.88	95.91	91.69	18.70	1.04	.	48	48

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
12 month study**

12:02 Wednesday, July 1, 2015 **402**

**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Wadena CO=80 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Blueberry	0002	95.11	94.99	95.49	.	.	.	8	8
Menahga	0200	91.89	95.60	93.38	.	.	.	14	14
Verndale	0500	102.92	103.29	103.20	.	.	.	6	6
Wadena	9500	98.88	95.91	91.69	18.70	1.04	.	48	48

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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12:02 Wednesday, July 1, 2015 403

City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Wadena CO=80 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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
North Germany	0008	96.99	91.61	96.40	.	.	.	8	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
*** Indicate calculations were done without extreme ratios**
source: RUNDATA.RATIO_SBE created JUL1

2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
12 month study

12:02 Wednesday, July 1, 2015 **404**

Countywide Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=80 County_Name=Wadena

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	99.26	96.17	95.17	17.30	1.02	.	113	97
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	97.12	95.50	93.14	16.16	1.02	.	102	97
91	Seasonal Recreational Residential/Residential Aggregation-On Water	119.11	110.84	112.31	.	.	.	11	0
92	Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	107.49	100.89	104.61	.	.	.	15	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	109.15	101.63	106.46	.	.	.	17	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	110.31	104.38	109.15	19.55	1.01	.	36	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
*** Indicate calculations were done without extreme ratios**
source: RUNDATA.RATIO_SBE created JUL1

2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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12:02 Wednesday, July 1, 2015 405

Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends	County_Name
Wadena	9500	Seasonal Recreational Residential/Residential Aggregation	99.38	95.91	93.25	18.99	1.03	.	50	50	Otter Tail/Wadena
Wadena	9500	Seasonal Recreational Residential/Residential Aggregation-Off Water	99.38	95.91	93.25	18.99	1.03	.	50	50	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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends	County_Name
Staples	9300	Seasonal Recreational Residential/Residential Aggregation	98.64	97.91	93.10	.	.	.	28	0	Todd/Wadena
Staples	9300	Seasonal Recreational Residential/Residential Aggregation-Off Water	98.64	97.91	93.10	.	.	.	28	0	Todd/Wadena

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
*** Indicate calculations were done without extreme ratios**
source: RUNDATA.RATIO_SBE created JUL1

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
12 month study**

12:02 Wednesday, July 1, 2015 406

**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Iosco	0005	97.50	97.08	96.53	.	.	.	6	0
Woodville	0012	96.69	95.49	94.01	.	.	.	13	0
Janesville	0200	99.46	95.81	98.06	10.47	1.01	.	38	0
New Richland	0400	107.35	101.70	100.88	.	.	.	12	0
Waldorf	0700	96.03	99.28	95.46	.	.	.	6	0
Waseca	0800	97.06	95.90	94.43	12.48	1.02	-5.17	109	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Waseca CO=81 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Iosco	0005	97.50	97.08	96.53	.	.	.	6	0
Woodville	0012	96.69	95.49	94.01	.	.	.	13	0
Janesville	0200	99.46	95.81	98.06	10.47	1.01	.	38	0
New Richland	0400	107.35	101.70	100.88	.	.	.	12	0
Waldorf	0700	96.03	99.28	95.46	.	.	.	6	0
Waseca	0800	97.06	95.90	94.43	12.48	1.02	-5.17	109	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
12 month study**

12:02 Wednesday, July 1, 2015 **408**

**Countywide Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

CO=81 County_Name=Waseca

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	114.34	98.20	76.78	.	.	.	9	0
91	Seasonal Recreational Residential/Residential Aggregation	97.80	95.96	95.12	12.11	1.02	.	203	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	97.80	95.96	95.12	12.11	1.02	.	203	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	98.88	99.26	98.72	.	.	.	16	16
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	100.03	99.26	99.17	.	.	.	18	18

**All sales adjusted for time and terms
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2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
12 month study

12:02 Wednesday, July 1, 2015 **409**

Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends	County_Name
Elysian	6800	Seasonal Recreational Residential/Residential Aggregation	98.24	94.39	92.50	.	.	.	9	5	Le Sueur/Waseca

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
*** Indicate calculations were done without extreme ratios**
source: RUNDATA.RATIO_SBE created JUL1

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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12:02 Wednesday, July 1, 2015 **410**

**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Baytown	0002	94.80	94.89	91.08	.	.	.	27	27
Denmark	0004	97.45	98.50	95.81	.	.	.	12	12
May	0009	95.73	94.05	95.31	.	.	.	19	19
Stillwater TWP	0014	98.42	96.81	93.35	.	.	.	17	17
West Lakeland	0017	97.69	95.65	96.32	8.88	1.01	-12.56	34	34
Afton	0100	96.38	92.57	93.81	.	.	.	22	22
Bayport	0200	98.81	96.16	97.03	.	.	.	29	29
Birchwood	0300	97.73	96.01	97.15	.	.	.	12	12
Scandia	0400	96.47	94.86	95.29	.	.	.	28	28
Dellwood	0500	91.91	96.24	94.88	.	.	.	18	18
Forest Lake	0600	96.75	96.81	94.88	8.90	1.02	-4.46	212	212
Hugo	0700	95.75	94.48	95.31	6.43	1.00	.	223	223
Lake Elmo	0800	94.74	94.58	94.43	6.52	1.00	.	78	78
Mahtomedi	1000	99.07	96.42	96.18	10.88	1.02	-3.97	77	77
Marine-On-St. Croix	1100	98.52	96.82	97.64	.	.	.	12	12
Newport	1200	97.64	95.85	95.03	.	.	.	22	22
St. Paul Park	1300	95.82	95.66	95.19	6.56	1.01	.	39	39
Stillwater	1500	96.12	95.44	93.91	8.13	1.02	-7.14	205	205
Willernie	1600	97.38	96.31	92.95	.	.	.	8	8
Oak Park Heights	1700	98.12	96.75	97.03	6.93	1.00	.	41	41
Lakeland	1900	101.24	99.82	98.79	.	.	.	15	15

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
12 month study**

12:02 Wednesday, July 1, 2015 411

**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Lake St. Croix Beach	2000	106.21	95.41	94.07	.	.	.	8	8
Cottage Grove	2200	96.21	95.51	94.97	7.39	1.01	-5.59	382	382
Woodbury	2500	96.54	95.66	94.97	5.91	1.01	-2.37	882	882
Oakdale	2600	97.66	96.64	95.91	7.69	1.01	-5.38	267	267
Grant	2700	96.81	97.81	95.91	.	.	.	28	28

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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12:02 Wednesday, July 1, 2015 412

City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Washington CO=82 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Baytown	0002	94.80	94.89	91.08	.	.	.	27	27
Denmark	0004	97.24	98.50	95.34	.	.	.	10	10
May	0009	95.85	93.88	96.11	.	.	.	12	12
Stillwater TWP	0014	100.70	97.93	96.25	.	.	.	15	15
West Lakeland	0017	96.96	95.12	95.94	8.35	1.01	-9.26	33	33
Afton	0100	96.38	92.57	93.81	.	.	.	22	22
Bayport	0200	98.81	96.16	97.03	.	.	.	29	29
Birchwood	0300	97.50	94.45	96.32	.	.	.	10	10
Scandia	0400	96.44	94.86	95.26	.	.	.	26	26
Dellwood	0500	90.87	96.75	94.42	.	.	.	14	14
Forest Lake	0600	97.82	97.35	96.82	7.89	1.01	-3.38	178	178
Hugo	0700	95.75	94.48	95.31	6.43	1.00	.	223	223
Lake Elmo	0800	94.85	94.69	94.68	6.28	1.00	.	72	72
Mahtomedi	1000	99.50	96.15	97.44	10.39	1.01	.	72	72
Marine-On-St. Croix	1100	98.44	94.27	97.37	.	.	.	11	11
Newport	1200	98.80	96.58	96.62	.	.	.	20	20
St. Paul Park	1300	95.82	95.66	95.19	6.56	1.01	.	39	39
Stillwater	1500	96.17	95.47	94.03	8.12	1.02	-7.17	204	204
Willernie	1600	97.38	96.31	92.95	.	.	.	8	8
Oak Park Heights	1700	98.12	96.75	97.03	6.93	1.00	.	41	41
Lakeland	1900	100.07	99.17	97.92	.	.	.	12	12

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
*** Indicate calculations were done without extreme ratios**
source: RUNDATA.RATIO_SBE created JUL1

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
12 month study**

12:02 Wednesday, July 1, 2015 413

**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Washington CO=82 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Lake St. Croix Beach	2000	106.21	95.41	94.07	.	.	.	8	8
Cottage Grove	2200	96.22	95.51	94.98	7.36	1.01	-5.73	380	380
Woodbury	2500	96.54	95.66	94.97	5.91	1.01	-2.37	882	882
Oakdale	2600	97.66	96.64	95.91	7.69	1.01	-5.38	267	267
Grant	2700	96.81	97.81	95.91	.	.	.	28	28

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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12:02 Wednesday, July 1, 2015 414

City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Washington CO=82 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
May	0009	95.52	100.55	94.00	.	.	.	7	7
Forest Lake	0600	91.14	91.90	90.55	13.86	1.01	.	34	34
Lake Elmo	0800	93.38	92.63	92.13	.	.	.	6	6

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

2014 Assessment Sales Ratio Study
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12:02 Wednesday, July 1, 2015 415

Countywide Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=82 County_Name=Washington

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
02	Apartment (4 or more units)	98.05	96.15	94.23	.	.	.	6	0
06	Commercial (with buildings)	105.54	96.87	95.46	.	.	.	14	0
91	Seasonal Recreational Residential/Residential Aggregation	96.62	95.66	94.93	7.47	1.01	-2.84	2,731	2,731
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	96.73	95.72	95.20	7.33	1.01	-2.80	2,654	2,654
91	Seasonal Recreational Residential/Residential Aggregation-On Water	92.77	93.37	90.88	12.49	1.02	.	77	77
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	167.36	94.19	110.71	.	.	.	6	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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12:02 Wednesday, July 1, 2015 **416**

Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=82 County_Name=Dakota/Washington Joint_City=Hastings

Joint_City	City-Twp Code	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends	County_Name
Hastings	7500	Commercial (with buildings)	97.33	99.92	80.14	.	.	.	7	0	Dakota/Washington
Hastings	7500	Seasonal Recreational Residential/Residential Aggregation	94.83	93.95	93.62	8.17	1.00	.	256	256	Dakota/Washington
Hastings	7500	Seasonal Recreational Residential/Residential Aggregation-Off Water	94.90	93.99	93.63	8.21	1.00	.	251	251	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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends	County_Name
White Bear Lake	9400	Seasonal Recreational Residential/Residential Aggregation	95.38	94.33	94.59	7.14	1.01	.	224	215	Ramsey/Washington
White Bear Lake	9400	Seasonal Recreational Residential/Residential Aggregation-Off Water	95.46	94.31	94.70	7.07	1.01	.	215	215	Ramsey/Washington
White Bear Lake	9400	Seasonal Recreational Residential/Residential Aggregation-On Water	93.42	95.60	93.57	.	.	.	9	0	Ramsey/Washington

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
*** Indicate calculations were done without extreme ratios**
source: RUNDATA.RATIO_SBE created JUL1

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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12:02 Wednesday, July 1, 2015 417

**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Madelia	0500	92.81	90.73	89.97	.	.	.	24	0
St. James	0800	91.93	91.60	90.59	12.34	1.01	.	39	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
12 month study**

12:02 Wednesday, July 1, 2015 **418**

**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Watonwan CO=83 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Madelia	0500	92.81	90.73	89.97	.	.	.	24	0
St. James	0800	91.93	91.60	90.59	12.34	1.01	.	39	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

2014 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 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=83 County_Name=Watonwan

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	92.60	91.29	91.71	12.94	1.00	.	89	26
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	92.60	91.29	91.71	12.94	1.00	.	89	26
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	96.12	94.56	94.11	.	.	.	14	14
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	98.22	98.65	96.45	.	.	.	16	16

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

2014 Assessment Sales Ratio Study
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Breckenridge	0100	97.01	98.45	95.46	8.96	1.00	.	44	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
*** Indicate calculations were done without extreme ratios**
source: RUNDATA.RATIO_SBE created JUL1

2014 Assessment Sales Ratio Study
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Wilkin CO=84 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Breckenridge	0100	97.01	98.45	95.46	8.96	1.00	.	44	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
*** Indicate calculations were done without extreme ratios**
source: RUNDATA.RATIO_SBE created JUL1

**2014 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 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

CO=84 County_Name=Wilkin

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	97.62	98.39	95.45	10.02	1.01	.	62	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	97.62	98.39	95.45	10.02	1.01	.	62	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	101.01	95.54	100.96	.	.	.	15	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	101.01	95.54	100.96	.	.	.	15	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Winona CO=85 PT=06 Property=Commercial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Winona	1300	93.82	100.34	96.47	.	.	.	11	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
*** Indicate calculations were done without extreme ratios**
source: RUNDATA.RATIO_SBE created JUL1

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Homer	0006	92.85	91.14	91.83	.	.	.	13	13
Richmond	0011	93.99	93.16	93.29	.	.	.	8	7
Wilson	0018	107.97	96.86	106.92	.	.	.	11	11
Goodview	0500	96.47	97.40	96.34	8.15	1.00	.	44	44
Lewiston	0700	98.20	92.20	94.42	.	.	.	17	17
Rollingstone	0900	101.48	95.39	97.85	.	.	.	6	6
St. Charles	1000	98.33	95.92	96.24	14.34	1.00	.	46	46
Stockton	1100	102.36	97.56	99.37	.	.	.	9	9
Utica	1200	106.67	98.00	100.40	.	.	.	6	6
Winona	1300	98.71	96.69	96.27	11.24	1.01	-2.05	268	267

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Winona CO=85 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Homer	0006	92.85	91.14	91.83	.	.	.	13	13
Richmond	0011	92.77	83.78	91.22	.	.	.	7	7
Wilson	0018	107.97	96.86	106.92	.	.	.	11	11
Goodview	0500	96.47	97.40	96.34	8.15	1.00	.	44	44
Lewiston	0700	98.20	92.20	94.42	.	.	.	17	17
Rollingstone	0900	101.48	95.39	97.85	.	.	.	6	6
St. Charles	1000	98.33	95.92	96.24	14.34	1.00	.	46	46
Stockton	1100	102.36	97.56	99.37	.	.	.	9	9
Utica	1200	106.67	98.00	100.40	.	.	.	6	6
Winona	1300	98.78	96.80	96.35	11.22	1.01	.	267	267

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

2014 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 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=85 County_Name=Winona

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
02	Apartment (4 or more units)	97.34	99.96	93.73	.	.	.	6	0
06	Commercial (with buildings)	95.00	98.57	95.34	.	.	.	18	0
91	Seasonal Recreational Residential/Residential Aggregation	98.37	96.38	96.21	11.47	1.01	.	461	459
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	98.40	96.38	96.23	11.47	1.01	.	459	459
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	91.51	89.71	87.91	.	.	.	9	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	90.76	88.51	87.78	.	.	.	13	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

2014 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 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends	County_Name
La Crescent	9000	Seasonal Recreational Residential/Residential Aggregation	93.47	93.19	89.14	10.29	1.00	.	86	0	Houston/Winona
La Crescent	9000	Seasonal Recreational Residential/Residential Aggregation-Off Water	93.47	93.19	89.14	10.29	1.00	.	86	0	Houston/Winona

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Albion	0001	93.98	92.74	94.36	.	.	.	8	8
Buffalo TWP	0002	99.12	102.79	95.43	.	.	.	8	8
Clearwater TWP	0004	95.23	96.81	93.92	.	.	.	14	14
Cokato TWP	0005	100.19	97.68	98.76	.	.	.	9	9
Corinna	0006	96.63	94.51	94.39	.	.	.	29	29
Franklin	0008	98.53	98.26	98.14	.	.	.	11	11
French Lake	0009	90.23	92.90	93.83	.	.	.	10	10
Maple Lake TWP	0010	96.19	97.98	96.68	.	.	.	22	22
Marysville	0011	101.78	97.54	98.69	.	.	.	10	10
Monticello TWP	0013	92.24	94.16	93.00	.	.	.	17	17
Rockford TWP	0015	93.81	91.57	92.19	.	.	.	28	28
Silver Creek	0016	94.11	94.41	92.16	.	.	.	22	22
Southside	0017	90.61	93.55	91.09	.	.	.	24	24
Stockholm	0018	95.23	91.86	94.47	.	.	.	6	6
Albertville	0100	93.33	92.86	93.03	4.78	1.00	.	91	91
Annandale	0200	93.32	93.65	92.34	7.20	1.01	.	44	44
Buffalo	0300	92.18	92.82	91.86	5.71	1.00	.	185	185
Cokato	0500	97.26	95.90	96.34	.	.	.	27	27
Delano	0600	93.81	93.17	93.86	4.83	1.00	.	59	59
Howard Lake	1000	95.85	93.67	94.53	.	.	.	18	18
Maple Lake	1100	93.81	92.70	93.66	.	.	.	17	17

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
*** Indicate calculations were done without extreme ratios**
source: RUNDATA.RATIO_SBE created JUL1

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Monticello	1200	93.43	92.29	93.05	6.12	1.00	.	148	148
Montrose	1300	97.00	95.63	96.11	6.63	1.01	-10.75	39	39
St. Michael	1600	94.69	94.66	94.21	6.68	1.01	.	168	168
Waverly	1800	99.16	93.68	96.47	.	.	.	17	17
Otsego	1900	93.34	93.13	93.05	5.62	1.00	.	173	173
Clearwater	7200	95.32	94.97	94.98	.	.	.	26	26
Hanover	7400	92.75	93.07	92.75	4.68	1.00	.	30	30
Rockford	8300	92.70	92.63	92.24	4.36	1.00	.	39	39

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

2014 Assessment Sales Ratio Study
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Wright CO=86 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Buffalo TWP	0002	99.12	102.79	95.43	.	.	.	8	8
Clearwater TWP	0004	91.84	91.79	89.81	.	.	.	8	8
Cokato TWP	0005	100.75	98.95	99.16	.	.	.	8	8
Franklin	0008	97.19	95.92	96.78	.	.	.	9	9
Maple Lake TWP	0010	93.99	95.38	94.19	.	.	.	7	7
Marysville	0011	102.54	100.13	99.11	.	.	.	9	9
Monticello TWP	0013	91.09	94.16	91.06	.	.	.	13	13
Rockford TWP	0015	93.58	91.47	92.14	.	.	.	19	19
Silver Creek	0016	95.73	94.49	93.45	.	.	.	17	17
Southside	0017	97.17	93.76	96.85	.	.	.	10	10
Stockholm	0018	95.23	91.86	94.47	.	.	.	6	6
Albertville	0100	93.58	92.97	93.57	4.66	1.00	.	88	88
Annandale	0200	93.32	93.65	92.34	7.20	1.01	.	44	44
Buffalo	0300	92.02	92.41	91.54	5.72	1.00	.	174	174
Cokato	0500	97.26	95.90	96.34	.	.	.	27	27
Delano	0600	93.62	93.12	93.74	4.70	1.00	.	58	58
Howard Lake	1000	96.09	94.96	94.78	.	.	.	17	17
Maple Lake	1100	93.81	92.70	93.66	.	.	.	17	17
Monticello	1200	93.23	92.00	92.75	6.01	1.00	-3.24	145	145
Montrose	1300	97.00	95.63	96.11	6.63	1.01	-10.75	39	39
St. Michael	1600	94.59	94.61	94.08	6.69	1.01	.	165	165

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
*** Indicate calculations were done without extreme ratios**
source: RUNDATA.RATIO_SBE created JUL1

2014 Assessment Sales Ratio Study
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Wright CO=86 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Waverly	1800	101.44	93.68	97.18	.	.	.	11	11
Otsego	1900	93.36	93.13	93.06	5.53	1.00	.	169	169
Clearwater	7200	95.32	94.97	94.98	.	.	.	26	26
Hanover	7400	92.71	92.69	92.72	.	.	.	29	29
Rockford	8300	92.70	92.63	92.24	4.36	1.00	.	39	39

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1

2014 Assessment Sales Ratio Study
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Wright CO=86 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Clearwater TWP	0004	99.76	99.44	98.10	.	.	.	6	6
Corinna	0006	96.38	93.65	94.11	.	.	.	24	24
French Lake	0009	89.07	91.94	93.69	.	.	.	8	8
Maple Lake TWP	0010	97.22	98.49	97.45	.	.	.	15	15
Rockford TWP	0015	94.29	91.74	92.25	.	.	.	9	9
Southside	0017	85.92	83.56	89.48	.	.	.	14	14
Buffalo	0300	94.62	97.86	94.08	.	.	.	11	11
Waverly	1800	94.98	95.12	95.81	.	.	.	6	6

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
*** Indicate calculations were done without extreme ratios**
source: RUNDATA.RATIO_SBE created JUL1

2014 Assessment Sales Ratio Study
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Countywide Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=86 County_Name=Wright

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
02	Apartment (4 or more units)	88.88	87.13	79.14	.	.	.	7	0
06	Commercial (with buildings)	101.62	100.00	94.48	.	.	.	21	0
91	Seasonal Recreational Residential/Residential Aggregation	93.99	93.45	93.41	6.39	1.00	-0.80	1,315	1,315
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	93.99	93.34	93.36	6.25	1.00	-1.24	1,183	1,183
91	Seasonal Recreational Residential/Residential Aggregation-On Water	94.02	94.97	93.71	7.46	1.00	.	132	132
92	Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	100.27	99.84	97.38	.	.	.	14	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	95.17	97.85	91.67	.	.	.	30	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	94.97	98.84	92.20	12.36	1.03	.	44	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

**2014 Assessment Sales Ratio Study
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12:02 Wednesday, July 1, 2015 **434**

**Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

CO=86 County_Name=Hennepin/Wright Joint_City=Dayton

Joint_City	City-Twp Code	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends	County_Name
Dayton	6600	Seasonal Recreational Residential/Residential Aggregation	92.35	92.31	91.15	5.02	1.01	-2.64	32	32	Hennepin/Wright
Dayton	6600	Seasonal Recreational Residential/Residential Aggregation-Off Water	92.21	92.28	91.02	.	.	.	29	29	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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends	County_Name
Hanover	7400	Seasonal Recreational Residential/Residential Aggregation	92.56	92.61	92.49	5.05	1.00	.	37	37	Hennepin/Wright
Hanover	7400	Seasonal Recreational Residential/Residential Aggregation-Off Water	92.52	92.49	92.46	5.15	1.00	.	36	36	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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends	County_Name
Rockford	8300	Seasonal Recreational Residential/Residential Aggregation	92.69	92.63	92.25	4.16	1.00	.	41	41	Hennepin/Wright
Rockford	8300	Seasonal Recreational Residential/Residential Aggregation-Off Water	92.70	92.64	92.25	4.25	1.00	.	40	40	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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends	County_Name
Clearwater	7200	Seasonal Recreational Residential/Residential Aggregation	95.32	94.97	94.98	.	.	.	26	26	Stearns/Wright
Clearwater	7200	Seasonal Recreational Residential/Residential Aggregation-Off Water	95.32	94.97	94.98	.	.	.	26	26	Stearns/Wright

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 Assessment Sales Ratio Study
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12 month study**

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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Canby	0200	99.20	99.39	95.92	.	.	.	19	0
Granite Falls	7000	96.88	91.76	93.38	.	.	.	19	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
12 month study**

12:02 Wednesday, July 1, 2015 **436**

**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Yellow Medicine CO=87 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Canby	0200	99.20	99.39	95.92	.	.	.	19	0
Granite Falls	7000	96.88	91.76	93.38	.	.	.	19	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 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 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

CO=87 County_Name=Yellow Medicine

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	96.27	94.77	93.89	10.36	1.02	.	63	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	96.27	94.77	93.89	10.36	1.02	.	63	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	117.74	95.39	100.49	.	.	.	14	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	117.74	95.39	100.49	.	.	.	14	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

2014 Assessment Sales Ratio Study
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Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends	County_Name
Granite Falls	7000	Seasonal Recreational Residential/Residential Aggregation	102.63	95.30	97.07	.	.	.	27	0	Chippewa/Yellow Medicine
Granite Falls	7000	Seasonal Recreational Residential/Residential Aggregation-Off Water	102.63	95.30	97.07	.	.	.	27	0	Chippewa/Yellow Medicine

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
*** Indicate calculations were done without extreme ratios**
source: RUNDATA.RATIO_SBE created JUL1

**2014 Assessment Sales Ratio Study
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Minneapolis	8800	97.18	95.39	91.54	12.50	1.05	-3.24	84	84

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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12:02 Wednesday, July 1, 2015 **440**

City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Minneapolis CO=88 PT=06 Property=Commercial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Minneapolis	8800	95.47	96.66	63.01	13.91	1.50	-4.81	76	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
*** Indicate calculations were done without extreme ratios**
source: RUNDATA.RATIO_SBE created JUL1

**2014 Assessment Sales Ratio Study
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Minneapolis CO=88 PT=07 Property=Industrial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Minneapolis	8800	103.54	99.01	91.13	.	.	.	9	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 Assessment Sales Ratio Study
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Minneapolis	8800	96.04	94.69	93.16	10.38	1.02	-1.97	4,130	4,130

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Minneapolis CO=88 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Minneapolis	8800	96.04	94.69	93.16	10.38	1.02	-1.97	4,130	4,130

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
*** Indicate calculations were done without extreme ratios**
source: RUNDATA.RATIO_SBE created JUL1

2014 Assessment Sales Ratio Study
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Countywide Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=88 County_Name=Minneapolis

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
02	Apartment (4 or more units)	97.18	95.39	91.54	12.50	1.05	-3.24	84	84
06	Commercial (with buildings)	95.47	96.66	63.01	13.91	1.50	-4.81	76	0
07	Industrial (with buildings)	103.54	99.01	91.13	.	.	.	9	0
91	Seasonal Recreational Residential/Residential Aggregation	96.04	94.69	93.16	10.38	1.02	-1.97	4,130	4,130
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	96.04	94.69	93.16	10.38	1.02	-1.97	4,130	4,130

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
St. Paul	8900	98.47	98.10	98.08	7.30	1.00	.	48	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=St. Paul CO=89 PT=06 Property=Commercial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
St. Paul	8900	98.06	99.24	95.04	12.08	1.03	.	51	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=St. Paul CO=89 PT=07 Property=Industrial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
St. Paul	8900	100.38	96.02	96.78	.	.	.	8	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
St. Paul	8900	95.65	94.74	94.32	7.89	1.01	-1.57	2,159	2,155

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=St. Paul CO=89 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
St. Paul	8900	95.65	94.74	94.32	7.88	1.01	-1.57	2,155	2,155

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

2014 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 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=89 County_Name=St. Paul

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
02	Apartment (4 or more units)	98.47	98.10	98.08	7.30	1.00	.	48	0
06	Commercial (with buildings)	98.06	99.24	95.04	12.08	1.03	.	51	0
07	Industrial (with buildings)	100.38	96.02	96.78	.	.	.	8	0
91	Seasonal Recreational Residential/Residential Aggregation	95.65	94.74	94.32	7.89	1.01	-1.57	2,159	2,155
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	95.65	94.74	94.32	7.88	1.01	-1.57	2,155	2,155

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Duluth CO=90 PT=02 Property=Apartment (4 or more units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Duluth	9000	104.13	97.27	79.06	.	.	.	14	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 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 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Duluth CO=90 PT=06 Property=Commercial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Duluth	9000	101.93	97.48	86.31	.	.	.	27	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Duluth	9000	96.85	94.28	93.69	13.66	1.02	.	988	973

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Duluth CO=90 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Duluth	9000	96.25	94.25	92.67	12.83	1.02	-3.96	973	973

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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12:02 Wednesday, July 1, 2015 455

**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Duluth CO=90 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Duluth	9000	135.82	99.90	125.29	.	.	.	15	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

2014 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 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=90 County_Name=Duluth

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
02	Apartment (4 or more units)	104.13	97.27	79.06	.	.	.	14	0
06	Commercial (with buildings)	101.93	97.48	86.31	.	.	.	27	0
91	Seasonal Recreational Residential/Residential Aggregation	96.85	94.28	93.69	13.66	1.02	.	988	973
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	96.25	94.25	92.67	12.83	1.02	-3.96	973	973
91	Seasonal Recreational Residential/Residential Aggregation-On Water	135.82	99.90	125.29	.	.	.	15	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Rochester	0800	93.78	92.09	79.69	.	.	.	18	0

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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12:02 Wednesday, July 1, 2015 **458**

City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Rochester CO=91 PT=06 Property=Commercial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Rochester	0800	93.22	92.64	81.81	17.59	1.19	-3.77	44	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
*** Indicate calculations were done without extreme ratios**
source: RUNDATA.RATIO_SBE created JUL1

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Rochester	0800	93.19	92.16	91.48	8.88	1.01	.	1,731	1,722

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

County_Name=Rochester CO=91 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Rochester	0800	93.19	92.15	91.47	8.87	1.01	.	1,722	1,722

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=Rochester CO=91 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Rochester	0800	93.39	93.56	91.77	.	.	.	9	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1

2014 Assessment Sales Ratio Study
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Countywide Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=91 County_Name=Rochester

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
02	Apartment (4 or more units)	93.78	92.09	79.69	.	.	.	18	0
06	Commercial (with buildings)	93.22	92.64	81.81	17.59	1.19	-3.77	44	0
91	Seasonal Recreational Residential/Residential Aggregation	93.19	92.16	91.48	8.88	1.01	.	1,731	1,722
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	93.19	92.15	91.47	8.87	1.01	.	1,722	1,722
91	Seasonal Recreational Residential/Residential Aggregation-On Water	93.39	93.56	91.77	.	.	.	9	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUL1

2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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12:02 Wednesday, July 1, 2015 **463**

City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=St. Cloud CO=92 PT=06 Property=Commercial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
St. Cloud	9200	106.18	100.16	88.58	.	.	.	16	0

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
*** Indicate calculations were done without extreme ratios**
source: RUNDATA.RATIO_SBE created JUL1

**2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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12:02 Wednesday, July 1, 2015 **464**

**City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015**

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 *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
St. Cloud	9200	93.26	92.35	91.01	9.31	1.02	-5.85	519	519

**All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1**

2014 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
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City and Township Ratios by Property Type
Final ratios reflect the 2015 EMV/the sales price forward adjusted to Jan 2, 2015

County_Name=St. Cloud CO=92 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
St. Cloud	9200	93.26	92.35	91.01	9.31	1.02	-5.85	519	519

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
*** Indicate calculations were done without extreme ratios**
source: RUNDATA.RATIO_SBE created JUL1

2014 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 2015 EMV/the sales price forward adjusted to Jan 2, 2015

CO=92 County_Name=St. Cloud

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	106.18	100.16	88.58	.	.	.	16	0
91	Seasonal Recreational Residential/Residential Aggregation	93.26	92.35	91.01	9.31	1.02	-5.85	519	519
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	93.26	92.35	91.01	9.31	1.02	-5.85	519	519

All sales adjusted for time and terms
Based on sales from October 2013 through September 2014
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUL1