

2015 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
12 month study
City and Township Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales

County_Name=Aitkin CO=01 PT=06 Property=Commercial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Aitkin	0100	95.11	96.94	.	.	30.07	.	.	7	0

All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
*** Indicate calculations were done without extreme ratios**
source: RUNDATA.RATIO_SBE created JUNE23

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Aitkin TWP	0001	100.52	103.80	.	.	12.61	.	.	13	0
Ball Bluff	0002	95.50	93.76	.	.	15.32	.	.	6	0
Farm Island	0008	98.82	98.56	97.09	.	15.44	.	.	30	0
Fleming	0009	99.70	95.56	.	.	15.64	.	.	17	0
Glen	0010	93.72	99.94	.	.	22.42	.	.	11	0
Hazelton	0012	96.88	91.23	.	.	19.00	.	.	23	0
Lakeside	0017	107.00	92.31	.	.	20.71	.	.	10	0
Malmo	0022	104.76	95.18	.	.	11.80	.	.	7	0
Nordland	0025	95.48	97.55	.	.	15.01	.	.	28	0
Shamrock	0030	98.18	96.10	95.80	10.77	10.66	1.01	.	50	0
Spencer	0032	110.38	98.00	.	.	24.12	.	.	7	0
Wagner	0035	96.87	94.25	.	.	21.77	.	.	10	0
Workman	0040	99.53	95.67	.	.	19.21	.	.	7	0
Aitkin	0100	103.31	100.72	.	.	16.05	.	.	12	0
Hill City	0700	96.57	96.19	.	.	16.65	.	.	9	0

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**City and Township Ratios by Property Type
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County_Name=Aitkin CO=01 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Aitkin TWP	0001	100.83	100.56	.	.	15.05	.	.	6	0
Hazelton	0012	95.70	91.98	.	.	22.77	.	.	8	0
Malmo	0022	104.76	95.18	.	.	11.80	.	.	7	0
Nordland	0025	97.85	98.16	.	.	12.77	.	.	9	0
Shamrock	0030	99.56	95.90	.	.	7.59	.	.	12	0
Spencer	0032	110.38	98.00	.	.	24.12	.	.	7	0
Aitkin	0100	103.31	100.72	.	.	16.05	.	.	12	0
Hill City	0700	96.63	97.06	.	.	18.02	.	.	8	0

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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Aitkin TWP	0001	100.25	103.80	.	.	11.34	.	.	7	0
Farm Island	0008	99.62	100.03	.	.	15.85	.	.	25	0
Fleming	0009	102.80	98.52	.	.	13.61	.	.	15	0
Glen	0010	89.27	89.40	.	.	21.52	.	.	8	0
Hazelton	0012	97.51	89.07	.	.	16.42	.	.	15	0
Lakeside	0017	100.05	92.09	.	.	19.71	.	.	6	0
Nordland	0025	94.37	93.00	.	.	16.36	.	.	19	0
Shamrock	0030	97.74	96.27	95.78	11.07	11.36	1.01	.	38	0
Wagner	0035	95.01	94.25	.	.	16.31	.	.	8	0

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**Countywide Ratios by Property Type
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CO=01 County_Name=Aitkin

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	101.34	96.94	.	.	33.92	.	.	11	0
91	Seasonal Recreational Residential/Residential Aggregation	98.45	96.39	95.25	15.15	16.39	1.02	.	301	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	99.33	96.12	96.22	16.51	16.96	1.01	.	128	0
91	Seasonal Recreational Residential/Residential Aggregation-On Water	97.79	96.85	94.86	14.11	16.01	1.02	.	173	0
92	Rural Vacant Land (34.5 or more acres) Aggregation	99.25	92.38	98.35	19.39	21.73	1.01	.	36	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	99.25	92.38	98.35	19.39	21.73	1.01	.	36	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	100.99	97.03	99.97	20.07	23.22	1.01	.	41	0

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County_Name=Anoka CO=02 PT=02 Property=Apartment (4 or more units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Columbia Heights	0500	92.66	96.58	.	.	13.11	.	.	7	0

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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Blaine	6200	91.48	92.93	.	.	16.23	.	.	8	0

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County_Name=Anoka CO=02 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Linwood	0010	95.77	92.36	93.29	10.95	12.22	1.01	-6.63	60	60
Anoka	0100	93.55	93.49	92.67	6.42	8.14	1.01	-3.86	171	171
Andover	0300	93.33	93.28	92.52	6.64	7.79	1.01	-2.06	434	434
Centerville	0400	93.02	92.82	91.98	4.89	6.88	1.01	-3.42	63	63
Columbia Heights	0500	94.21	93.47	93.14	7.60	9.26	1.01	-7.10	236	236
Circle Pines	0600	93.80	93.42	92.36	7.67	9.92	1.01	-6.17	71	71
Nowthen	0700	94.89	92.93	93.01	11.02	13.97	1.02	.	41	41
Fridley	0800	93.68	92.66	92.39	7.30	9.46	1.01	-7.67	271	271
Lexington	0900	94.01	93.77	.	.	8.43	.	.	20	20
Coon Rapids	1000	93.59	93.36	93.33	5.89	6.99	1.00	.	663	663
Ramsey	1200	93.80	93.46	93.24	5.80	7.23	1.01	-1.86	365	365
Lino Lakes	1300	93.58	92.68	92.64	7.13	8.54	1.01	-2.46	224	224
East Bethel	1400	92.71	92.12	91.55	8.55	11.22	1.01	-7.03	135	135
St. Francis	1600	93.90	93.08	92.87	8.82	10.01	1.01	-5.17	127	127
Ham Lake	1700	94.19	93.91	93.15	7.15	9.37	1.01	-4.11	153	153
Oak Grove	1800	95.42	93.77	93.55	9.96	11.81	1.01	.	104	104
Columbus	1900	93.04	93.67	91.87	6.56	8.15	1.01	-9.28	31	31
Blaine	6200	94.39	93.31	93.28	6.79	7.89	1.01	-3.07	916	916
Spring Lake Park	8700	92.34	92.92	91.44	7.93	10.45	1.01	-11.14	70	70

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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Linwood	0010	95.17	91.74	92.30	10.90	12.00	1.02	-8.76	54	54
Anoka	0100	93.50	93.47	92.58	6.54	8.26	1.01	-4.78	165	165
Andover	0300	93.35	93.28	92.55	6.66	7.81	1.01	-1.99	430	430
Centerville	0400	93.28	93.00	92.56	4.81	6.71	1.01	.	56	56
Columbia Heights	0500	94.22	93.49	93.17	7.62	9.28	1.01	-7.51	235	235
Circle Pines	0600	94.19	93.44	93.23	7.68	9.74	1.01	.	66	66
Nowthen	0700	93.05	92.21	91.57	9.80	12.36	1.02	.	38	38
Fridley	0800	93.88	92.77	92.68	7.29	9.44	1.01	-7.36	264	264
Lexington	0900	94.01	93.77	.	.	8.43	.	.	20	20
Coon Rapids	1000	93.56	93.35	93.29	5.86	6.95	1.00	.	660	660
Ramsey	1200	93.81	93.45	93.25	5.83	7.25	1.01	-1.88	359	359
Lino Lakes	1300	93.58	92.68	92.64	7.13	8.54	1.01	-2.46	224	224
East Bethel	1400	92.71	92.00	91.43	8.71	11.38	1.01	-9.53	121	121
St. Francis	1600	93.75	93.02	92.68	8.86	10.05	1.01	-5.81	124	124
Ham Lake	1700	93.97	93.76	92.90	7.16	9.32	1.01	-4.47	148	148
Oak Grove	1800	96.00	94.13	94.46	9.17	9.79	1.01	.	91	91
Columbus	1900	93.66	94.28	.	.	7.28	.	.	28	28
Blaine	6200	94.40	93.26	93.29	6.87	7.96	1.01	-3.52	883	883
Spring Lake Park	8700	92.46	93.14	91.58	7.88	10.45	1.01	-10.74	69	69

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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Linwood	0010	101.16	97.63	.	.	12.77	.	.	6	6
Anoka	0100	94.93	95.10	.	.	3.77	.	.	6	6
Centerville	0400	90.93	92.72	.	.	8.31	.	.	7	7
Fridley	0800	86.26	87.10	.	.	5.93	.	.	7	7
Ramsey	1200	92.90	94.68	.	.	6.56	.	.	6	6
East Bethel	1400	92.65	92.58	.	.	10.15	.	.	14	14
Oak Grove	1800	91.38	92.92	.	.	22.17	.	.	13	13
Blaine	6200	94.18	93.65	93.07	4.91	5.84	1.00	.	33	33

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CO=02 County_Name=Anoka

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
02	Apartment (4 or more units)	90.60	93.02	.	.	10.34	.	.	24	0
06	Commercial (with buildings)	95.76	95.97	79.11	15.96	19.26	1.18	-4.74	33	0
07	Industrial (with buildings)	93.69	97.61	.	.	15.24	.	.	29	0
91	Seasonal Recreational Residential/Residential Aggregation	93.88	93.27	92.94	6.96	8.53	1.01	-2.61	4,160	4,160
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	93.87	93.26	92.96	6.93	8.42	1.01	-2.75	4,040	4,040
91	Seasonal Recreational Residential/Residential Aggregation-On Water	93.93	93.46	92.47	7.96	11.59	1.01	-3.72	120	120

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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Detroit Lakes	0300	98.29	91.54	.	.	35.51	.	.	10	0

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County_Name=Becker CO=03 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Burlington	0003	97.07	95.46	.	.	18.97	.	.	26	20
Cormorant	0006	91.93	87.64	90.12	11.59	15.31	1.02	.	36	9
Detroit	0008	92.97	91.28	93.89	.	11.49	.	.	31	18
Erie	0009	97.11	92.45	.	.	15.49	.	.	24	14
Height Of Land	0014	98.94	97.02	.	.	17.82	.	.	10	2
Holmesville	0015	94.88	87.79	.	.	18.80	.	.	7	2
Lake Eunice	0016	94.44	91.26	92.36	16.64	19.89	1.02	.	47	11
Lake Park TWP	0017	89.57	89.03	.	.	23.08	.	.	6	2
Lake View	0018	92.36	92.50	91.52	14.39	16.93	1.00	.	32	15
Maple Grove	0019	99.37	88.04	.	.	16.71	.	.	6	0
Osage	0020	91.11	94.87	.	.	13.97	.	.	11	8
Richwood	0023	101.21	94.42	.	.	16.28	.	.	6	5
Toad Lake	0032	108.86	99.58	.	.	16.20	.	.	8	2
Eagle View	0037	98.60	97.94	.	.	7.73	.	.	6	1
Audubon	0100	97.13	95.82	.	.	12.91	.	.	13	11
Detroit Lakes	0300	95.90	94.30	90.94	13.34	15.26	1.04	-3.81	166	142
Frazee	0400	92.52	83.79	.	.	22.71	.	.	9	8
Lake Park	0500	106.26	91.44	.	.	10.54	.	.	8	8

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City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Burlington	0003	95.21	95.46	.	.	15.77	.	.	20	20
Cormorant	0006	87.03	82.38	.	.	11.77	.	.	9	9
Detroit	0008	89.43	87.76	.	.	10.45	.	.	18	18
Erie	0009	93.59	88.67	.	.	17.62	.	.	14	14
Lake Eunice	0016	86.97	83.47	.	.	12.77	.	.	11	11
Lake View	0018	84.90	85.57	.	.	15.90	.	.	15	15
Osage	0020	92.54	95.00	.	.	8.17	.	.	8	8
Audubon	0100	99.91	95.83	.	.	11.52	.	.	11	11
Detroit Lakes	0300	96.93	94.82	93.16	12.94	14.22	1.02	-3.48	142	142
Frazee	0400	90.21	82.73	.	.	23.50	.	.	8	8
Lake Park	0500	106.26	91.44	.	.	10.54	.	.	8	8

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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Burlington	0003	103.29	96.80	.	.	25.13	.	.	6	0
Cormorant	0006	93.56	91.21	.	.	15.98	.	.	27	0
Detroit	0008	97.86	98.65	.	.	11.25	.	.	13	0
Erie	0009	102.02	100.16	.	.	11.57	.	.	10	0
Height Of Land	0014	106.57	103.46	.	.	10.78	.	.	8	0
Lake Eunice	0016	96.72	92.97	93.06	15.96	19.84	1.04	.	36	0
Lake View	0018	98.94	98.28	.	.	15.92	.	.	17	0
Maple Grove	0019	99.37	88.04	.	.	16.71	.	.	6	0
Toad Lake	0032	104.83	99.58	.	.	12.72	.	.	6	0
Detroit Lakes	0300	89.80	89.51	.	.	20.38	.	.	24	0

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County_Name=Becker CO=03 PT=92 Property=Rural Vacant Land (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Green Valley	0012	98.49	94.85	.	.	22.26	.	.	7	0

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County_Name=Becker CO=03 PT=93 Property=Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Green Valley	0012	98.49	94.85	.	.	22.26	.	.	7	0

All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
*** Indicate calculations were done without extreme ratios**
source: RUNDATA.RATIO_SBE created JUNE23

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City and Township Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Green Valley	0012	98.49	94.85	.	.	22.26	.	.	7	0

All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
*** Indicate calculations were done without extreme ratios**
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**Countywide Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales**

CO=03 County_Name=Becker

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	98.04	94.26	.	.	33.38	.	.	15	0
91	Seasonal Recreational Residential/Residential Aggregation	95.57	93.42	92.46	14.61	16.06	1.02	.	506	312
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	94.66	92.39	91.18	14.99	15.39	1.02	.	312	312
91	Seasonal Recreational Residential/Residential Aggregation-On Water	97.04	95.21	93.48	13.91	16.70	1.03	-4.81	194	0
92	Rural Vacant Land (34.5 or more acres) Aggregation	98.95	95.94	.	.	28.62	.	.	26	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	97.60	94.43	99.65	25.69	43.10	0.98	10.62	32	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	101.03	95.94	96.38	28.25	44.30	1.05	.	44	0

**All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
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Ratios reported only for jurisdictions with 6 or more sales

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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Bemidji	0100	99.33	95.03	.	.	37.37	.	.	15	0

All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
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**City and Township Ratios by Property Type
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Ratios reported only for jurisdictions with 6 or more sales**

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Bemidji TWP	0003	96.62	96.49	.	.	11.44	.	.	23	23
Eckles	0010	94.56	93.08	.	.	11.56	.	.	25	25
Frohn	0011	90.81	92.18	.	.	17.12	.	.	15	15
Grant Valley	0012	90.45	89.68	.	.	14.05	.	.	24	24
Hagali	0013	95.64	101.53	.	.	22.30	.	.	8	8
Hines	0015	95.52	97.51	.	.	14.00	.	.	13	13
Liberty	0022	100.87	93.53	.	.	17.73	.	.	11	11
Northern	0027	91.25	90.48	86.34	16.48	34.39	1.06	.	80	80
Ten Lake	0039	92.71	91.15	.	.	15.33	.	.	12	12
Turtle Lake	0040	94.29	93.10	.	.	9.88	.	.	17	17
Turtle River TWP	0041	88.09	87.80	.	.	19.46	.	.	14	14
Waskish	0043	89.54	72.72	.	.	18.78	.	.	7	7
Bemidji	0100	95.32	92.93	92.99	14.00	14.68	1.00	.	163	163
Blackduck	0200	124.04	103.96	.	.	10.14	.	.	10	10
Turtle River	2300	89.68	90.37	.	.	11.44	.	.	6	6

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**City and Township Ratios by Property Type
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Ratios reported only for jurisdictions with 6 or more sales**

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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Bemidji TWP	0003	95.95	94.75	.	.	10.86	.	.	22	22
Eckles	0010	94.56	93.08	.	.	11.56	.	.	25	25
Frohn	0011	92.68	90.04	.	.	7.49	.	.	6	6
Grant Valley	0012	90.02	89.68	.	.	13.38	.	.	22	22
Hagali	0013	99.97	106.80	.	.	23.36	.	.	6	6
Hines	0015	100.24	98.27	.	.	9.91	.	.	6	6
Liberty	0022	101.60	92.62	.	.	18.80	.	.	10	10
Northern	0027	91.91	90.64	88.57	16.48	36.18	1.04	.	68	68
Turtle River TWP	0041	90.47	89.46	.	.	20.71	.	.	6	6
Bemidji	0100	95.43	92.84	92.70	14.44	14.93	1.01	.	152	152
Blackduck	0200	124.04	103.96	.	.	10.14	.	.	10	10

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**City and Township Ratios by Property Type
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Ratios reported only for jurisdictions with 6 or more sales**

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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Frohn	0011	89.55	95.95	.	.	22.01	.	.	9	9
Hines	0015	91.48	90.60	.	.	16.72	.	.	7	7
Northern	0027	87.51	86.72	.	.	21.07	.	.	12	12
Ten Lake	0039	89.17	89.95	.	.	15.33	.	.	11	11
Turtle Lake	0040	92.52	91.91	.	.	10.31	.	.	12	12
Turtle River TWP	0041	86.31	87.80	.	.	19.61	.	.	8	8
Bemidji	0100	93.83	94.95	.	.	11.37	.	.	11	11

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**Countywide Ratios by Property Type
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CO=04 County_Name=Beltrami

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	89.17	92.86	.	.	42.21	.	.	25	0
91	Seasonal Recreational Residential/Residential Aggregation	95.15	92.19	89.75	16.50	20.28	1.03	-2.05	484	484
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	95.67	92.40	90.89	16.23	20.55	1.02	.	387	387
91	Seasonal Recreational Residential/Residential Aggregation-On Water	93.06	91.08	87.43	17.38	19.22	1.04	.	97	97
92	Rural Vacant Land (34.5 or more acres) Aggregation	89.60	94.77	.	.	30.38	.	.	21	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	88.74	92.00	.	.	36.19	.	.	25	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	93.74	92.00	87.73	24.49	34.19	1.08	.	35	0

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Granite Ledge	0005	95.71	96.56	.	.	7.04	.	.	8	8
Langola	0006	97.94	98.43	.	.	9.64	.	.	10	6
Minden	0009	93.03	92.76	.	.	7.79	.	.	9	9
St. George	0010	95.72	96.88	.	.	5.14	.	.	8	8
Sauk Rapids TWP	0011	91.00	91.77	.	.	11.71	.	.	7	6
Watab	0012	100.13	96.17	98.65	9.23	11.37	1.01	.	37	24
Foley	0200	91.31	92.12	89.98	8.74	10.40	1.01	.	39	39
Rice	0600	101.02	95.36	.	.	6.61	.	.	25	25
Sauk Rapids	0900	96.94	96.52	96.22	8.17	9.06	1.00	.	157	157
Sartell	8600	97.76	95.09	.	.	6.59	.	.	15	15
St. Cloud	9200	95.38	94.22	92.19	10.72	9.88	1.02	-6.23	44	44

All sales adjusted for time and terms
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**City and Township Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales**

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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Granite Ledge	0005	95.71	96.56	.	.	7.04	.	.	8	8
Langola	0006	92.87	92.20	.	.	9.09	.	.	6	6
Minden	0009	93.03	92.76	.	.	7.79	.	.	9	9
St. George	0010	95.72	96.88	.	.	5.14	.	.	8	8
Sauk Rapids TWP	0011	94.41	93.81	.	.	6.58	.	.	6	6
Watab	0012	97.42	95.04	.	.	9.10	.	.	24	24
Foley	0200	91.31	92.12	89.98	8.74	10.40	1.01	.	39	39
Rice	0600	101.02	95.36	.	.	6.61	.	.	25	25
Sauk Rapids	0900	96.94	96.52	96.22	8.17	9.06	1.00	.	157	157
Sartell	8600	97.76	95.09	.	.	6.59	.	.	15	15
St. Cloud	9200	95.38	94.22	92.19	10.72	9.88	1.02	-6.23	44	44

**All sales adjusted for time and terms
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Watab	0012	105.13	106.72	.	.	12.60	.	.	13	0

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Maywood	0008	105.70	104.01	.	.	18.11	.	.	8	0

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**Countywide Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales**

CO=05 County_Name=Benton

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	100.38	93.92	.	.	25.51	.	.	14	0
91	Seasonal Recreational Residential/Residential Aggregation	96.28	95.12	95.36	8.90	9.71	1.00	.	378	360
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	95.93	94.88	94.98	8.68	9.21	1.00	.	360	360
91	Seasonal Recreational Residential/Residential Aggregation-On Water	103.31	105.47	.	.	13.49	.	.	18	0
92	Rural Vacant Land (34.5 or more acres) Aggregation	98.27	98.11	.	.	21.66	.	.	7	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	98.06	98.45	.	.	15.77	.	.	14	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	100.03	100.82	.	.	13.86	.	.	25	0

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2015 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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Commercial (with buildings)	103.73	92.83	.	.	28.61	.	.	10	0
Seasonal Recreational Residential/Residential Aggregation	96.40	95.23	95.70	8.68	9.64	1.00	1.76	334	316
Seasonal Recreational Residential/Residential Aggregation-Off Water	96.01	94.89	95.30	8.40	9.09	1.00	1.83	316	316
Seasonal Recreational Residential/Residential Aggregation-On Water	103.31	105.47	.	.	13.49	.	.	18	0
Rural Vacant Land (34.5 or more acres) Aggregation	98.27	98.11	.	.	21.66	.	.	7	0
Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	98.06	98.45	.	.	15.77	.	.	14	0
Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	100.03	100.82	.	.	13.86	.	.	25	0

All sales adjusted for time and terms
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County_Name=Big Stone CO=06 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Foster	0006	97.37	94.12	.	.	9.58	.	.	6	0
Ortonville	0800	100.17	94.12	94.43	13.20	25.03	1.04	-9.42	44	0

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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Ortonville	0800	100.46	93.47	93.92	14.68	27.13	1.05	-9.87	37	0

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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Ortonville	0800	98.60	99.43	.	.	4.21	.	.	7	0

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CO=06 County_Name=Big Stone

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	98.84	94.42	93.32	11.78	21.72	1.05	-6.64	67	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	99.39	93.82	92.99	13.28	24.37	1.06	-6.78	51	0
91	Seasonal Recreational Residential/Residential Aggregation-On Water	97.06	96.12	.	.	6.52	.	.	16	0

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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Mankato	0900	95.95	103.52	.	.	17.57	.	.	19	0

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Decoria	0006	97.24	96.91	.	.	8.24	.	.	13	13
Jamestown	0008	93.00	95.05	.	.	6.80	.	.	7	7
Lime	0011	97.84	96.25	.	.	7.20	.	.	11	11
McPherson	0014	94.34	90.03	.	.	16.77	.	.	6	6
Mankato TWP	0015	95.00	96.14	.	.	6.00	.	.	15	15
Rapidan	0019	91.38	91.29	.	.	9.17	.	.	7	7
South Bend	0021	97.14	96.68	.	.	12.93	.	.	17	17
Amboy	0100	99.96	96.15	.	.	14.54	.	.	8	8
Eagle Lake	0300	95.94	98.07	96.69	6.58	8.33	0.99	8.04	32	32
Lake Crystal	0700	96.89	96.13	96.06	7.79	10.33	1.01	.	41	41
Madison Lake	0800	96.34	95.42	.	.	10.15	.	.	9	9
Mankato	0900	98.55	97.38	97.21	8.09	9.19	1.01	-2.53	466	466
Mapleton	1000	101.30	94.24	.	.	14.01	.	.	21	21
St. Clair	1300	100.45	98.30	.	.	11.10	.	.	15	15

All sales adjusted for time and terms
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Decoria	0006	97.24	96.91	.	.	8.24	.	.	13	13
Jamestown	0008	93.00	95.05	.	.	6.80	.	.	7	7
Lime	0011	97.84	96.25	.	.	7.20	.	.	11	11
McPherson	0014	94.34	90.03	.	.	16.77	.	.	6	6
Mankato TWP	0015	95.00	96.14	.	.	6.00	.	.	15	15
Rapidan	0019	91.38	91.29	.	.	9.17	.	.	7	7
South Bend	0021	97.14	96.68	.	.	12.93	.	.	17	17
Amboy	0100	99.96	96.15	.	.	14.54	.	.	8	8
Eagle Lake	0300	95.94	98.07	96.69	6.58	8.33	0.99	8.04	32	32
Lake Crystal	0700	96.89	96.13	96.06	7.79	10.33	1.01	.	41	41
Madison Lake	0800	96.34	95.42	.	.	10.15	.	.	9	9
Mankato	0900	98.55	97.38	97.21	8.09	9.19	1.01	-2.53	466	466
Mapleton	1000	101.30	94.24	.	.	14.01	.	.	21	21
St. Clair	1300	100.45	98.30	.	.	11.10	.	.	15	15

**All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
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source: RUNDATA.RATIO_SBE created JUNE23**

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CO=07 County_Name=Blue Earth

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	94.99	94.81	.	.	17.64	.	.	28	0
91	Seasonal Recreational Residential/Residential Aggregation	97.86	96.88	96.37	8.68	9.93	1.01	-2.10	712	711
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	97.86	96.88	96.37	8.68	9.93	1.01	-2.10	712	711
92	Rural Vacant Land (34.5 or more acres) Aggregation	95.98	94.95	.	.	11.82	.	.	7	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	95.27	95.29	.	.	10.09	.	.	16	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	95.68	95.61	.	.	9.80	.	.	17	0

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Cottonwood	0004	94.56	93.47	.	.	4.16	.	.	6	6
Milford	0010	95.73	95.62	.	.	7.86	.	.	8	8
New Ulm	0600	93.55	93.65	93.11	5.98	7.18	1.00	.	163	162
Sleepy Eye	0800	98.16	94.95	.	.	13.59	.	.	25	25
Springfield	0900	92.87	95.01	.	.	9.46	.	.	24	24

All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Cottonwood	0004	94.56	93.47	.	.	4.16	.	.	6	6
Milford	0010	95.73	95.62	.	.	7.86	.	.	8	8
New Ulm	0600	93.63	93.67	93.20	5.93	7.12	1.00	.	162	162
Sleepy Eye	0800	98.16	94.95	.	.	13.59	.	.	25	25
Springfield	0900	92.87	95.01	.	.	9.46	.	.	24	24

All sales adjusted for time and terms
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CO=08 County_Name=Brown

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	88.32	89.73	.	.	14.18	.	.	6	0
91	Seasonal Recreational Residential/Residential Aggregation	93.97	93.79	93.39	6.63	8.47	1.00	.	243	240
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	94.01	93.90	93.44	6.55	8.40	1.00	.	240	240
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	100.75	97.15	.	.	7.40	.	.	21	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	100.75	97.15	.	.	7.40	.	.	21	0

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Barnum TWP	0003	99.86	91.08	.	.	20.31	.	.	13	6
Blackhoof	0005	89.51	91.67	.	.	8.72	.	.	8	6
Eagle	0008	91.09	91.32	.	.	10.74	.	.	13	6
Kalevala	0010	89.25	91.29	.	.	12.26	.	.	7	6
Moose Lake TWP	0014	94.27	90.30	.	.	12.48	.	.	14	11
Perch Lake	0015	107.01	101.17	.	.	15.12	.	.	9	2
Thomson TWP	0023	92.26	91.52	90.63	10.87	16.51	1.01	.	58	53
Twin Lakes	0024	94.38	91.99	.	.	10.32	.	.	19	17
Carlton	0400	94.54	95.15	.	.	11.96	.	.	14	14
Cloquet	0500	93.05	90.56	90.64	12.84	13.35	1.02	-4.65	153	153
Moose Lake	1200	100.05	92.37	.	.	14.17	.	.	23	22
Scanlon	1500	93.29	90.54	.	.	9.87	.	.	10	10
Wrenshall	1700	91.04	92.77	.	.	15.37	.	.	10	10

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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Barnum TWP	0003	84.29	87.93	.	.	10.91	.	.	6	6
Blackhoof	0005	91.57	92.41	.	.	6.61	.	.	6	6
Eagle	0008	88.66	82.78	.	.	8.04	.	.	6	6
Kalevala	0010	88.91	92.42	.	.	13.44	.	.	6	6
Moose Lake TWP	0014	94.62	90.63	.	.	13.76	.	.	11	11
Thomson TWP	0023	93.41	90.98	92.26	9.64	11.53	1.01	.	53	53
Twin Lakes	0024	93.81	89.99	.	.	10.66	.	.	17	17
Carlton	0400	94.54	95.15	.	.	11.96	.	.	14	14
Cloquet	0500	93.05	90.56	90.64	12.84	13.35	1.02	-4.65	153	153
Moose Lake	1200	100.39	92.77	.	.	14.51	.	.	22	22
Scanlon	1500	93.29	90.54	.	.	9.87	.	.	10	10
Wrenshall	1700	91.04	92.77	.	.	15.37	.	.	10	10

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County_Name=Carlton CO=09 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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Barnum TWP	0003	113.20	95.71	.	.	22.73	.	.	7	0
Eagle	0008	93.17	94.55	.	.	7.25	.	.	7	0
Perch Lake	0015	113.65	112.64	.	.	13.48	.	.	7	0

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CO=09 County_Name=Carlton

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	104.03	98.33	.	.	18.72	.	.	11	0
91	Seasonal Recreational Residential/Residential Aggregation	94.00	91.68	91.19	12.72	13.67	1.01	-2.04	396	357
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	93.52	91.31	91.06	12.32	12.75	1.01	-2.09	357	357
91	Seasonal Recreational Residential/Residential Aggregation-On Water	98.34	94.55	92.04	16.37	20.28	1.03	.	39	0
92	Rural Vacant Land (34.5 or more acres) Aggregation	95.91	93.77	.	.	24.92	.	.	25	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	97.52	94.70	91.95	.	24.09	.	.	30	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	95.83	93.77	90.00	19.25	22.94	1.07	-6.74	37	0

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**City and Township Ratios by Property Type
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County_Name=Carver CO=10 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Benton	0001	95.29	94.70	.	.	4.40	.	.	6	6
Hollywood	0007	114.81	96.76	.	.	5.07	.	.	8	8
Laketown	0008	94.67	92.45	.	.	15.25	.	.	14	11
San Francisco	0009	95.63	93.29	.	.	14.96	.	.	9	9
Waconia TWP	0010	93.91	93.30	.	.	15.42	.	.	11	9
Watertown TWP	0011	96.77	98.21	.	.	9.93	.	.	9	8
Carver	0200	98.11	96.58	96.11	8.55	8.61	1.00	.	92	92
Chaska	0400	95.24	94.98	95.38	7.12	8.43	1.00	1.29	395	394
Cologne	0500	96.15	95.37	96.02	5.74	7.92	1.00	.	30	30
Hamburg	0600	89.73	91.40	.	.	9.47	.	.	11	11
Mayer	0700	94.50	94.87	94.01	9.02	10.65	1.00	.	51	51
New Germany	0800	98.28	96.45	.	.	4.61	.	.	7	7
Norwood-Young America	0900	93.14	92.45	92.96	7.01	8.69	1.00	.	49	49
Victoria	1000	95.77	96.63	95.77	6.24	8.31	1.00	.	161	158
Waconia	1100	96.29	95.51	95.61	6.51	7.22	1.00	.	208	205
Watertown	1200	104.16	94.51	97.63	16.98	57.78	1.05	.	72	72
Chanhassen	6300	94.78	94.38	94.73	6.30	7.73	1.00	.	473	452

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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Benton	0001	95.29	94.70	.	.	4.40	.	.	6	6
Hollywood	0007	114.81	96.76	.	.	5.07	.	.	8	8
Laketown	0008	96.75	93.69	.	.	8.47	.	.	11	11
San Francisco	0009	95.63	93.29	.	.	14.96	.	.	9	9
Waconia TWP	0010	95.75	93.30	.	.	15.74	.	.	9	9
Watertown TWP	0011	98.73	98.36	.	.	8.23	.	.	8	8
Carver	0200	98.11	96.58	96.11	8.55	8.61	1.00	.	92	92
Chaska	0400	95.25	94.98	95.41	7.13	8.43	1.00	1.36	394	394
Cologne	0500	96.15	95.37	96.02	5.74	7.92	1.00	.	30	30
Hamburg	0600	89.73	91.40	.	.	9.47	.	.	11	11
Mayer	0700	94.50	94.87	94.01	9.02	10.65	1.00	.	51	51
New Germany	0800	98.28	96.45	.	.	4.61	.	.	7	7
Norwood-Young America	0900	93.14	92.45	92.96	7.01	8.69	1.00	.	49	49
Victoria	1000	95.56	96.51	95.37	6.16	8.25	1.00	.	158	158
Waconia	1100	96.34	95.50	95.64	6.53	7.23	1.00	.	205	205
Watertown	1200	104.16	94.51	97.63	16.98	57.78	1.05	.	72	72
Chanhassen	6300	94.52	94.37	94.35	6.11	7.71	1.00	.	452	452

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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Chanhassen	6300	100.32	96.13	.	.	8.11	.	.	21	0

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CO=10 County_Name=Carver

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	107.97	103.60	.	.	21.81	.	.	13	0
91	Seasonal Recreational Residential/Residential Aggregation	95.85	94.93	95.17	7.51	15.23	1.00	.	1,621	1,587
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	95.82	94.90	95.14	7.43	15.28	1.00	.	1,587	1,587
91	Seasonal Recreational Residential/Residential Aggregation-On Water	97.36	96.36	95.70	11.48	12.32	1.01	.	34	0

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Barclay	0002	94.20	95.05	.	.	9.60	.	.	11	0
Birch Lake	0005	107.19	100.77	.	.	12.62	.	.	19	0
Crooked Lake	0012	96.72	96.35	.	.	16.37	.	.	17	0
Fairview	0015	99.96	96.72	.	.	12.06	.	.	20	0
Hiram	0017	94.63	96.87	.	.	15.35	.	.	7	0
Inguadona	0019	89.54	95.43	.	.	22.08	.	.	9	0
Kego	0020	97.19	93.55	.	.	13.15	.	.	20	0
Leech Lake	0022	98.83	94.46	.	.	16.77	.	.	11	0
Loon Lake	0024	96.42	96.52	.	.	9.56	.	.	9	0
Maple	0025	95.59	95.70	.	.	16.00	.	.	6	0
Pine Lake	0031	85.52	93.73	.	.	14.99	.	.	6	0
Pine River TWP	0032	101.24	97.41	.	.	12.91	.	.	18	0
Ponto Lake	0033	97.98	97.28	.	.	14.18	.	.	24	0
Powers	0035	102.77	101.23	.	.	15.66	.	.	22	0
Shingobee	0039	97.79	96.27	98.97	13.20	15.83	0.99	.	33	0
Sylvan	0042	96.04	96.94	93.83	11.63	14.13	1.02	.	53	0
Thunder Lake	0043	93.27	95.41	.	.	14.77	.	.	14	0
Trelipe	0045	92.80	95.14	.	.	11.17	.	.	8	0
Turtle Lake	0046	96.01	97.74	.	.	9.85	.	.	19	0
Wabedo	0047	101.73	96.64	.	.	9.85	.	.	12	0

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Woodrow	0052	98.10	95.90	.	.	18.64	.	.	28	0
East Gull Lake	0500	91.34	93.51	.	.	14.56	.	.	21	0
Longville	1000	97.71	94.92	.	.	11.36	.	.	6	0
Lake Shore	1200	98.94	96.55	95.76	10.77	10.94	1.02	.	47	0
Pillager	1500	97.21	97.89	.	.	21.27	.	.	8	0
Pine River	1600	95.63	96.00	.	.	16.44	.	.	12	0
Walker	2300	94.44	96.97	.	.	11.42	.	.	26	0

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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Barclay	0002	92.59	91.75	.	.	11.21	.	.	7	0
Fairview	0015	99.87	97.77	.	.	12.56	.	.	8	0
Loon Lake	0024	96.76	98.39	.	.	10.12	.	.	8	0
Maple	0025	95.59	95.70	.	.	16.00	.	.	6	0
Pine River TWP	0032	102.37	102.86	.	.	14.02	.	.	15	0
Powers	0035	90.84	88.61	.	.	18.41	.	.	8	0
Shingobee	0039	100.44	103.44	.	.	15.95	.	.	14	0
Sylvan	0042	97.85	96.83	96.46	11.48	13.17	1.01	.	40	0
East Gull Lake	0500	95.43	93.91	.	.	14.40	.	.	7	0
Lake Shore	1200	109.84	99.14	.	.	15.53	.	.	7	0
Pillager	1500	96.26	94.87	.	.	25.30	.	.	6	0
Pine River	1600	92.63	96.20	.	.	15.19	.	.	8	0
Walker	2300	93.64	98.21	.	.	13.62	.	.	14	0

**All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUNE23**

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**City and Township Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales**

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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Birch Lake	0005	109.04	100.98	.	.	11.88	.	.	14	0
Crooked Lake	0012	98.73	97.39	.	.	12.37	.	.	14	0
Fairview	0015	100.02	96.72	.	.	11.85	.	.	12	0
Hiram	0017	94.25	95.46	.	.	16.84	.	.	6	0
Inguadona	0019	91.72	95.43	.	.	21.81	.	.	7	0
Kego	0020	98.21	96.15	.	.	12.88	.	.	16	0
Leech Lake	0022	97.32	95.20	.	.	16.48	.	.	7	0
Pine Lake	0031	85.52	93.73	.	.	14.99	.	.	6	0
Ponto Lake	0033	98.36	96.88	.	.	14.04	.	.	21	0
Powers	0035	109.58	102.22	.	.	11.97	.	.	14	0
Shingobee	0039	95.84	93.41	.	.	15.87	.	.	19	0
Sylvan	0042	90.46	97.83	.	.	16.15	.	.	13	0
Thunder Lake	0043	91.07	94.13	.	.	12.61	.	.	13	0
Trelipe	0045	92.03	93.82	.	.	13.20	.	.	6	0
Turtle Lake	0046	96.26	98.05	.	.	10.37	.	.	16	0
Wabedo	0047	103.14	100.57	.	.	10.09	.	.	10	0
Woodrow	0052	98.92	95.90	.	.	18.65	.	.	26	0
East Gull Lake	0500	89.29	91.23	.	.	14.67	.	.	14	0
Lake Shore	1200	97.04	96.08	95.60	8.41	10.33	1.03	-3.77	40	0
Walker	2300	95.38	96.10	.	.	8.79	.	.	12	0

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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Byron	0011	92.86	92.40	.	.	22.71	.	.	7	0

All sales adjusted for time and terms
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**Countywide Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales**

CO=11 County_Name=Cass

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	92.40	91.76	.	.	16.07	.	.	11	0
91	Seasonal Recreational Residential/Residential Aggregation	97.30	96.37	95.65	11.76	14.17	1.02	.	585	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	96.84	96.23	95.34	12.62	15.13	1.01	.	237	0
91	Seasonal Recreational Residential/Residential Aggregation-On Water	97.61	96.39	95.75	11.17	13.49	1.02	.	348	0
92	Rural Vacant Land (34.5 or more acres) Aggregation	98.66	98.18	92.66	15.25	21.38	1.07	.	67	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	100.41	98.24	93.88	17.14	25.22	1.07	.	74	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	100.53	98.24	95.69	16.29	24.01	1.05	.	82	0

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Rosewood	0012	94.52	94.11	.	.	6.01	.	.	7	0
Sparta	0013	102.67	101.05	.	.	15.14	.	.	8	0
Clara City	0100	102.18	97.05	.	.	10.26	.	.	19	0
Milan	0500	98.34	91.60	.	.	9.98	.	.	8	0
Montevideo	0600	103.03	97.27	99.13	14.22	12.05	1.01	.	59	0
Granite Falls	7000	103.98	99.48	.	.	14.44	.	.	8	0

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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Rosewood	0012	94.52	94.11	.	.	6.01	.	.	7	0
Sparta	0013	102.67	101.05	.	.	15.14	.	.	8	0
Clara City	0100	102.18	97.05	.	.	10.26	.	.	19	0
Milan	0500	98.34	91.60	.	.	9.98	.	.	8	0
Montevideo	0600	103.03	97.27	99.13	14.22	12.05	1.01	.	59	0
Granite Falls	7000	103.98	99.48	.	.	14.44	.	.	8	0

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**Countywide Ratios by Property Type
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CO=12 County_Name=Chippewa

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	100.47	96.53	96.55	14.95	15.61	1.02	.	130	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	100.47	96.53	96.55	14.95	15.61	1.02	.	130	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	99.14	99.39	.	.	8.12	.	.	22	22
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	99.14	99.39	.	.	8.12	.	.	22	22

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**City and Township Ratios by Property Type
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County_Name=Chisago CO=13 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Amador	0001	98.98	98.89	.	.	4.55	.	.	6	6
Chisago Lake	0003	93.64	93.64	92.00	7.98	10.16	1.01	.	45	45
Fish Lake	0004	94.08	96.83	.	.	9.32	.	.	24	24
Franconia	0005	92.54	91.84	.	.	11.85	.	.	18	18
Lent	0006	93.38	93.89	92.97	5.73	7.45	1.00	.	30	30
Nessel	0007	98.11	97.46	.	.	8.92	.	.	28	28
Sunrise	0010	95.73	94.37	.	.	7.50	.	.	18	18
Center City	0200	92.61	95.16	.	.	8.84	.	.	15	15
Chisago City	0300	96.38	95.63	91.61	6.89	8.46	1.05	.	59	59
Harris	0400	95.49	93.99	.	.	12.75	.	.	9	9
Lindstrom	0500	97.98	97.33	96.39	9.01	9.97	1.01	.	95	95
North Branch	0600	96.36	95.89	95.68	7.26	9.23	1.01	.	117	117
Rush City	0700	96.99	95.13	94.37	.	9.27	.	.	30	30
Shafer	0800	94.63	95.53	.	.	6.40	.	.	18	18
Stacy	0900	97.96	98.53	.	.	7.42	.	.	15	15
Taylor's Falls	1100	94.57	93.97	.	.	6.40	.	.	17	17
Wyoming	1200	97.44	96.42	96.80	6.04	8.33	1.01	.	65	65

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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Amador	0001	98.98	98.89	.	.	4.55	.	.	6	6
Chisago Lake	0003	94.58	93.64	.	.	7.25	.	.	27	27
Fish Lake	0004	91.68	97.16	.	.	11.72	.	.	11	11
Franconia	0005	92.54	91.84	.	.	11.85	.	.	18	18
Lent	0006	93.06	93.79	.	.	7.37	.	.	29	29
Nessel	0007	95.35	95.05	.	.	8.35	.	.	13	13
Sunrise	0010	95.40	93.08	.	.	7.44	.	.	17	17
Chisago City	0300	98.73	97.42	98.12	6.16	7.18	1.00	.	38	38
Harris	0400	95.49	93.99	.	.	12.75	.	.	9	9
Lindstrom	0500	98.89	97.81	98.02	8.98	10.30	1.00	.	75	75
North Branch	0600	96.38	95.89	95.71	7.30	9.29	1.01	.	115	115
Rush City	0700	96.84	94.83	.	.	9.25	.	.	29	29
Shafer	0800	94.63	95.53	.	.	6.40	.	.	18	18
Stacy	0900	97.96	98.53	.	.	7.42	.	.	15	15
Taylors Falls	1100	94.57	93.97	.	.	6.40	.	.	17	17
Wyoming	1200	97.68	96.45	97.03	6.10	8.43	1.01	-6.10	61	61

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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Chisago Lake	0003	92.25	93.01	.	.	13.47	.	.	18	18
Fish Lake	0004	96.11	96.50	.	.	6.04	.	.	13	13
Nessel	0007	100.50	100.03	.	.	8.78	.	.	15	15
Center City	0200	91.81	93.07	.	.	9.43	.	.	10	10
Chisago City	0300	91.91	93.51	.	.	8.97	.	.	21	21
Lindstrom	0500	94.57	92.46	.	.	7.59	.	.	20	20

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CO=13 County_Name=Chisago

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	96.14	95.72	94.53	7.56	9.10	1.01	-2.29	616	616
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	96.46	95.89	95.43	7.50	9.02	1.01	.	510	510
91	Seasonal Recreational Residential/Residential Aggregation-On Water	94.62	94.07	91.65	7.76	9.44	1.03	-5.04	106	106
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	99.50	99.24	.	.	15.35	.	.	10	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	99.22	98.96	.	.	14.55	.	.	14	0

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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Moorhead	1600	100.63	97.42	.	.	16.73	.	.	12	0

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Parke	0024	90.38	95.88	.	.	15.62	.	.	8	2
Barnesville	0300	94.92	95.08	95.08	8.89	12.07	1.00	.	35	35
Dilworth	0700	93.31	93.46	92.35	7.33	9.63	1.01	.	65	65
Glyndon	1100	95.77	95.65	.	.	4.89	.	.	18	18
Hawley	1200	101.50	96.91	98.36	10.70	9.40	1.01	.	51	51
Moorhead	1600	95.32	94.68	94.61	7.20	8.92	1.00	.	746	745
Sabin	1800	96.56	95.65	.	.	12.00	.	.	12	12

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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Barnesville	0300	94.92	95.08	95.08	8.89	12.07	1.00	.	35	35
Dilworth	0700	93.31	93.46	92.35	7.33	9.63	1.01	.	65	65
Glyndon	1100	95.77	95.65	.	.	4.89	.	.	18	18
Hawley	1200	101.50	96.91	98.36	10.70	9.40	1.01	.	51	51
Moorhead	1600	95.32	94.69	94.61	7.21	8.93	1.00	.	745	745
Sabin	1800	96.56	95.65	.	.	12.00	.	.	12	12

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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Parke	0024	90.74	95.88	.	.	15.93	.	.	6	0

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**Countywide Ratios by Property Type
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CO=14 County_Name=Clay

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
02	Apartment (4 or more units)	87.39	94.22	.	.	20.72	.	.	7	0
06	Commercial (with buildings)	95.64	96.32	.	.	21.01	.	.	19	0
91	Seasonal Recreational Residential/Residential Aggregation	95.00	94.57	93.90	8.02	9.54	1.01	-1.12	1,003	996
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	95.03	94.58	93.94	8.01	9.50	1.01	-1.07	996	996
91	Seasonal Recreational Residential/Residential Aggregation-On Water	91.16	94.14	.	.	14.53	.	.	7	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	99.54	93.46	.	.	17.29	.	.	18	18
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	99.54	93.46	.	.	17.29	.	.	18	18

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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Commercial (with buildings)	87.09	92.25	.	.	27.10	.	.	7	0
Seasonal Recreational Residential/Residential Aggregation	94.08	93.57	91.75	10.38	11.18	1.02	-2.52	257	251
Seasonal Recreational Residential/Residential Aggregation-Off Water	94.16	93.52	91.84	10.36	11.08	1.01	-2.43	251	251
Seasonal Recreational Residential/Residential Aggregation-On Water	90.74	95.88	.	.	15.93	.	.	6	0
Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	99.54	93.46	.	.	17.29	.	.	18	18
Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	99.54	93.46	.	.	17.29	.	.	18	18

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Copley	0003	92.70	88.13	.	.	20.34	.	.	9	0
Bagley	0200	98.43	97.32	.	.	17.59	.	.	28	0

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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Copley	0003	92.70	88.13	.	.	20.34	.	.	9	0
Bagley	0200	98.43	97.32	.	.	17.59	.	.	28	0

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Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Falk	0006	100.12	97.65	.	.	22.65	.	.	6	0

All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
*** Indicate calculations were done without extreme ratios**
source: RUNDATA.RATIO_SBE created JUNE23

**2015 Assessment Sales Ratio Study
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**Countywide Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales**

CO=15 County_Name=Clearwater

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	75.83	88.26	.	.	44.13	.	.	8	0
91	Seasonal Recreational Residential/Residential Aggregation	93.05	90.46	89.66	15.45	19.07	1.03	-4.39	83	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	92.86	90.46	89.63	14.96	18.38	1.03	-4.76	73	0
91	Seasonal Recreational Residential/Residential Aggregation-On Water	94.40	89.33	.	.	24.33	.	.	10	0
92	Rural Vacant Land (34.5 or more acres) Aggregation	89.20	94.27	.	.	17.55	.	.	17	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	88.42	88.69	92.14	.	23.83	.	.	34	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	87.33	89.10	88.77	18.90	21.60	0.97	.	47	0

**All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
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**City and Township Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales**

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Tofte	0001	101.26	100.85	.	.	17.25	.	.	16	0
Lutsen	0002	96.59	101.30	.	.	22.64	.	.	15	0
Schroeder	0009	91.40	91.73	.	.	7.31	.	.	6	0
Unorg. Range 1W	0091	90.55	93.19	.	.	7.78	.	.	13	0
Unorg. Range 1E	0092	94.05	99.30	.	.	17.63	.	.	13	0
Grand Marais	0100	95.98	91.44	.	.	12.63	.	.	17	0

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**City and Township Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Lutsen	0002	109.48	105.55	.	.	16.96	.	.	6	0
Schroeder	0009	91.40	91.73	.	.	7.31	.	.	6	0
Unorg. Range 1W	0091	90.01	89.63	.	.	7.62	.	.	7	0
Unorg. Range 1E	0092	96.36	99.65	.	.	10.95	.	.	8	0
Grand Marais	0100	96.65	93.03	.	.	12.78	.	.	16	0

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**City and Township Ratios by Property Type
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Tofte	0001	105.94	102.12	.	.	16.73	.	.	11	0
Lutsen	0002	88.00	86.10	.	.	23.26	.	.	9	0
Unorg. Range 1W	0091	91.18	93.34	.	.	8.63	.	.	6	0

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**Countywide Ratios by Property Type
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CO=16 County_Name=Cook

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	94.71	94.46	94.21	11.96	15.77	1.00	.	98	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	95.46	95.58	95.90	10.81	13.34	0.99	5.18	56	0
91	Seasonal Recreational Residential/Residential Aggregation-On Water	93.70	93.34	92.58	13.25	18.59	1.01	.	42	0
92	Rural Vacant Land (34.5 or more acres) Aggregation	104.52	90.65	.	.	54.35	.	.	7	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	104.52	90.65	.	.	54.35	.	.	7	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	104.52	90.65	.	.	54.35	.	.	7	0

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**City and Township Ratios by Property Type
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Ratios reported only for jurisdictions with 6 or more sales**

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Mountain Lake	0400	103.93	102.75	.	.	16.44	.	.	15	15
Westbrook	0600	96.91	99.25	.	.	24.15	.	.	9	9
Windom	0700	95.17	95.71	94.59	15.58	18.27	1.01	.	65	65

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2015 Assessment Sales Ratio Study
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City and Township Ratios by Property Type
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Mountain Lake	0400	103.93	102.75	.	.	16.44	.	.	15	15
Westbrook	0600	96.91	99.25	.	.	24.15	.	.	9	9
Windom	0700	95.17	95.71	94.59	15.58	18.27	1.01	.	65	65

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**Countywide Ratios by Property Type
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CO=17 County_Name=Cottonwood

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	100.42	102.25	.	.	19.16	.	.	7	0
91	Seasonal Recreational Residential/Residential Aggregation	96.51	95.68	94.67	16.25	18.92	1.02	.	101	101
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	96.51	95.68	94.67	16.25	18.92	1.02	.	101	101
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	103.61	101.14	.	.	12.43	.	.	18	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	103.61	101.14	.	.	12.43	.	.	18	0

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City and Township Ratios by Property Type
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Baxter	0100	99.40	91.59	.	.	23.50	.	.	6	0
Brainerd	0200	96.93	96.23	.	.	23.78	.	.	13	0

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Bay Lake	0002	96.67	92.12	95.96	14.38	13.47	0.99	.	34	34
Center	0003	97.72	98.06	.	.	14.87	.	.	25	25
Crow Wing	0004	99.00	97.68	99.07	9.72	15.13	1.00	.	31	31
Daggett Brook	0005	99.47	91.12	.	.	11.29	.	.	7	7
Deerwood TWP	0007	94.84	93.21	.	.	12.50	.	.	12	12
Fairfield	0009	98.02	95.22	.	.	13.10	.	.	8	8
Fort Ripley TWP	0010	105.86	95.25	.	.	14.37	.	.	15	15
Garrison TWP	0012	100.66	98.39	.	.	19.52	.	.	22	22
Ideal	0013	95.25	94.23	89.00	15.06	17.45	1.05	.	48	48
Irondale	0014	95.59	95.09	.	.	8.94	.	.	18	18
Jenkins TWP	0015	108.92	95.02	.	.	21.86	.	.	12	12
Lake Edward	0016	96.67	98.11	98.24	10.66	16.45	0.98	.	37	37
Long Lake	0018	91.05	97.12	.	.	23.29	.	.	21	21
Maple Grove	0019	95.29	94.63	.	.	14.14	.	.	11	11
Mission	0020	91.18	93.65	.	.	13.55	.	.	19	19
Nokay Lake	0021	93.10	99.37	.	.	19.43	.	.	8	8
Oak Lawn	0022	96.74	96.51	.	.	14.64	.	.	14	14
Pelican	0023	95.81	96.35	.	.	4.85	.	.	9	9
Roosevelt	0027	94.03	96.69	.	.	25.00	.	.	18	18
Ross Lake	0028	101.14	96.59	.	.	18.52	.	.	12	12

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**City and Township Ratios by Property Type
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County_Name=Crow Wing CO=18 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
St. Mathias	0029	95.62	92.25	.	.	9.42	.	.	6	6
Timothy	0032	94.01	91.76	.	.	11.45	.	.	6	6
Wolford	0034	96.61	96.17	.	.	8.22	.	.	7	7
Unorg. 1st Assessment	0099	101.03	98.11	98.55	13.69	19.85	1.01	.	88	88
Baxter	0100	98.29	96.66	95.12	10.12	11.23	1.02	.	146	146
Brainerd	0200	99.61	98.69	92.18	12.73	13.60	1.06	-8.16	166	166
Crosby	0300	97.63	95.42	94.48	.	10.22	.	.	32	32
Deerwood	0600	100.80	101.09	.	.	6.81	.	.	9	9
Fifty Lakes	0700	102.89	93.17	.	.	14.39	.	.	20	20
Ironton	1100	94.61	94.65	.	.	10.64	.	.	7	7
Jenkins	1200	109.66	95.01	.	.	9.56	.	.	7	7
Nisswa	1600	93.43	94.81	93.09	10.96	13.87	0.99	.	40	40
Breezy Point	1900	92.23	93.16	91.33	12.01	19.90	1.01	7.41	80	80
Pequot Lakes	2000	98.96	97.61	92.60	11.55	11.20	1.07	.	40	40
Emily	2400	108.28	104.83	.	.	13.29	.	.	22	22
Crosslake	2500	97.27	96.88	94.91	11.01	12.92	1.02	.	84	84

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**City and Township Ratios by Property Type
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Bay Lake	0002	97.33	91.23	.	.	13.16	.	.	11	11
Center	0003	96.11	97.77	.	.	13.19	.	.	11	11
Crow Wing	0004	99.00	97.68	99.07	9.72	15.13	1.00	.	31	31
Daggett Brook	0005	99.47	91.12	.	.	11.29	.	.	7	7
Fort Ripley TWP	0010	106.36	92.67	.	.	9.42	.	.	8	8
Ideal	0013	100.60	98.91	.	.	18.23	.	.	18	18
Irondale	0014	96.60	96.07	.	.	9.78	.	.	13	13
Lake Edward	0016	96.53	96.56	.	.	11.40	.	.	13	13
Long Lake	0018	87.85	97.12	.	.	29.44	.	.	11	11
Nokay Lake	0021	92.06	94.27	.	.	21.74	.	.	7	7
Oak Lawn	0022	98.77	96.51	.	.	11.39	.	.	12	12
St. Mathias	0029	95.62	92.25	.	.	9.42	.	.	6	6
Unorg. 1st Assessment	0099	100.96	97.91	98.52	12.39	18.33	1.01	.	67	67
Baxter	0100	97.99	96.11	94.93	9.51	9.90	1.02	-4.12	125	125
Brainerd	0200	99.60	98.50	92.04	12.63	13.37	1.06	-8.70	162	162
Crosby	0300	97.63	95.42	94.48	.	10.22	.	.	32	32
Deerwood	0600	98.74	97.29	.	.	5.89	.	.	7	7
Ironton	1100	94.61	94.65	.	.	10.64	.	.	7	7
Jenkins	1200	109.66	95.01	.	.	9.56	.	.	7	7
Nisswa	1600	94.16	94.11	.	.	13.04	.	.	18	18

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**City and Township Ratios by Property Type
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Breezy Point	1900	90.93	93.16	90.63	10.99	17.19	1.00	9.07	60	60
Pequot Lakes	2000	95.09	97.61	.	.	9.03	.	.	28	28
Emily	2400	108.19	104.83	.	.	16.22	.	.	9	9
Crosslake	2500	95.91	97.36	.	.	10.70	.	.	26	26

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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Bay Lake	0002	96.36	94.26	.	.	13.82	.	.	23	23
Center	0003	98.87	98.06	.	.	16.54	.	.	14	14
Deerwood TWP	0007	97.66	95.97	.	.	12.53	.	.	7	7
Fort Ripley TWP	0010	105.18	109.57	.	.	19.95	.	.	7	7
Garrison TWP	0012	102.72	101.57	.	.	21.16	.	.	17	17
Ideal	0013	92.04	88.99	86.15	.	15.87	.	.	30	30
Jenkins TWP	0015	111.84	102.77	.	.	25.19	.	.	10	10
Lake Edward	0016	96.75	98.56	.	.	18.97	.	.	24	24
Long Lake	0018	94.57	96.85	.	.	17.09	.	.	10	10
Maple Grove	0019	98.93	95.91	.	.	16.61	.	.	6	6
Mission	0020	89.20	92.24	.	.	14.20	.	.	15	15
Pelican	0023	95.74	96.21	.	.	5.18	.	.	8	8
Roosevelt	0027	89.83	85.63	.	.	25.90	.	.	14	14
Ross Lake	0028	100.64	92.99	.	.	19.44	.	.	11	11
Wolford	0034	96.28	95.36	.	.	8.98	.	.	6	6
Unorg. 1st Assessment	0099	101.25	98.30	.	.	24.46	.	.	21	21
Baxter	0100	100.08	102.17	.	.	16.68	.	.	21	21
Fifty Lakes	0700	96.25	91.90	.	.	14.39	.	.	17	17
Nisswa	1600	92.83	95.05	.	.	14.70	.	.	22	22
Breezy Point	1900	96.06	92.78	.	.	25.82	.	.	20	20

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**City and Township Ratios by Property Type
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Pequot Lakes	2000	107.01	97.90	.	.	15.61	.	.	12	12
Emily	2400	108.35	103.49	.	.	11.93	.	.	13	13
Crosslake	2500	97.88	96.74	94.52	12.68	13.91	1.03	.	58	58

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**Countywide Ratios by Property Type
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CO=18 County_Name=Crow Wing

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
02	Apartment (4 or more units)	109.72	99.56	.	.	24.73	.	.	6	0
06	Commercial (with buildings)	102.06	97.49	88.78	22.49	27.29	1.15	-7.19	35	0
91	Seasonal Recreational Residential/Residential Aggregation	97.95	96.10	94.08	12.71	15.32	1.03	.	1,175	1,175
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	98.17	96.21	94.21	11.61	13.93	1.03	.	756	756
91	Seasonal Recreational Residential/Residential Aggregation-On Water	97.56	95.86	93.97	14.77	17.60	1.02	.	419	419
92	Rural Vacant Land (34.5 or more acres) Aggregation	100.56	97.32	.	.	20.60	.	.	25	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	100.87	96.62	92.63	.	24.41	.	.	30	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	99.95	95.92	92.30	22.95	24.63	1.05	.	31	0

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**City and Township Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales**

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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Inver Grove Heights	0500	97.01	100.85	.	.	25.55	.	.	6	0
Lakeville	0600	91.91	93.06	.	.	22.92	.	.	10	0
Burnsville	1800	98.00	97.64	.	.	16.46	.	.	14	0
Apple Valley	1900	98.83	99.69	.	.	15.14	.	.	6	0
Eagan	2000	94.46	97.40	.	.	29.73	.	.	15	0
Hastings	7500	94.31	98.30	.	.	23.42	.	.	9	0

**All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUNE23**

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**City and Township Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales**

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Castle Rock	0002	97.02	94.68	.	.	14.96	.	.	8	8
Empire	0005	96.15	93.77	95.27	5.22	6.59	1.00	.	39	39
Eureka	0006	94.11	95.94	.	.	15.28	.	.	11	10
Hampton TWP	0008	97.63	95.84	.	.	12.40	.	.	6	6
Marshan	0012	97.33	92.12	.	.	14.07	.	.	7	7
Nininger	0014	97.36	95.02	.	.	10.62	.	.	10	9
Ravenna	0016	92.16	92.27	.	.	10.74	.	.	29	28
Vermillion TWP	0019	95.01	94.16	.	.	17.37	.	.	10	10
Waterford	0020	91.93	93.31	.	.	10.43	.	.	6	6
Farmington	0200	95.29	94.11	94.80	6.43	7.84	1.00	.	457	457
Hampton	0300	95.49	94.10	.	.	9.56	.	.	12	11
Inver Grove Heights	0500	94.84	94.08	94.34	6.75	8.36	1.01	-1.34	379	379
Lakeville	0600	94.45	93.97	93.85	6.34	7.54	1.01	-0.89	906	906
Randolph	0900	101.54	91.19	.	.	18.53	.	.	7	6
Rosemount	1000	94.24	93.92	93.87	5.28	6.70	1.00	.	367	367
South St. Paul	1100	94.77	92.99	93.92	8.47	9.82	1.01	-4.62	190	190
West St. Paul	1300	95.60	93.99	94.65	9.31	11.55	1.01	.	229	226
Lilydale	1400	95.06	95.95	.	.	12.53	.	.	22	22
Mendota Heights	1600	94.51	93.56	93.46	8.44	10.42	1.01	.	152	152
Burnsville	1800	95.46	94.17	94.51	7.70	9.38	1.01	-1.50	855	855

**All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
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Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Apple Valley	1900	94.33	94.06	93.84	6.37	8.00	1.00	.	836	836
Eagan	2000	95.33	94.39	95.00	6.75	8.13	1.00	-0.92	865	865
Hastings	7500	94.30	94.07	93.75	6.91	8.39	1.00	.	357	357
Northfield	9700	91.91	91.56	.	.	12.41	.	.	24	24

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**City and Township Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales**

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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Castle Rock	0002	97.02	94.68	.	.	14.96	.	.	8	8
Empire	0005	96.15	93.77	95.27	5.22	6.59	1.00	.	39	39
Eureka	0006	95.59	96.24	.	.	14.91	.	.	10	10
Hampton TWP	0008	97.63	95.84	.	.	12.40	.	.	6	6
Marshan	0012	97.33	92.12	.	.	14.07	.	.	7	7
Nininger	0014	95.31	93.93	.	.	9.13	.	.	9	9
Ravenna	0016	92.47	93.10	.	.	10.77	.	.	28	28
Vermillion TWP	0019	95.01	94.16	.	.	17.37	.	.	10	10
Waterford	0020	91.93	93.31	.	.	10.43	.	.	6	6
Farmington	0200	95.19	94.06	94.67	6.46	7.88	1.00	.	445	445
Hampton	0300	95.17	92.62	.	.	9.99	.	.	11	11
Inver Grove Heights	0500	94.95	94.11	94.60	6.62	8.20	1.01	.	361	361
Lakeville	0600	94.44	93.91	93.99	6.17	7.24	1.00	.	848	848
Randolph	0900	103.26	91.16	.	.	20.34	.	.	6	6
Rosemount	1000	94.27	93.92	93.91	5.28	6.70	1.00	.	361	361
South St. Paul	1100	94.82	92.99	93.97	8.49	9.83	1.01	-4.54	188	188
West St. Paul	1300	95.44	93.99	94.30	9.26	11.54	1.01	.	226	226
Lilydale	1400	95.06	95.95	.	.	12.53	.	.	22	22
Mendota Heights	1600	94.40	93.56	93.34	8.38	10.41	1.01	.	147	147
Burnsville	1800	95.54	94.22	94.74	7.68	9.35	1.01	-1.20	847	847

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**City and Township Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales**

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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Apple Valley	1900	94.38	94.07	94.07	6.34	8.02	1.00	.	827	827
Eagan	2000	95.34	94.35	95.06	6.83	8.20	1.01	-1.10	778	778
Hastings	7500	94.31	94.07	93.77	6.93	8.41	1.00	.	355	355
Northfield	9700	91.91	91.56	.	.	12.41	.	.	24	24

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**City and Township Ratios by Property Type
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Farmington	0200	98.87	97.77	.	.	5.24	.	.	12	12
Inver Grove Heights	0500	92.59	90.38	.	.	11.35	.	.	18	18
Lakeville	0600	94.69	95.94	92.46	8.37	11.23	1.03	-8.94	58	58
Rosemount	1000	92.23	92.36	.	.	6.61	.	.	6	6
Burnsville	1800	87.20	87.20	.	.	11.32	.	.	8	8
Apple Valley	1900	90.09	92.83	.	.	6.56	.	.	9	9
Eagan	2000	95.30	94.43	94.72	6.06	7.45	1.01	.	87	87

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**Countywide Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales**

CO=19 County_Name=Dakota

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
02	Apartment (4 or more units)	95.69	94.12	.	.	10.05	.	.	21	0
06	Commercial (with buildings)	96.33	97.40	86.26	16.70	20.88	1.12	-2.84	73	0
07	Industrial (with buildings)	91.90	94.76	.	.	11.47	.	.	10	0
90	Agricultural Bare Land (less than 34.5 acres) Aggregation	89.95	106.66	.	.	38.34	.	.	12	0
91	Seasonal Recreational Residential/Residential Aggregation	94.87	94.05	94.19	6.98	8.62	1.01	-0.96	5,810	5,802
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	94.88	94.05	94.30	6.95	8.59	1.01	-0.92	5,592	5,592
91	Seasonal Recreational Residential/Residential Aggregation-On Water	94.48	94.75	92.51	7.56	9.60	1.02	-4.12	218	210
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	98.05	94.74	.	.	27.20	.	.	13	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	96.46	94.47	.	.	27.22	.	.	14	0

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**City and Township Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales**

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Mantorville TWP	0007	89.41	91.57	.	.	13.65	.	.	19	19
Wasioja	0011	87.98	87.55	.	.	12.26	.	.	6	6
Dodge Center	0200	96.86	97.15	96.55	6.49	6.26	1.00	.	33	33
Hayfield	0300	93.95	91.36	.	.	14.94	.	.	14	14
Kasson	0400	98.22	97.82	97.08	7.25	8.34	1.01	.	92	92
Mantorville	0500	131.57	96.40	.	.	11.45	.	.	15	15
West Concord	0600	95.33	90.18	.	.	15.02	.	.	9	9

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**City and Township Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Mantorville TWP	0007	89.41	91.57	.	.	13.65	.	.	19	19
Wasioja	0011	87.98	87.55	.	.	12.26	.	.	6	6
Dodge Center	0200	96.86	97.15	96.55	6.49	6.26	1.00	.	33	33
Hayfield	0300	93.95	91.36	.	.	14.94	.	.	14	14
Kasson	0400	98.22	97.82	97.08	7.25	8.34	1.01	.	92	92
Mantorville	0500	131.57	96.40	.	.	11.45	.	.	15	15
West Concord	0600	95.33	90.18	.	.	15.02	.	.	9	9

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**Countywide Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
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CO=20 County_Name=Dodge

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	98.47	94.43	93.99	12.51	10.65	1.01	.	209	209
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	98.47	94.43	93.99	12.51	10.65	1.01	.	209	209
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	99.10	99.81	.	.	11.78	.	.	13	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	98.89	99.14	.	.	11.23	.	.	14	0

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County_Name=Douglas CO=21 PT=06 Property=Commercial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Alexandria	0100	98.86	99.89	.	.	2.79	.	.	6	0

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**City and Township Ratios by Property Type
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County_Name=Douglas CO=21 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Alexandria TWP	0001	95.53	95.34	95.46	6.36	7.26	1.00	.	52	14
Brandon TWP	0003	95.82	91.77	.	.	7.36	.	.	8	6
Carlos TWP	0004	95.74	95.46	95.04	5.57	6.92	1.01	.	35	16
Holmes City	0006	93.13	93.60	.	.	5.61	.	.	8	6
Hudson	0007	96.76	97.47	.	.	9.42	.	.	6	3
Ida	0008	96.60	97.61	96.20	4.71	6.16	1.00	.	34	23
La Grand	0009	97.55	97.70	96.58	5.80	6.96	1.01	.	86	29
Lake Mary	0010	95.76	96.74	.	.	7.10	.	.	17	13
Leaf Valley	0011	93.54	99.48	.	.	12.74	.	.	6	5
Miltona TWP	0014	99.27	99.12	.	.	9.09	.	.	21	16
Osakis TWP	0017	99.28	103.04	.	.	8.72	.	.	9	4
Alexandria	0100	99.93	99.23	98.45	6.44	7.79	1.01	.	196	196
Carlos	0300	103.65	98.91	.	.	9.74	.	.	11	0
Evansville	0400	101.96	101.92	.	.	15.72	.	.	15	0
Osakis	8200	96.13	97.03	.	.	7.39	.	.	16	1

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**City and Township Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales**

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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Alexandria TWP	0001	95.99	95.34	96.15	5.89	6.27	1.00	.	38	0
Carlos TWP	0004	96.86	96.22	.	.	6.19	.	.	19	0
Ida	0008	97.17	98.32	.	.	6.03	.	.	11	0
La Grand	0009	98.26	97.91	97.65	5.07	5.30	1.00	.	57	0
Alexandria	0100	100.34	99.35	99.40	6.26	7.28	1.00	.	183	183
Carlos	0300	103.65	98.91	.	.	9.74	.	.	11	0
Evansville	0400	101.96	101.92	.	.	15.72	.	.	15	0
Osakis	8200	96.38	97.38	.	.	7.55	.	.	15	0

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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Alexandria TWP	0001	94.26	95.34	.	.	9.74	.	.	14	14
Brandon TWP	0003	94.63	91.57	.	.	6.43	.	.	6	6
Carlos TWP	0004	94.41	94.07	.	.	7.77	.	.	16	16
Holmes City	0006	93.60	93.60	.	.	3.34	.	.	6	6
Ida	0008	96.33	96.98	.	.	6.33	.	.	23	23
La Grand	0009	96.17	96.12	.	.	9.37	.	.	29	29
Lake Mary	0010	94.81	95.33	.	.	7.39	.	.	13	13
Miltona TWP	0014	100.63	100.07	.	.	9.17	.	.	16	16
Alexandria	0100	94.10	95.47	.	.	12.54	.	.	13	13

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**Countywide Ratios by Property Type
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CO=21 County_Name=Douglas

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	96.12	98.47	.	.	8.24	.	.	12	0
91	Seasonal Recreational Residential/Residential Aggregation	98.31	98.02	96.96	6.68	8.24	1.01	-1.55	561	344
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	99.30	98.67	98.31	6.67	7.96	1.01	-1.15	400	183
91	Seasonal Recreational Residential/Residential Aggregation-On Water	95.86	96.12	95.19	6.49	8.60	1.01	.	161	161
92	Rural Vacant Land (34.5 or more acres) Aggregation	91.29	92.70	.	.	13.85	.	.	13	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	96.74	95.04	.	.	13.00	.	.	26	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	97.60	97.59	94.33	13.43	13.15	1.00	.	33	0

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**City and Township Ratios by Property Type
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County_Name=Faribault CO=22 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Blue Earth	0100	102.19	97.00	98.23	16.84	19.39	1.04	.	33	0
Wells	1200	100.01	90.88	.	.	23.31	.	.	21	0
Winnebago	1300	98.15	105.01	.	.	34.74	.	.	12	0
Minnesota Lake	7300	84.67	91.24	.	.	34.11	.	.	11	0

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**City and Township Ratios by Property Type
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Blue Earth	0100	102.19	97.00	98.23	16.84	19.39	1.04	.	33	0
Wells	1200	100.01	90.88	.	.	23.31	.	.	21	0
Winnebago	1300	98.15	105.01	.	.	34.74	.	.	12	0
Minnesota Lake	7300	84.67	91.24	.	.	34.11	.	.	11	0

**All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUNE23**

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

CO=22 County_Name=Faribault

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	102.95	97.00	.	.	40.14	.	.	8	0
91	Seasonal Recreational Residential/Residential Aggregation	99.76	94.25	94.21	21.77	24.31	1.03	.	121	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	99.76	94.25	94.21	21.77	24.31	1.03	.	121	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	100.21	98.04	98.40	.	10.98	.	.	32	32
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	98.91	97.75	97.68	.	14.63	.	.	33	33

**All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
* Indicate calculations were done without extreme ratios
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**City and Township Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales**

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Fountain	0300	92.81	95.65	.	.	13.46	.	.	6	0
Harmony	0500	101.28	102.75	.	.	19.43	.	.	21	0
Lanesboro	0600	99.20	98.32	.	.	16.74	.	.	19	0
Mabel	0700	102.43	97.59	.	.	14.15	.	.	16	0
Preston	1000	105.09	104.76	.	.	35.40	.	.	18	0
Rushford	1200	108.76	98.19	.	.	17.06	.	.	24	0
Spring Valley	1300	102.82	96.77	97.83	14.59	12.01	1.02	-8.09	39	0
Wykoff	1500	93.26	94.90	.	.	20.09	.	.	9	0
Rushford Village	1600	94.64	91.90	.	.	11.24	.	.	7	0
Chatfield	6400	93.58	96.59	.	.	12.62	.	.	20	0

**All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
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**City and Township Ratios by Property Type
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Fountain	0300	92.81	95.65	.	.	13.46	.	.	6	0
Harmony	0500	101.28	102.75	.	.	19.43	.	.	21	0
Lanesboro	0600	99.20	98.32	.	.	16.74	.	.	19	0
Mabel	0700	102.43	97.59	.	.	14.15	.	.	16	0
Preston	1000	105.09	104.76	.	.	35.40	.	.	18	0
Rushford	1200	108.76	98.19	.	.	17.06	.	.	24	0
Spring Valley	1300	102.82	96.77	97.83	14.59	12.01	1.02	-8.09	39	0
Wykoff	1500	93.26	94.90	.	.	20.09	.	.	9	0
Rushford Village	1600	94.64	91.90	.	.	11.24	.	.	7	0
Chatfield	6400	93.58	96.59	.	.	12.62	.	.	20	0

**All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Preble	0019	98.18	102.25	.	.	16.33	.	.	6	6

All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
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**City and Township Ratios by Property Type
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Fillmore	0010	88.75	92.24	.	.	13.64	.	.	6	6
Preble	0019	98.18	102.25	.	.	16.33	.	.	6	6

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**Countywide Ratios by Property Type
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CO=23 County_Name=Fillmore

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	102.22	93.45	.	.	35.53	.	.	12	0
91	Seasonal Recreational Residential/Residential Aggregation	99.79	95.72	91.98	19.27	23.45	1.06	-9.58	247	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	99.79	95.72	91.98	19.27	23.45	1.06	-9.58	247	0
92	Rural Vacant Land (34.5 or more acres) Aggregation	101.78	102.98	.	.	12.81	.	.	6	6
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	96.03	97.61	88.63	15.23	20.55	1.08	-7.22	36	36
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	95.56	98.23	87.55	16.22	21.83	1.09	-8.79	47	47

**All sales adjusted for time and terms
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Albert Lea	0100	106.01	102.00	.	.	36.06	.	.	13	0

All sales adjusted for time and terms
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**City and Township Ratios by Property Type
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County_Name=Freeborn CO=24 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Albert Lea TWP	0001	83.68	78.90	.	.	14.32	.	.	8	8
Bancroft	0003	88.26	83.27	.	.	13.05	.	.	9	9
Pickerel Lake	0018	89.34	91.06	.	.	10.94	.	.	8	8
Albert Lea	0100	96.08	95.11	93.79	13.85	18.09	1.01	.	245	229
Alden	0200	112.03	101.47	.	.	36.20	.	.	14	14
Clarks Grove	0400	96.91	95.70	.	.	22.20	.	.	9	9
Geneva	0800	91.63	92.12	.	.	10.70	.	.	8	8
Glenville	0900	99.75	102.86	.	.	18.93	.	.	6	6
Hollandale	1300	93.37	97.84	.	.	21.97	.	.	6	6

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**City and Township Ratios by Property Type
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Albert Lea TWP	0001	83.68	78.90	.	.	14.32	.	.	8	8
Bancroft	0003	88.26	83.27	.	.	13.05	.	.	9	9
Pickereel Lake	0018	89.34	91.06	.	.	10.94	.	.	8	8
Albert Lea	0100	95.97	94.62	93.55	14.48	18.62	1.01	.	229	229
Alden	0200	112.03	101.47	.	.	36.20	.	.	14	14
Clarks Grove	0400	96.91	95.70	.	.	22.20	.	.	9	9
Geneva	0800	91.63	92.12	.	.	10.70	.	.	8	8
Glenville	0900	99.75	102.86	.	.	18.93	.	.	6	6
Hollandale	1300	93.37	97.84	.	.	21.97	.	.	6	6

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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Albert Lea	0100	97.62	95.66	.	.	8.30	.	.	16	0

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**Countywide Ratios by Property Type
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CO=24 County_Name=Freeborn

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	122.08	103.15	.	.	91.11	.	.	20	0
91	Seasonal Recreational Residential/Residential Aggregation	95.01	94.01	91.77	14.83	20.10	1.03	-2.47	368	351
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	94.81	93.15	91.26	15.20	20.49	1.03	-2.93	351	351
91	Seasonal Recreational Residential/Residential Aggregation-On Water	99.05	95.96	.	.	9.91	.	.	17	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	100.38	95.99	95.37	16.79	18.14	1.03	-5.43	37	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	98.44	95.97	94.12	17.39	19.42	1.02	.	40	0

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**City and Township Ratios by Property Type
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County_Name=Goodhue CO=25 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Cannon Falls TWP	0004	99.90	97.09	.	.	10.19	.	.	7	7
Florence	0008	95.91	95.64	.	.	10.46	.	.	22	17
Hay Creek	0010	99.45	96.14	.	.	10.47	.	.	10	10
Minneola	0014	90.54	93.59	.	.	14.62	.	.	6	6
Stanton	0017	95.96	95.66	.	.	13.14	.	.	14	14
Wacouta	0019	90.63	95.56	.	.	11.13	.	.	6	5
Cannon Falls	0200	98.14	97.67	97.46	8.14	10.20	1.01	.	60	60
Goodhue	0500	99.68	96.97	.	.	5.31	.	.	11	11
Kenyon	0600	95.94	94.78	.	.	11.31	.	.	22	22
Red Wing	0800	102.34	97.42	97.83	14.04	10.79	1.01	.	258	257
Wanamingo	1200	99.18	94.33	.	.	11.69	.	.	15	15
Zumbrota	1400	95.67	95.62	95.05	8.02	8.41	1.00	.	69	69
Lake City	7700	93.77	94.52	.	.	9.81	.	.	24	17
Pine Island	9500	108.75	93.50	94.85	24.39	12.15	1.00	4.80	51	51

**All sales adjusted for time and terms
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Cannon Falls TWP	0004	99.90	97.09	.	.	10.19	.	.	7	7
Florence	0008	96.40	95.79	.	.	11.48	.	.	17	17
Hay Creek	0010	99.45	96.14	.	.	10.47	.	.	10	10
Minneola	0014	90.54	93.59	.	.	14.62	.	.	6	6
Stanton	0017	95.96	95.66	.	.	13.14	.	.	14	14
Cannon Falls	0200	98.14	97.67	97.46	8.14	10.20	1.01	.	60	60
Goodhue	0500	99.68	96.97	.	.	5.31	.	.	11	11
Kenyon	0600	95.94	94.78	.	.	11.31	.	.	22	22
Red Wing	0800	102.31	97.34	97.79	14.06	10.79	1.01	.	257	257
Wanamingo	1200	99.18	94.33	.	.	11.69	.	.	15	15
Zumbrota	1400	95.67	95.62	95.05	8.02	8.41	1.00	.	69	69
Lake City	7700	93.58	95.35	.	.	9.67	.	.	17	17
Pine Island	9500	108.75	93.50	94.85	24.39	12.15	1.00	4.80	51	51

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**City and Township Ratios by Property Type
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County_Name=Goodhue CO=25 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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Lake City	7700	94.23	93.69	.	.	10.90	.	.	7	0

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**Countywide Ratios by Property Type
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CO=25 County_Name=Goodhue

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	106.69	98.07	.	.	14.43	.	.	16	0
91	Seasonal Recreational Residential/Residential Aggregation	99.55	95.89	95.41	12.15	11.05	1.01	-1.62	631	617
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	99.64	95.89	95.49	12.28	11.10	1.01	-1.49	617	617
91	Seasonal Recreational Residential/Residential Aggregation-On Water	95.63	96.60	.	.	9.17	.	.	14	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	99.96	95.61	.	.	18.40	.	.	23	23
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	100.48	98.73	96.58	.	18.55	.	.	30	30

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**City and Township Ratios by Property Type
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County_Name=Grant CO=26 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Pelican Lake	0012	96.24	91.83	.	.	20.21	.	.	14	0
Ashby	0100	91.84	99.99	.	.	20.45	.	.	6	0
Barrett	0200	97.22	90.41	.	.	29.23	.	.	7	0
Elbow Lake	0300	99.01	91.97	.	.	21.27	.	.	16	0
Hoffman	0600	101.80	100.00	.	.	26.20	.	.	11	0

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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Ashby	0100	91.84	99.99	.	.	20.45	.	.	6	0
Elbow Lake	0300	99.01	91.97	.	.	21.27	.	.	16	0
Hoffman	0600	101.80	100.00	.	.	26.20	.	.	11	0

**All sales adjusted for time and terms
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County_Name=Grant CO=26 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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Pelican Lake	0012	102.35	97.22	.	.	19.46	.	.	10	0

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CO=26 County_Name=Grant

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	97.04	91.97	92.61	19.93	22.47	1.04	.	76	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	96.36	90.41	91.19	20.86	23.26	1.05	.	57	0
91	Seasonal Recreational Residential/Residential Aggregation-On Water	99.08	97.87	.	.	20.47	.	.	19	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	102.96	100.21	.	.	21.73	.	.	8	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	102.96	100.21	.	.	21.73	.	.	8	0

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County_Name=Hennepin CO=27 PT=02 Property=Apartment (4 or more units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Richfield	2500	95.56	94.88	.	.	3.49	.	.	6	6
St. Louis Park	3000	93.65	92.10	.	.	3.48	.	.	7	7
Bloomington	4100	95.80	95.66	.	.	9.51	.	.	8	8
Minneapolis	8800	97.00	94.38	89.07	10.55	13.76	1.09	-2.02	94	94

**All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
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source: RUNDATA.RATIO_SBE created JUNE23**

**2015 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 2016 EMV/the sales price forward adjusted to Jan 2, 2016
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Edina	0700	98.53	97.23	.	.	4.53	.	.	8	0
Richfield	2500	95.89	100.00	.	.	7.67	.	.	7	0
St. Louis Park	3000	96.94	97.34	.	.	4.95	.	.	12	0
Bloomington	4100	91.34	91.93	.	.	8.39	.	.	8	0
Maple Grove	4400	98.97	96.50	.	.	15.91	.	.	12	0
Plymouth	4700	100.98	94.41	.	.	13.31	.	.	8	0
Minnetonka	5200	97.60	99.36	.	.	7.61	.	.	6	0
Minneapolis	8800	94.52	94.71	77.82	12.59	16.10	1.20	-3.39	78	0

**All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
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**2015 Assessment Sales Ratio Study
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**City and Township Ratios by Property Type
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Rogers	2800	96.84	95.24	.	.	5.56	.	.	7	0
Bloomington	4100	97.05	96.67	.	.	5.76	.	.	11	0
Eden Prairie	6000	99.15	99.33	.	.	4.15	.	.	6	0
Minneapolis	8800	92.14	99.99	.	.	17.67	.	.	9	0

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**2015 Assessment Sales Ratio Study
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**City and Township Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales**

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Brooklyn Center	0100	97.51	95.35	96.22	8.93	9.43	1.01	-6.60	321	321
Champlin	0200	94.69	94.18	94.20	5.77	7.58	1.00	-1.93	337	337
Crystal	0300	98.03	94.78	96.19	9.88	10.60	1.01	-7.01	339	339
Deephaven	0500	94.89	95.64	94.60	6.00	7.44	1.00	.	58	58
Edina	0700	93.86	95.03	93.10	6.06	8.21	1.01	-0.93	774	774
Excelsior	0900	94.26	94.64	.	.	11.53	.	.	26	26
Golden Valley	1100	96.93	95.86	95.77	7.85	10.94	1.01	-1.87	347	347
Hopkins	1400	95.66	95.54	94.32	6.34	7.81	1.01	-1.25	195	195
Long Lake	1600	95.32	95.09	.	.	9.81	.	.	20	20
Loretto	1700	94.87	95.02	.	.	5.88	.	.	8	8
Maple Plain	1800	95.60	95.51	.	.	10.47	.	.	13	13
Minnetonka Beach	1900	93.61	93.67	.	.	3.59	.	.	7	7
Mound	2100	94.52	94.30	92.39	8.15	11.15	1.02	-2.07	196	196
Osseo	2300	94.28	95.63	.	.	7.74	.	.	15	15
Richfield	2500	96.22	94.78	95.21	7.16	8.17	1.01	-3.51	414	414
Robbinsdale	2600	95.37	94.51	94.06	7.50	9.41	1.01	-11.60	256	256
Rogers	2800	94.84	94.82	94.25	5.00	6.47	1.01	-2.26	154	154
St. Bonifacius	2900	95.69	96.38	94.30	5.73	8.90	1.01	-6.51	30	30
St. Louis Park	3000	95.64	95.07	94.91	6.53	8.24	1.01	-1.63	748	748
Spring Park	3200	95.98	95.02	.	.	7.75	.	.	15	15

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**City and Township Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales**

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Tonka Bay	3300	93.42	94.20	.	.	6.33	.	.	29	29
Wayzata	3400	93.46	95.31	93.29	7.40	10.66	1.00	.	82	82
Woodland	3700	97.88	94.37	.	.	8.93	.	.	9	9
Bloomington	4100	96.97	95.11	95.45	8.40	9.60	1.01	-1.37	1,175	1,175
New Hope	4200	95.57	94.99	94.93	5.51	6.86	1.01	-3.17	227	227
Maple Grove	4400	95.31	94.97	94.77	4.84	6.18	1.01	-1.86	1,105	1,105
Medina	4500	97.15	95.31	96.99	7.45	8.53	1.00	.	74	74
Orono	4600	93.95	94.83	93.97	3.47	5.40	1.00	.	143	143
Plymouth	4700	95.67	95.14	95.00	5.92	7.13	1.00	-0.82	1,096	1,096
Brooklyn Park	4900	96.21	95.08	95.53	7.48	9.24	1.00	.	934	934
Greenwood	5000	92.40	94.95	.	.	7.46	.	.	10	10
Minnnetonka	5200	96.40	95.78	95.37	7.27	8.63	1.01	-1.13	783	783
Shorewood	5300	95.34	95.02	95.06	5.11	8.40	1.00	.	112	112
Independence	5400	94.53	94.95	92.71	6.24	7.75	1.02	-2.53	47	47
Greenfield	5500	95.42	95.01	95.83	5.98	7.98	1.00	.	42	42
Corcoran	5600	96.48	95.34	97.37	7.41	8.51	1.00	.	63	63
Minnetrissa	5800	95.70	95.35	96.50	6.95	9.81	0.99	2.41	91	91
Eden Prairie	6000	95.96	95.51	95.55	6.25	7.17	1.01	-0.60	938	938
Dayton	6600	95.31	94.65	94.89	5.25	5.84	1.01	-3.99	42	42
Hanover	7400	95.61	96.97	.	.	6.77	.	.	9	9

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**City and Township Ratios by Property Type
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Ratios reported only for jurisdictions with 6 or more sales**

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Minneapolis	8800	96.88	95.36	94.18	10.44	11.83	1.01	-1.18	4,992	4,987
St. Anthony	9100	94.03	94.69	92.62	7.65	10.52	1.02	.	83	83

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**City and Township Ratios by Property Type
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Brooklyn Center	0100	97.54	95.36	96.27	8.93	9.44	1.01	-6.70	320	320
Champlin	0200	94.65	94.16	94.14	5.73	7.52	1.01	-2.33	332	332
Crystal	0300	98.02	94.78	96.13	9.84	10.46	1.01	-8.42	332	332
Deephaven	0500	95.02	95.36	94.23	6.09	7.51	1.01	.	50	50
Edina	0700	93.87	95.03	93.14	6.07	8.21	1.01	-0.91	770	770
Excelsior	0900	94.29	94.73	.	.	12.22	.	.	23	23
Golden Valley	1100	96.94	95.86	95.71	7.89	11.00	1.01	-2.14	343	343
Hopkins	1400	95.66	95.54	94.32	6.34	7.81	1.01	-1.25	195	195
Long Lake	1600	95.35	95.29	.	.	10.07	.	.	19	19
Loretto	1700	94.87	95.02	.	.	5.88	.	.	8	8
Maple Plain	1800	95.60	95.51	.	.	10.47	.	.	13	13
Mound	2100	95.49	94.51	94.72	7.81	11.01	1.01	.	152	152
Osseo	2300	94.28	95.63	.	.	7.74	.	.	15	15
Richfield	2500	96.22	94.78	95.21	7.16	8.17	1.01	-3.51	414	414
Robbinsdale	2600	95.37	94.47	94.04	7.58	9.46	1.01	-12.18	253	253
Rogers	2800	94.75	94.68	94.10	4.99	6.45	1.01	-2.82	150	150
St. Bonifacius	2900	95.69	96.38	94.30	5.73	8.90	1.01	-6.51	30	30
St. Louis Park	3000	95.64	95.07	94.91	6.53	8.25	1.01	-1.65	744	744
Spring Park	3200	96.69	95.02	.	.	7.99	.	.	13	13
Tonka Bay	3300	93.48	95.21	.	.	7.30	.	.	18	18

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**City and Township Ratios by Property Type
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Wayzata	3400	93.66	95.32	95.10	7.30	10.62	0.98	2.27	80	80
Woodland	3700	97.42	94.36	.	.	9.99	.	.	6	6
Bloomington	4100	96.96	95.11	95.44	8.40	9.60	1.01	-1.37	1,174	1,174
New Hope	4200	95.57	94.99	94.93	5.51	6.86	1.01	-3.17	227	227
Maple Grove	4400	95.33	94.98	94.80	4.86	6.21	1.01	-1.92	1,078	1,078
Medina	4500	97.15	95.31	96.99	7.45	8.53	1.00	.	74	74
Orono	4600	93.77	94.66	93.75	3.66	5.67	1.00	.	111	111
Plymouth	4700	95.69	95.15	95.03	5.92	7.11	1.00	-0.82	1,073	1,073
Brooklyn Park	4900	96.20	95.08	95.51	7.48	9.24	1.00	-0.91	930	930
Minnetonka	5200	96.42	95.81	95.38	7.31	8.65	1.01	-1.21	773	773
Shorewood	5300	95.18	94.93	95.00	5.12	8.65	1.00	.	98	98
Independence	5400	94.88	94.97	93.17	6.31	7.93	1.02	.	42	42
Greenfield	5500	95.77	95.19	96.19	6.16	8.09	1.00	.	38	38
Corcoran	5600	96.48	95.34	97.37	7.41	8.51	1.00	.	63	63
Minnetrista	5800	94.33	93.81	94.51	6.24	8.68	1.00	2.38	71	71
Eden Prairie	6000	95.96	95.51	95.55	6.25	7.16	1.01	-0.63	929	929
Dayton	6600	95.16	94.58	94.88	5.62	6.21	1.01	-5.45	35	35
Hanover	7400	95.61	96.97	.	.	6.77	.	.	9	9
Minneapolis	8800	96.87	95.36	94.18	10.44	11.83	1.01	-1.18	4,987	4,987
St. Anthony	9100	94.03	94.69	92.62	7.65	10.52	1.02	.	83	83

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**City and Township Ratios by Property Type
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Crystal	0300	98.56	93.82	.	.	16.34	.	.	7	7
Deephaven	0500	94.04	96.44	.	.	7.42	.	.	8	8
Mound	2100	91.16	90.74	89.48	9.33	10.78	1.02	.	44	44
Tonka Bay	3300	93.33	93.18	.	.	4.62	.	.	11	11
Maple Grove	4400	94.51	94.40	.	.	5.15	.	.	27	27
Orono	4600	94.55	95.08	94.35	2.75	4.37	1.00	.	32	32
Plymouth	4700	94.58	94.80	.	.	8.17	.	.	23	23
Greenwood	5000	90.68	94.99	.	.	8.31	.	.	7	7
Minnetonka	5200	95.03	95.32	.	.	6.92	.	.	10	10
Shorewood	5300	96.49	96.60	.	.	6.59	.	.	14	14
Minnetrista	5800	100.58	97.55	.	.	12.60	.	.	20	20
Eden Prairie	6000	96.25	97.50	.	.	8.03	.	.	9	9
Dayton	6600	96.03	96.80	.	.	3.89	.	.	7	7

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**Countywide Ratios by Property Type
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CO=27 County_Name=Hennepin

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
02	Apartment (4 or more units)	96.34	94.38	91.93	8.63	12.01	1.05	-1.36	132	132
06	Commercial (with buildings)	96.24	96.36	88.59	9.19	13.53	1.08	-1.52	177	0
07	Industrial (with buildings)	96.62	97.19	96.07	5.32	8.44	1.01	.	74	0
91	Seasonal Recreational Residential/Residential Aggregation	96.13	95.10	94.62	7.88	9.58	1.01	-1.13	16,363	16,358
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	96.16	95.11	94.67	7.92	9.60	1.01	-1.17	16,081	16,081
91	Seasonal Recreational Residential/Residential Aggregation-On Water	94.63	94.93	93.69	5.98	8.42	1.01	-0.99	282	277
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	79.97	79.84	.	.	27.27	.	.	7	0

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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Apartment (4 or more units)	94.72	93.98	95.09	3.91	5.40	1.00	.	38	38
Commercial (with buildings)	97.59	97.00	93.25	6.59	11.05	1.05	.	99	0
Industrial (with buildings)	97.24	96.71	96.39	4.60	6.46	1.01	.	65	0
Seasonal Recreational Residential/Residential Aggregation	95.81	95.05	94.80	6.76	8.41	1.01	-1.10	11,371	11,371
Seasonal Recreational Residential/Residential Aggregation-Off Water	95.84	95.06	94.89	6.78	8.41	1.01	-1.15	11,094	11,094
Seasonal Recreational Residential/Residential Aggregation-On Water	94.57	94.92	93.65	5.93	8.40	1.01	-0.95	277	277
Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	79.97	79.84	.	.	27.27	.	.	7	0

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**City and Township Ratios by Property Type
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County_Name=Houston CO=28 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
La Crescent TWP	0008	95.53	90.78	.	.	11.33	.	.	11	11
Brownsville	0100	89.36	80.11	.	.	21.51	.	.	6	5
Caledonia	0200	89.88	89.59	88.02	12.32	15.54	1.02	.	43	43
Hokah	0500	93.50	94.69	.	.	13.46	.	.	10	10
Houston	0600	104.43	97.71	.	.	31.21	.	.	22	22
Spring Grove	1000	99.11	99.04	.	.	20.98	.	.	16	16
La Crescent	9000	96.46	92.08	96.60	15.34	13.19	1.00	.	79	78

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**City and Township Ratios by Property Type
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
La Crescent TWP	0008	95.53	90.78	.	.	11.33	.	.	11	11
Caledonia	0200	89.88	89.59	88.02	12.32	15.54	1.02	.	43	43
Hokah	0500	93.50	94.69	.	.	13.46	.	.	10	10
Houston	0600	104.43	97.71	.	.	31.21	.	.	22	22
Spring Grove	1000	99.11	99.04	.	.	20.98	.	.	16	16
La Crescent	9000	96.58	92.20	96.69	15.38	13.25	1.00	.	78	78

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**Countywide Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales**

CO=28 County_Name=Houston

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
02	Apartment (4 or more units)	87.36	90.32	.	.	21.50	.	.	6	0
06	Commercial (with buildings)	101.97	102.82	.	.	20.21	.	.	9	0
91	Seasonal Recreational Residential/Residential Aggregation	94.93	92.08	93.02	14.80	18.46	1.02	-6.35	213	211
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	95.06	92.31	93.23	14.75	18.49	1.02	-6.21	211	211
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	105.39	104.73	.	.	13.09	.	.	13	13
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	105.58	106.39	.	.	12.54	.	.	14	14

**All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUNE23**

**2015 Assessment Sales Ratio Study
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**City and Township Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales**

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Akeley TWP	0001	98.23	99.07	.	.	12.95	.	.	8	4
Arago	0002	93.84	95.69	.	.	16.43	.	.	17	2
Clover	0005	91.52	93.50	.	.	6.97	.	.	6	2
Crow Wing Lake	0006	97.13	100.99	.	.	13.82	.	.	12	0
Farden	0007	99.92	100.91	.	.	13.25	.	.	13	0
Guthrie	0009	97.18	97.80	.	.	14.26	.	.	7	7
Hart Lake	0010	112.25	96.09	.	.	9.70	.	.	10	5
Helga	0011	98.98	97.97	.	.	9.65	.	.	23	0
Henrietta	0013	102.39	98.06	.	.	13.88	.	.	29	0
Hubbard	0014	94.28	95.28	.	.	20.93	.	.	12	1
Lake Emma	0016	101.69	94.02	.	.	21.75	.	.	24	4
Lake George	0017	99.14	97.58	.	.	19.06	.	.	10	2
Lakeport	0019	100.75	97.61	.	.	13.38	.	.	11	6
Mantrap	0020	95.01	94.31	.	.	8.36	.	.	9	3
Nevis TWP	0021	97.89	100.43	.	.	17.57	.	.	24	9
Straight River	0024	95.78	100.61	.	.	17.48	.	.	6	2
Todd	0026	106.32	99.82	.	.	13.08	.	.	17	0
White Oak	0027	97.47	99.41	.	.	12.17	.	.	11	2
Akeley	0100	95.45	93.52	.	.	8.42	.	.	6	3

**All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUNE23**

**2015 Assessment Sales Ratio Study
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**City and Township Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales**

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Nevis	1200	97.13	100.83	.	.	10.96	.	.	6	6
Park Rapids	1300	101.78	95.68	99.06	14.21	16.60	1.02	.	51	0

**All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
* Indicate calculations were done without extreme ratios
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**2015 Assessment Sales Ratio Study
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**City and Township Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales**

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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Farden	0007	99.38	97.83	.	.	14.50	.	.	11	0
Guthrie	0009	97.18	97.80	.	.	14.26	.	.	7	7
Helga	0011	99.59	97.97	.	.	10.10	.	.	17	0
Henrietta	0013	106.91	101.64	.	.	14.15	.	.	15	0
Lakeport	0019	95.21	92.61	.	.	12.89	.	.	6	6
Nevis TWP	0021	92.81	100.91	.	.	19.22	.	.	9	9
Todd	0026	106.66	96.91	.	.	3.98	.	.	7	0
Nevis	1200	97.13	100.83	.	.	10.96	.	.	6	6
Park Rapids	1300	101.23	95.68	98.33	13.66	14.49	1.02	-5.85	45	0

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Based on sales from October 2014 through September 2015
* Indicate calculations were done without extreme ratios
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**2015 Assessment Sales Ratio Study
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**City and Township Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales**

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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Arago	0002	94.09	95.69	.	.	17.28	.	.	15	0
Crow Wing Lake	0006	97.13	100.99	.	.	13.82	.	.	12	0
Helga	0011	97.27	97.75	.	.	8.82	.	.	6	0
Henrietta	0013	97.54	94.57	.	.	13.54	.	.	14	0
Hubbard	0014	98.29	95.72	.	.	14.97	.	.	11	0
Lake Emma	0016	100.00	94.02	.	.	17.63	.	.	20	0
Lake George	0017	99.48	96.57	.	.	21.87	.	.	8	0
Mantrap	0020	94.35	93.95	.	.	8.75	.	.	6	0
Nevis TWP	0021	100.94	99.95	.	.	16.50	.	.	15	0
Todd	0026	106.08	100.84	.	.	14.69	.	.	10	0
White Oak	0027	98.93	99.41	.	.	7.30	.	.	9	0
Park Rapids	1300	105.92	96.73	.	.	28.07	.	.	6	0

**All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
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**Countywide Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales**

CO=29 County_Name=Hubbard

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	93.92	96.65	.	.	26.82	.	.	11	0
91	Seasonal Recreational Residential/Residential Aggregation	99.31	97.25	96.64	12.88	15.33	1.02	.	329	62
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	98.62	96.65	96.55	12.52	15.26	1.02	-2.13	160	62
91	Seasonal Recreational Residential/Residential Aggregation-On Water	99.97	98.47	96.69	13.14	15.44	1.02	.	169	0
92	Rural Vacant Land (34.5 or more acres) Aggregation	99.70	99.63	97.14	14.29	20.02	1.02	.	38	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	100.60	99.81	98.79	14.81	20.49	1.01	.	39	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	99.97	99.96	97.73	15.89	23.46	1.02	.	44	0

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**City and Township Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales**

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Athens	0001	95.55	94.94	.	.	9.43	.	.	15	15
Bradford	0002	95.02	95.86	93.30	12.34	15.21	1.02	.	37	29
Cambridge TWP	0003	93.40	95.19	.	.	15.41	.	.	21	18
Isanti TWP	0005	96.56	97.59	.	.	8.57	.	.	23	13
Maple Ridge	0006	96.72	92.01	.	.	12.49	.	.	7	7
North Branch	0007	103.30	96.43	.	.	9.20	.	.	11	11
Oxford	0008	95.73	97.89	.	.	16.22	.	.	6	6
Spencer Brook	0009	101.34	102.41	.	.	9.77	.	.	19	14
Spring Vale	0010	100.12	99.64	.	.	13.21	.	.	13	13
Stanchfield	0011	94.50	93.72	.	.	8.35	.	.	10	10
Stanford	0012	90.86	93.70	.	.	16.72	.	.	10	6
Wyanett	0013	90.07	92.76	.	.	17.47	.	.	22	19
Cambridge	0200	94.19	92.95	93.12	12.43	12.51	1.00	6.83	124	124
Isanti	0500	93.90	92.98	93.89	7.55	10.50	1.00	5.15	106	106
Braham	6000	94.88	94.28	.	.	17.20	.	.	18	18

**All sales adjusted for time and terms
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**City and Township Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Athens	0001	95.55	94.94	.	.	9.43	.	.	15	15
Bradford	0002	92.59	93.99	.	.	12.47	.	.	29	29
Cambridge TWP	0003	94.81	96.06	.	.	14.25	.	.	18	18
Isanti TWP	0005	93.12	93.21	.	.	8.46	.	.	13	13
Maple Ridge	0006	96.72	92.01	.	.	12.49	.	.	7	7
North Branch	0007	103.30	96.43	.	.	9.20	.	.	11	11
Oxford	0008	95.73	97.89	.	.	16.22	.	.	6	6
Spencer Brook	0009	99.47	102.20	.	.	11.05	.	.	14	14
Spring Vale	0010	100.12	99.64	.	.	13.21	.	.	13	13
Stanchfield	0011	94.50	93.72	.	.	8.35	.	.	10	10
Stanford	0012	89.08	87.73	.	.	19.24	.	.	6	6
Wyanett	0013	93.30	93.52	.	.	14.69	.	.	19	19
Cambridge	0200	94.19	92.95	93.12	12.43	12.51	1.00	6.83	124	124
Isanti	0500	93.90	92.98	93.89	7.55	10.50	1.00	5.15	106	106
Braham	6000	94.88	94.28	.	.	17.20	.	.	18	18

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**City and Township Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales**

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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Bradford	0002	103.82	111.76	.	.	20.54	.	.	8	0
Isanti TWP	0005	101.04	100.53	.	.	7.82	.	.	10	0

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**Countywide Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales**

CO=30 County_Name=Isanti

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	94.84	94.40	94.17	10.88	12.72	1.00	2.31	442	409
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	94.65	94.07	94.17	10.59	12.22	1.00	3.18	409	409
91	Seasonal Recreational Residential/Residential Aggregation-On Water	97.32	100.50	94.22	13.25	17.52	1.03	.	33	0
92	Rural Vacant Land (34.5 or more acres) Aggregation	105.78	98.55	.	.	21.30	.	.	21	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	105.85	100.00	.	.	20.63	.	.	27	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	109.03	107.37	100.31	20.56	21.16	1.07	.	33	0

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**City and Township Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales**

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Arbo	0002	101.89	104.38	.	.	23.14	.	.	14	0
Balsam	0004	97.88	102.78	.	.	20.29	.	.	19	0
Blackberry	0008	96.65	93.68	.	.	15.11	.	.	13	0
Greenway	0017	115.57	100.76	.	.	24.74	.	.	10	0
Harris	0018	95.54	92.58	96.27	18.49	22.11	0.99	.	43	0
Lake Jessie	0021	164.22	102.52	.	.	11.66	.	.	7	0
Lawrence	0022	104.16	93.02	.	.	24.97	.	.	7	0
Lone Pine	0024	94.78	103.07	.	.	27.30	.	.	8	0
Marcell	0025	111.33	101.60	.	.	16.83	.	.	8	0
Nashwauk TWP	0029	103.13	99.06	.	.	15.88	.	.	9	0
Stokes	0036	96.08	98.96	.	.	28.80	.	.	6	0
Trout Lake	0038	113.25	102.72	.	.	13.33	.	.	14	0
Unorg. 54-26	0064	98.57	92.19	.	.	13.83	.	.	21	0
Unorg. 56-26	0068	103.57	97.98	.	.	18.67	.	.	13	0
Unorg. 57-26	0070	102.92	103.09	.	.	12.38	.	.	11	0
Unorg. 59-23	0076	107.19	103.85	.	.	8.78	.	.	6	0
Unorg. 59-24	0077	95.74	95.92	.	.	22.72	.	.	8	0
Unorg. 147-26	0096	96.67	96.14	.	.	16.62	.	.	7	0
Bovey	0600	106.50	101.15	.	.	14.15	.	.	6	0
Calumet	0800	97.44	93.52	.	.	28.09	.	.	8	0

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**City and Township Ratios by Property Type
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County_Name=Itasca CO=31 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Cohasset	0900	93.94	95.03	93.77	.	19.62	.	.	30	0
Coleraine	1000	99.24	97.81	93.78	15.30	17.31	1.05	-8.68	34	0
Deer River	1300	104.24	99.00	.	.	15.89	.	.	7	0
Grand Rapids	1600	96.97	91.68	94.51	17.13	15.76	1.01	.	156	0
Keewatin	2000	103.42	100.66	.	.	14.30	.	.	6	0
La prairie	2100	100.13	93.98	.	.	17.83	.	.	10	0
Nashwauk	2600	98.95	92.05	.	.	19.97	.	.	10	0
Taconite	3500	94.81	96.75	.	.	13.18	.	.	8	0

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**City and Township Ratios by Property Type
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Arbo	0002	102.69	90.18	.	.	25.58	.	.	6	0
Blackberry	0008	96.37	92.57	.	.	17.28	.	.	10	0
Greenway	0017	111.55	95.18	.	.	20.76	.	.	8	0
Harris	0018	86.91	82.86	.	.	20.99	.	.	26	0
Trout Lake	0038	119.05	102.72	.	.	16.81	.	.	6	0
Unorg. 54-26	0064	98.91	90.03	.	.	12.95	.	.	11	0
Unorg. 56-26	0068	97.05	96.72	.	.	12.06	.	.	6	0
Bovey	0600	106.50	101.15	.	.	14.15	.	.	6	0
Calumet	0800	97.44	93.52	.	.	28.09	.	.	8	0
Cohasset	0900	93.30	85.52	.	.	28.03	.	.	14	0
Coleraine	1000	99.47	96.11	95.56	.	17.46	.	.	30	0
Deer River	1300	104.24	99.00	.	.	15.89	.	.	7	0
Grand Rapids	1600	96.24	90.52	93.60	16.85	14.97	1.01	.	147	0
Keewatin	2000	103.42	100.66	.	.	14.30	.	.	6	0
La prairie	2100	100.13	93.98	.	.	17.83	.	.	10	0
Nashwauk	2600	98.95	92.05	.	.	19.97	.	.	10	0
Taconite	3500	91.99	94.43	.	.	14.45	.	.	6	0

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**City and Township Ratios by Property Type
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Arbo	0002	101.29	106.20	.	.	19.87	.	.	8	0
Balsam	0004	97.18	103.75	.	.	22.40	.	.	15	0
Harris	0018	108.74	111.16	.	.	17.09	.	.	17	0
Lone Pine	0024	100.34	103.07	.	.	21.44	.	.	6	0
Trout Lake	0038	108.89	100.43	.	.	11.44	.	.	8	0
Unorg. 54-26	0064	98.19	94.65	.	.	14.70	.	.	10	0
Unorg. 56-26	0068	109.17	108.36	.	.	21.57	.	.	7	0
Unorg. 57-26	0070	103.02	103.09	.	.	13.85	.	.	9	0
Unorg. 59-24	0077	97.95	96.67	.	.	22.97	.	.	7	0
Cohasset	0900	94.51	95.96	.	.	10.70	.	.	16	0
Grand Rapids	1600	108.85	105.57	.	.	16.85	.	.	9	0

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**Countywide Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales**

CO=31 County_Name=Itasca

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	110.12	100.24	.	.	48.24	.	.	10	0
91	Seasonal Recreational Residential/Residential Aggregation	100.46	96.37	97.09	18.85	19.44	1.01	.	598	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	99.08	93.17	94.00	19.98	20.58	1.03	-3.93	405	0
91	Seasonal Recreational Residential/Residential Aggregation-On Water	103.34	101.08	100.99	15.95	16.27	1.01	.	193	0
92	Rural Vacant Land (34.5 or more acres) Aggregation	117.79	100.97	.	.	16.94	.	.	23	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	115.81	99.33	.	.	16.43	.	.	25	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	116.32	100.15	.	.	17.01	.	.	26	0

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12 month study**

**City and Township Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales**

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Heron Lake	0200	90.27	94.15	.	.	12.61	.	.	8	8
Jackson	0300	94.29	94.25	93.17	10.71	13.24	1.01	.	39	39
Lakefield	0400	94.92	94.15	.	.	11.21	.	.	17	17

**All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUNE23**

**2015 Assessment Sales Ratio Study
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**City and Township Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Heron Lake	0200	90.27	94.15	.	.	12.61	.	.	8	8
Jackson	0300	94.29	94.25	93.17	10.71	13.24	1.01	.	39	39
Lakefield	0400	94.92	94.15	.	.	11.21	.	.	17	17

**All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUNE23**

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**Countywide Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales**

CO=32 County_Name=Jackson

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	104.46	94.42	.	.	21.66	.	.	6	0
91	Seasonal Recreational Residential/Residential Aggregation	94.09	91.18	89.85	13.80	15.05	1.03	-3.29	87	87
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	94.09	91.18	89.85	13.80	15.05	1.03	-3.29	87	87
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	101.61	99.81	.	.	10.18	.	.	17	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	97.73	99.48	.	.	19.72	.	.	18	0

**All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
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**City and Township Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
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County_Name=Kanabec CO=33 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Ann Lake	0001	93.88	94.42	.	.	9.89	.	.	7	5
Arthur	0002	97.53	94.23	.	.	14.60	.	.	20	11
Brunswick	0003	95.58	97.13	.	.	19.21	.	.	10	9
Knife Lake	0010	102.01	96.64	.	.	16.55	.	.	13	5
Kroschel	0011	98.74	95.40	.	.	17.10	.	.	8	3
Peace	0012	99.98	96.08	.	.	18.97	.	.	21	12
Mora	0200	95.65	94.73	93.25	10.16	13.16	1.03	-23.02	39	38

**All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
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**City and Township Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales**

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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Arthur	0002	96.78	92.75	.	.	18.76	.	.	11	11
Brunswick	0003	93.91	92.42	.	.	19.85	.	.	9	9
Peace	0012	102.64	96.64	.	.	22.25	.	.	12	12
Mora	0200	95.97	94.90	93.61	10.10	13.11	1.03	-22.64	38	38

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**City and Township Ratios by Property Type
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Ratios reported only for jurisdictions with 6 or more sales**

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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Arthur	0002	98.45	98.20	.	.	8.38	.	.	9	0
Knife Lake	0010	103.28	95.93	.	.	17.09	.	.	8	0
Peace	0012	96.44	93.60	.	.	15.24	.	.	9	0

**All sales adjusted for time and terms
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**Countywide Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales**

CO=33 County_Name=Kanabec

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	97.33	95.02	94.12	13.44	14.88	1.03	-5.50	156	112
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	97.45	94.76	93.90	13.54	15.20	1.02	-5.80	112	112
91	Seasonal Recreational Residential/Residential Aggregation-On Water	97.02	95.39	94.54	13.10	14.21	1.03	-6.41	44	0
92	Rural Vacant Land (34.5 or more acres) Aggregation	97.77	99.82	.	.	16.57	.	.	17	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	100.86	99.82	.	.	20.96	.	.	23	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	100.66	97.93	97.19	.	23.43	.	.	33	0

**All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
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City and Township Ratios by Property Type
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Willmar	1500	99.47	96.59	.	.	8.06	.	.	9	0

All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
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**City and Township Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
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County_Name=Kandiyohi CO=34 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Colfax	0003	99.68	103.23	.	.	9.53	.	.	7	0
Dovre	0004	104.37	96.35	.	.	19.88	.	.	17	0
Green Lake	0009	97.02	98.62	.	.	9.41	.	.	11	0
Harrison	0010	102.72	100.50	.	.	11.63	.	.	8	0
Irving	0012	99.18	94.38	.	.	9.43	.	.	7	0
Lake Andrew	0014	96.79	93.63	.	.	11.90	.	.	9	0
New London TWP	0018	97.73	97.03	97.27	9.55	11.08	1.00	.	51	0
Atwater	0100	103.07	100.12	.	.	11.10	.	.	7	0
New London	0600	96.31	94.32	.	.	7.54	.	.	19	0
Spicer	1200	100.71	97.60	.	.	10.29	.	.	20	0
Willmar	1500	97.53	96.78	95.87	11.59	12.84	1.01	.	235	0

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**City and Township Ratios by Property Type
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Dovre	0004	95.29	93.86	.	.	6.26	.	.	6	0
New London TWP	0018	95.69	93.67	94.36	.	11.67	.	.	30	0
Atwater	0100	103.07	100.12	.	.	11.10	.	.	7	0
New London	0600	96.31	94.32	.	.	7.54	.	.	19	0
Spicer	1200	100.07	97.06	.	.	12.36	.	.	11	0
Willmar	1500	97.41	96.52	95.58	11.54	12.74	1.01	.	229	0

**All sales adjusted for time and terms
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**City and Township Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Dovre	0004	109.32	99.39	.	.	22.31	.	.	11	0
Green Lake	0009	95.16	97.28	.	.	11.24	.	.	6	0
Harrison	0010	97.78	96.37	.	.	12.75	.	.	6	0
Lake Andrew	0014	97.60	95.41	.	.	12.73	.	.	8	0
New London TWP	0018	100.65	97.40	.	.	9.71	.	.	21	0
Spicer	1200	101.50	98.11	.	.	6.93	.	.	9	0
Willmar	1500	102.29	102.41	.	.	15.89	.	.	6	0

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**Countywide Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
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CO=34 County_Name=Kandiyohi

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	97.74	93.60	.	.	8.09	.	.	13	0
91	Seasonal Recreational Residential/Residential Aggregation	98.29	97.09	96.55	10.46	12.37	1.01	-1.46	433	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	97.81	96.76	96.13	10.48	11.91	1.01	-2.16	355	0
91	Seasonal Recreational Residential/Residential Aggregation-On Water	100.45	97.37	97.46	10.36	14.15	1.02	-4.06	78	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	106.37	100.72	.	.	10.18	.	.	13	13
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	107.86	103.89	.	.	10.00	.	.	15	15

**All sales adjusted for time and terms
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City and Township Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Hallock	0300	100.38	92.04	.	.	22.23	.	.	14	0
Karlstad	0600	86.20	80.80	.	.	28.75	.	.	7	0

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**City and Township Ratios by Property Type
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Hallock	0300	100.38	92.04	.	.	22.23	.	.	14	0
Karlstad	0600	86.20	80.80	.	.	28.75	.	.	7	0

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County_Name=Kittson CO=35 PT=93 Property=Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Hill	0011	103.70	106.70	.	.	18.76	.	.	9	9

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City and Township Ratios by Property Type
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Ratios reported only for jurisdictions with 6 or more sales

County_Name=Kittson CO=35 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Hill	0011	103.70	106.70	.	.	18.76	.	.	9	9

All sales adjusted for time and terms
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**Countywide Ratios by Property Type
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CO=35 County_Name=Kittson

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	86.73	88.57	78.64	30.21	32.64	1.06	.	38	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	86.73	88.57	78.64	30.21	32.64	1.06	.	38	0
92	Rural Vacant Land (34.5 or more acres) Aggregation	98.08	99.38	.	.	19.33	.	.	8	8
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	109.44	102.11	99.80	22.38	19.07	1.05	.	40	40
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	108.76	102.43	99.73	20.46	17.97	1.05	.	45	45

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**City and Township Ratios by Property Type
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County_Name=Koochiching CO=36 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Unorg. #0096	0096	94.33	95.23	86.90	14.66	20.12	1.09	.	34	0
Unorg. #0098	0098	99.19	98.57	.	.	24.36	.	.	10	0
International Falls	1100	104.40	99.64	95.63	20.24	23.06	1.07	-10.08	77	0
Littlefork	1300	97.97	100.06	.	.	16.22	.	.	8	0

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**City and Township Ratios by Property Type
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Unorg. #0096	0096	98.07	98.03	.	.	18.33	.	.	17	0
Unorg. #0098	0098	99.53	98.92	.	.	25.72	.	.	9	0
International Falls	1100	104.68	99.65	96.19	20.45	23.27	1.07	-11.82	74	0
Littlefork	1300	99.34	100.68	.	.	16.76	.	.	7	0

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**City and Township Ratios by Property Type
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Unorg. #0096	0096	90.59	90.60	.	.	21.80	.	.	17	0

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CO=36 County_Name=Koochiching

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	100.61	98.03	90.91	19.10	22.84	1.09	-6.58	139	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	102.79	99.43	96.05	19.63	23.17	1.05	-7.36	113	0
91	Seasonal Recreational Residential/Residential Aggregation-On Water	91.16	89.52	.	.	19.60	.	.	26	0
92	Rural Vacant Land (34.5 or more acres) Aggregation	95.32	95.13	.	.	22.73	.	.	13	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	95.32	95.13	.	.	22.73	.	.	13	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	95.32	95.13	.	.	22.73	.	.	13	0

**All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
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**City and Township Ratios by Property Type
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Ratios reported only for jurisdictions with 6 or more sales**

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Camp Release	0005	93.90	94.80	.	.	6.12	.	.	6	0
Dawson	0300	91.41	97.56	.	.	14.48	.	.	12	0
Madison	0500	105.42	96.57	.	.	15.75	.	.	13	0

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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Camp Release	0005	93.90	94.80	.	.	6.12	.	.	6	0
Dawson	0300	91.41	97.56	.	.	14.48	.	.	12	0
Madison	0500	105.42	96.57	.	.	15.75	.	.	13	0

**All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUNE23**

**2015 Assessment Sales Ratio Study
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**Countywide Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales**

CO=37 County_Name=Lac Qui Parle

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	97.33	96.19	93.17	10.97	14.26	1.04	-3.25	50	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	97.33	96.19	93.17	10.97	14.26	1.04	-3.25	50	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	98.53	97.52	.	.	15.01	.	.	15	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	98.26	96.71	.	.	14.58	.	.	16	0

**All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
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**City and Township Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales**

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Beaver Bay TWP	0001	95.75	93.75	.	.	25.97	.	.	11	8
Fall Lake	0003	95.52	95.92	.	.	19.32	.	.	15	2
Silver Creek	0004	91.87	82.58	.	.	17.48	.	.	16	11
Stony River	0005	102.90	101.30	.	.	20.42	.	.	6	4
Unorg. #2	0098	90.60	91.57	90.15	11.98	13.87	1.01	.	39	33
Two Harbors	0900	97.33	93.48	92.69	14.49	14.23	1.02	-9.00	57	57
Silver Bay	1000	99.48	98.33	.	.	17.71	.	.	25	25

**All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
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**2015 Assessment Sales Ratio Study
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**City and Township Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Beaver Bay TWP	0001	99.77	96.67	.	.	25.19	.	.	8	8
Silver Creek	0004	89.26	76.77	.	.	16.71	.	.	11	11
Unorg. #2	0098	89.23	85.83	88.46	12.58	14.12	1.01	.	33	33
Two Harbors	0900	97.33	93.48	92.69	14.49	14.23	1.02	-9.00	57	57
Silver Bay	1000	99.48	98.33	.	.	17.71	.	.	25	25

**All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Fall Lake	0003	92.24	93.12	.	.	18.76	.	.	13	0
Unorg. #2	0098	98.12	97.95	.	.	9.78	.	.	6	0

All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
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**Countywide Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales**

CO=38 County_Name=Lake

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	95.74	93.12	92.19	15.79	16.99	1.03	-5.34	177	148
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	96.01	92.88	91.72	15.59	16.76	1.03	-6.28	148	148
91	Seasonal Recreational Residential/Residential Aggregation-On Water	94.41	95.92	.	.	18.38	.	.	29	0
92	Rural Vacant Land (34.5 or more acres) Aggregation	109.93	103.55	.	.	21.64	.	.	10	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	109.93	103.55	.	.	21.64	.	.	10	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	109.93	103.55	.	.	21.64	.	.	10	0

**All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
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**City and Township Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales**

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Angle	0001	77.44	78.11	.	.	20.38	.	.	7	3
Prosper	0012	89.21	96.56	.	.	22.95	.	.	7	3
Wheeler	0020	83.91	92.53	.	.	24.69	.	.	11	7
Baudette	0100	96.24	90.71	.	.	22.30	.	.	19	13

**All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
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Ratios reported only for jurisdictions with 6 or more sales

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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Wheeler	0020	80.49	82.07	.	.	27.90	.	.	7	7
Baudette	0100	94.16	87.11	.	.	26.29	.	.	13	13

All sales adjusted for time and terms
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2015 Assessment Sales Ratio Study
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County_Name=Lake of the Woods CO=39 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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Baudette	0100	100.74	98.64	.	.	7.08	.	.	6	0

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**Countywide Ratios by Property Type
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CO=39 County_Name=Lake of the Woods

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	91.21	90.31	86.84	19.26	21.88	1.02	.	66	40
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	90.91	86.06	85.33	25.21	26.09	1.03	.	40	40
91	Seasonal Recreational Residential/Residential Aggregation-On Water	91.67	95.46	.	.	14.94	.	.	26	0
92	Rural Vacant Land (34.5 or more acres) Aggregation	97.65	96.29	.	.	25.38	.	.	16	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	98.93	99.25	.	.	24.84	.	.	17	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	97.86	96.29	.	.	24.79	.	.	18	0

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**City and Township Ratios by Property Type
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County_Name=Le Sueur CO=40 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Elysian TWP	0004	96.97	97.09	.	.	16.78	.	.	20	5
Kasota TWP	0005	92.98	96.57	.	.	12.12	.	.	15	9
Lanesburgh	0007	102.68	97.72	.	.	11.43	.	.	16	15
Sharon	0011	98.35	93.03	.	.	16.65	.	.	6	6
Washington	0013	97.27	97.59	.	.	12.96	.	.	12	2
Waterville TWP	0014	101.88	100.97	.	.	15.84	.	.	8	3
Cleveland	0100	95.85	94.39	.	.	8.86	.	.	9	9
Le Center	0600	99.87	94.59	97.61	11.07	13.62	1.02	-16.99	35	35
Le Sueur	0700	96.80	95.52	93.57	10.03	10.11	1.02	-9.57	56	56
Montgomery	0800	97.93	96.63	94.66	11.71	13.76	1.02	-16.52	48	48
Waterville	1100	102.39	100.16	97.67	13.67	15.40	1.03	-7.37	37	25
Elysian	6800	104.24	100.09	.	.	16.69	.	.	17	10
New Prague	8000	94.55	94.78	94.57	6.01	7.71	1.00	.	53	53

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**City and Township Ratios by Property Type
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Kasota TWP	0005	96.74	97.29	.	.	7.87	.	.	9	9
Lanesburgh	0007	102.92	97.12	.	.	11.87	.	.	15	15
Sharon	0011	98.35	93.03	.	.	16.65	.	.	6	6
Cleveland	0100	95.85	94.39	.	.	8.86	.	.	9	9
Le Center	0600	99.87	94.59	97.61	11.07	13.62	1.02	-16.99	35	35
Le Sueur	0700	96.80	95.52	93.57	10.03	10.11	1.02	-9.57	56	56
Montgomery	0800	97.93	96.63	94.66	11.71	13.76	1.02	-16.52	48	48
Waterville	1100	101.51	100.04	.	.	13.83	.	.	25	25
Elysian	6800	106.54	102.76	.	.	15.99	.	.	10	10
New Prague	8000	94.55	94.78	94.57	6.01	7.71	1.00	.	53	53

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**City and Township Ratios by Property Type
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Elysian TWP	0004	95.09	93.81	.	.	19.10	.	.	15	0
Kasota TWP	0005	87.34	94.15	.	.	16.16	.	.	6	0
Washington	0013	97.17	97.59	.	.	12.98	.	.	10	0
Waterville	1100	104.21	102.40	.	.	17.74	.	.	12	0
Elysian	6800	100.95	100.09	.	.	18.64	.	.	7	0

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**Countywide Ratios by Property Type
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CO=40 County_Name=Le Sueur

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	98.07	99.21	.	.	15.21	.	.	8	0
91	Seasonal Recreational Residential/Residential Aggregation	97.70	96.03	94.60	11.13	13.08	1.02	-4.91	365	302
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	97.44	95.58	94.78	10.53	11.84	1.02	-5.38	302	302
91	Seasonal Recreational Residential/Residential Aggregation-On Water	98.96	98.18	94.05	13.74	17.42	1.05	-10.15	63	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	98.41	97.26	.	.	10.92	.	.	9	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	103.19	100.50	.	.	14.47	.	.	11	0

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**City and Township Ratios by Property Type
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Ratios reported only for jurisdictions with 6 or more sales**

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Hendricks	0200	101.78	99.35	.	.	19.06	.	.	14	0
Ivanhoe	0300	96.22	97.28	.	.	16.69	.	.	8	0
Lake Benton	0400	101.71	95.50	.	.	21.18	.	.	11	0
Tyler	0500	98.34	94.95	.	.	15.38	.	.	17	0

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**City and Township Ratios by Property Type
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Hendricks	0200	103.77	103.12	.	.	18.28	.	.	13	0
Ivanhoe	0300	96.22	97.28	.	.	16.69	.	.	8	0
Lake Benton	0400	102.75	96.89	.	.	21.82	.	.	10	0
Tyler	0500	98.34	94.95	.	.	15.38	.	.	17	0

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CO=41 County_Name=Lincoln

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	90.25	96.04	.	.	22.62	.	.	6	0
91	Seasonal Recreational Residential/Residential Aggregation	97.75	94.15	92.13	16.12	18.07	1.04	-6.30	58	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	99.03	95.00	94.34	16.11	17.71	1.03	-5.28	54	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	100.13	98.31	.	.	12.89	.	.	10	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	100.80	98.31	.	.	12.70	.	.	12	0

**All sales adjusted for time and terms
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**City and Township Ratios by Property Type
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County_Name=Lyon CO=42 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Balaton	0200	96.14	97.05	.	.	11.04	.	.	12	12
Cottonwood	0400	92.78	91.55	.	.	10.11	.	.	15	15
Ghent	0700	100.03	95.24	.	.	11.43	.	.	6	6
Marshall	1000	95.74	94.01	94.17	7.37	8.78	1.01	-3.35	136	136
Minneota	1100	95.76	91.40	.	.	17.82	.	.	6	6
Tracy	1400	93.67	91.33	.	.	17.03	.	.	25	25

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**City and Township Ratios by Property Type
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Balaton	0200	96.14	97.05	.	.	11.04	.	.	12	12
Cottonwood	0400	92.78	91.55	.	.	10.11	.	.	15	15
Ghent	0700	100.03	95.24	.	.	11.43	.	.	6	6
Marshall	1000	95.74	94.01	94.17	7.37	8.78	1.01	-3.35	136	136
Minneota	1100	95.76	91.40	.	.	17.82	.	.	6	6
Tracy	1400	93.67	91.33	.	.	17.03	.	.	25	25

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**Countywide Ratios by Property Type
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CO=42 County_Name=Lyon

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	94.98	92.45	.	.	26.33	.	.	6	0
91	Seasonal Recreational Residential/Residential Aggregation	94.93	93.01	93.09	9.48	11.08	1.01	-1.74	232	232
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	94.93	93.01	93.09	9.48	11.08	1.01	-1.74	232	232
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	101.20	95.50	.	.	10.45	.	.	15	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	101.20	95.50	.	.	10.45	.	.	15	0

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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Hutchinson	0400	98.26	88.73	.	.	31.90	.	.	7	0

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**City and Township Ratios by Property Type
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County_Name=McLeod CO=43 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Acoma	0001	90.85	94.34	.	.	12.93	.	.	13	13
Bergen	0002	92.39	92.02	.	.	10.72	.	.	8	8
Hale	0005	98.06	94.74	.	.	11.91	.	.	12	12
Hassan Valley	0006	89.62	87.90	.	.	21.13	.	.	7	7
Hutchinson TWP	0008	97.84	98.22	.	.	12.09	.	.	13	13
Round Grove	0012	110.95	94.05	.	.	4.09	.	.	7	7
Winsted TWP	0014	96.23	93.96	.	.	10.56	.	.	12	12
Brownton	0200	95.21	90.35	.	.	15.61	.	.	9	9
Glencoe	0300	96.41	92.94	93.98	13.12	16.15	1.02	.	82	82
Hutchinson	0400	98.34	96.78	96.36	11.48	12.02	1.01	-3.02	257	257
Lester Prairie	0500	97.98	95.35	.	.	16.37	.	.	23	23
Plato	0600	94.30	90.34	.	.	13.06	.	.	7	7
Silver Lake	0800	95.41	91.52	.	.	21.95	.	.	14	14
Winsted	1000	89.61	89.61	.	.	13.50	.	.	29	29

**All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUNE23**

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**City and Township Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales**

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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Acoma	0001	90.85	94.34	.	.	12.93	.	.	13	13
Bergen	0002	92.39	92.02	.	.	10.72	.	.	8	8
Hale	0005	98.06	94.74	.	.	11.91	.	.	12	12
Hassan Valley	0006	89.62	87.90	.	.	21.13	.	.	7	7
Hutchinson TWP	0008	97.84	98.22	.	.	12.09	.	.	13	13
Round Grove	0012	110.95	94.05	.	.	4.09	.	.	7	7
Winsted TWP	0014	96.23	93.96	.	.	10.56	.	.	12	12
Brownton	0200	95.21	90.35	.	.	15.61	.	.	9	9
Glencoe	0300	96.41	92.94	93.98	13.12	16.15	1.02	.	82	82
Hutchinson	0400	98.34	96.78	96.36	11.48	12.02	1.01	-3.02	257	257
Lester Prairie	0500	97.98	95.35	.	.	16.37	.	.	23	23
Plato	0600	94.30	90.34	.	.	13.06	.	.	7	7
Silver Lake	0800	95.41	91.52	.	.	21.95	.	.	14	14
Winsted	1000	89.61	89.61	.	.	13.50	.	.	29	29

**All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
* Indicate calculations were done without extreme ratios
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**Countywide Ratios by Property Type
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Ratios reported only for jurisdictions with 6 or more sales**

CO=43 County_Name=McLeod

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
02	Apartment (4 or more units)	81.96	83.24	.	.	9.91	.	.	6	0
06	Commercial (with buildings)	106.03	100.00	.	.	29.49	.	.	13	0
91	Seasonal Recreational Residential/Residential Aggregation	96.93	94.66	94.64	12.39	13.74	1.02	-3.55	524	524
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	96.93	94.66	94.64	12.39	13.74	1.02	-3.55	524	524
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	97.81	96.79	.	.	15.83	.	.	14	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	98.46	96.99	.	.	15.37	.	.	15	0

**All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
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County_Name=Mahnomen CO=44 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Mahnomen	0300	104.52	103.48	.	.	21.28	.	.	13	0
Waubun	0500	109.97	101.37	.	.	23.02	.	.	8	0

All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Mahnomen	0300	104.52	103.48	.	.	21.28	.	.	13	0
Waubun	0500	109.97	101.37	.	.	23.02	.	.	8	0

All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
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**Countywide Ratios by Property Type
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CO=44 County_Name=Mahnomen

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	106.82	103.46	99.77	24.12	28.76	1.06	.	38	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	107.20	102.71	101.17	23.01	28.11	1.06	.	32	0
91	Seasonal Recreational Residential/Residential Aggregation-On Water	104.81	105.73	.	.	31.46	.	.	6	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	108.99	93.66	.	.	17.15	.	.	10	10
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	111.63	100.80	.	.	19.56	.	.	12	12

**All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
* Indicate calculations were done without extreme ratios
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City and Township Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Alvarado	0100	96.13	93.96	.	.	19.02	.	.	6	0
Newfolden	0800	96.50	94.46	.	.	23.94	.	.	6	0
Warren	1500	94.61	92.59	.	.	11.96	.	.	16	0

All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
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**City and Township Ratios by Property Type
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Alvarado	0100	96.13	93.96	.	.	19.02	.	.	6	0
Newfolden	0800	96.50	94.46	.	.	23.94	.	.	6	0
Warren	1500	94.61	92.59	.	.	11.96	.	.	16	0

**All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
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**Countywide Ratios by Property Type
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CO=45 County_Name=Marshall

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	97.24	92.44	92.12	19.39	21.83	1.03	.	71	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	97.24	92.44	92.12	19.39	21.83	1.03	.	71	0
92	Rural Vacant Land (34.5 or more acres) Aggregation	99.47	102.32	.	.	21.47	.	.	9	9
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	101.00	99.91	91.58	21.73	24.57	1.07	.	34	34
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	102.42	100.79	92.77	21.42	24.54	1.08	.	38	38

**All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
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**City and Township Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales**

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Fairmont	0300	96.49	94.63	95.35	9.52	10.70	1.00	1.80	135	120
Sherburn	0900	94.18	90.19	.	.	27.99	.	.	8	8
Truman	1200	93.78	94.89	.	.	17.05	.	.	8	8
Trimont	1400	90.85	82.99	.	.	13.05	.	.	9	9

**All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
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**City and Township Ratios by Property Type
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Ratios reported only for jurisdictions with 6 or more sales**

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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Fairmont	0300	96.80	94.68	95.01	9.90	10.70	1.00	.	120	120
Sherburn	0900	94.18	90.19	.	.	27.99	.	.	8	8
Truman	1200	93.78	94.89	.	.	17.05	.	.	8	8
Trimont	1400	90.85	82.99	.	.	13.05	.	.	9	9

**All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
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City and Township Ratios by Property Type
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Fairmont	0300	94.07	94.06	.	.	11.16	.	.	15	0

All sales adjusted for time and terms
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**Countywide Ratios by Property Type
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CO=46 County_Name=Martin

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	95.06	93.65	91.91	13.15	15.07	1.01	.	197	169
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	95.68	93.75	92.54	13.87	15.48	1.01	.	173	169
91	Seasonal Recreational Residential/Residential Aggregation-On Water	90.56	93.10	.	.	11.58	.	.	24	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	102.20	101.86	.	.	7.86	.	.	10	10
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	102.20	101.86	.	.	7.86	.	.	10	10

**All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
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**City and Township Ratios by Property Type
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County_Name=Meeker CO=47 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Collinwood	0003	95.09	95.28	.	.	16.82	.	.	13	5
Darwin TWP	0006	95.79	96.25	.	.	18.19	.	.	7	2
Dassel TWP	0007	101.20	98.36	.	.	17.26	.	.	23	12
Ellsworth	0008	96.81	97.60	.	.	12.84	.	.	8	0
Forest Prairie	0010	99.06	98.06	.	.	10.21	.	.	8	3
Greenleaf	0011	97.82	95.25	.	.	18.41	.	.	12	5
Kingston TWP	0013	92.36	92.44	.	.	22.87	.	.	15	8
Litchfield TWP	0014	96.40	96.76	.	.	10.33	.	.	11	7
Dassel	0500	100.14	95.41	.	.	13.39	.	.	15	15
Grove City	0700	88.95	91.29	.	.	13.78	.	.	8	8
Litchfield	0800	95.85	95.87	95.08	9.17	11.28	1.00	.	73	72
Watkins	0900	99.01	98.68	.	.	12.60	.	.	25	25
Eden Valley	6700	93.58	91.83	.	.	11.18	.	.	10	10

**All sales adjusted for time and terms
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Dassel TWP	0007	95.83	95.63	.	.	16.55	.	.	12	12
Kingston TWP	0013	86.96	82.11	.	.	15.61	.	.	8	8
Litchfield TWP	0014	94.65	96.69	.	.	3.83	.	.	7	7
Dassel	0500	100.14	95.41	.	.	13.39	.	.	15	15
Grove City	0700	88.95	91.29	.	.	13.78	.	.	8	8
Litchfield	0800	95.81	95.84	95.01	9.28	11.36	1.00	.	72	72
Watkins	0900	99.01	98.68	.	.	12.60	.	.	25	25
Eden Valley	6700	93.58	91.83	.	.	11.18	.	.	10	10

**All sales adjusted for time and terms
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**City and Township Ratios by Property Type
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Collinwood	0003	95.03	98.32	.	.	9.84	.	.	8	0
Dassel TWP	0007	107.05	103.96	.	.	18.35	.	.	11	0
Ellsworth	0008	96.81	97.60	.	.	12.84	.	.	8	0
Greenleaf	0011	102.37	101.29	.	.	18.48	.	.	7	0
Kingston TWP	0013	98.54	96.79	.	.	23.68	.	.	7	0

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**Countywide Ratios by Property Type
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CO=47 County_Name=Meeker

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	96.26	95.87	95.30	11.79	14.20	1.00	.	255	192
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	95.16	94.58	93.38	11.48	13.56	1.01	.	192	192
91	Seasonal Recreational Residential/Residential Aggregation-On Water	99.61	99.17	98.81	12.10	15.14	1.01	.	63	0
92	Rural Vacant Land (34.5 or more acres) Aggregation	105.61	112.86	.	.	15.05	.	.	7	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	103.37	112.43	.	.	14.44	.	.	15	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	100.82	99.35	.	.	14.93	.	.	19	0

**All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
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**City and Township Ratios by Property Type
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County_Name=Mille Lacs CO=48 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Bogus Brook	0001	98.74	91.11	.	.	21.86	.	.	8	8
Borgholm	0002	103.11	92.04	.	.	31.39	.	.	28	24
East Side	0005	96.51	94.08	.	.	22.26	.	.	22	12
Greenbush	0006	92.86	91.96	.	.	12.81	.	.	14	12
Hayland	0007	127.55	102.13	.	.	15.60	.	.	8	7
Isle Harbor	0008	100.50	92.83	.	.	22.30	.	.	8	7
Kathio	0009	109.86	95.18	.	.	19.15	.	.	22	11
Milaca TWP	0011	93.23	91.65	.	.	22.39	.	.	21	20
Milo	0012	93.92	90.80	.	.	7.23	.	.	22	18
Onamia TWP	0014	93.41	95.33	.	.	26.03	.	.	7	5
Princeton TWP	0016	95.04	91.56	.	.	17.98	.	.	28	26
South Harbor	0017	96.62	96.01	.	.	15.47	.	.	19	9
Foreston	0200	98.62	93.20	.	.	13.11	.	.	10	10
Isle	0300	98.49	91.66	.	.	19.46	.	.	12	10
Milaca	0500	95.78	92.88	92.05	14.80	17.02	1.02	.	45	45
Onamia	0600	112.02	100.80	.	.	36.99	.	.	9	8
Princeton	9600	94.21	92.16	93.29	11.10	10.70	1.01	.	70	70

**All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Bogus Brook	0001	98.74	91.11	.	.	21.86	.	.	8	8
Borgholm	0002	105.08	92.50	.	.	33.36	.	.	24	24
East Side	0005	102.44	94.08	.	.	24.41	.	.	12	12
Greenbush	0006	93.79	93.25	.	.	13.59	.	.	12	12
Hayland	0007	112.68	93.20	.	.	15.60	.	.	7	7
Isle Harbor	0008	101.98	94.18	.	.	23.32	.	.	7	7
Kathio	0009	121.59	97.29	.	.	17.57	.	.	11	11
Milaca TWP	0011	92.58	90.57	.	.	22.90	.	.	20	20
Milo	0012	94.30	90.80	.	.	7.72	.	.	18	18
Princeton TWP	0016	94.80	91.26	.	.	18.71	.	.	26	26
South Harbor	0017	97.29	100.56	.	.	17.32	.	.	9	9
Foreston	0200	98.62	93.20	.	.	13.11	.	.	10	10
Isle	0300	99.21	90.61	.	.	21.25	.	.	10	10
Milaca	0500	96.69	93.07	92.96	15.35	17.38	1.01	.	41	41
Onamia	0600	118.84	103.63	.	.	32.45	.	.	8	8
Princeton	9600	94.19	92.15	93.25	11.21	10.78	1.01	.	69	69

**All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUNE23**

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**City and Township Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales**

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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
East Side	0005	89.39	92.96	.	.	20.98	.	.	10	0
Kathio	0009	98.13	90.51	.	.	20.89	.	.	11	0
South Harbor	0017	96.02	95.07	.	.	14.49	.	.	10	0

**All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
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County_Name=Mille Lacs CO=48 PT=92 Property=Rural Vacant Land (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Page	0015	97.76	94.57	.	.	18.67	.	.	6	0

All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
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City and Township Ratios by Property Type
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County_Name=Mille Lacs CO=48 PT=93 Property=Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Page	0015	103.13	94.57	.	.	24.48	.	.	8	0

All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
*** Indicate calculations were done without extreme ratios**
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**City and Township Ratios by Property Type
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County_Name=Mille Lacs CO=48 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Milaca TWP	0011	108.94	100.63	.	.	14.49	.	.	7	0
Page	0015	102.02	93.15	.	.	23.38	.	.	9	0

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**Countywide Ratios by Property Type
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CO=48 County_Name=Mille Lacs

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	90.28	91.17	.	.	35.19	.	.	14	0
91	Seasonal Recreational Residential/Residential Aggregation	97.82	92.74	92.48	17.63	19.46	1.03	-5.15	370	317
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	98.10	92.16	92.51	17.97	20.04	1.03	-5.91	312	312
91	Seasonal Recreational Residential/Residential Aggregation-On Water	96.32	94.69	92.37	15.35	16.18	1.02	.	58	5
92	Rural Vacant Land (34.5 or more acres) Aggregation	98.61	91.35	130.76	28.79	40.62	0.75	30.98	31	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	102.62	97.79	125.69	26.67	37.66	0.82	21.19	41	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	104.42	100.38	115.99	23.14	32.74	0.90	10.43	55	0

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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Little Falls	1000	87.39	96.84	.	.	25.99	.	.	9	0

All sales adjusted for time and terms
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**City and Township Ratios by Property Type
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County_Name=Morrison CO=49 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Agram	0001	96.75	97.73	.	.	9.70	.	.	7	2
Bellevue	0003	94.88	90.19	.	.	16.03	.	.	8	7
Cushing	0008	93.50	88.41	.	.	15.44	.	.	10	7
Elmdale TWP	0010	96.38	94.85	.	.	15.89	.	.	10	5
Green Prairie	0012	97.08	96.52	.	.	18.90	.	.	8	6
Little Falls TWP	0016	95.80	95.26	.	.	12.15	.	.	22	21
Pike Creek	0022	90.48	93.37	.	.	12.02	.	.	11	11
Richardson	0026	94.35	95.77	.	.	17.55	.	.	9	3
Ripley	0027	94.05	90.89	.	.	23.95	.	.	6	6
Scandia Valley	0029	93.88	92.21	92.52	13.69	19.50	1.01	.	39	10
Little Falls	1000	96.67	93.58	94.03	13.38	14.28	1.01	.	122	113
Pierz	1200	93.25	91.15	.	.	12.76	.	.	20	20
Randall	1300	93.62	94.65	.	.	10.53	.	.	10	10
Royalton	1400	100.31	93.09	.	.	16.50	.	.	14	14
Motley	7900	97.22	98.41	.	.	15.27	.	.	6	6

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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Bellevue	0003	93.63	88.99	.	.	17.07	.	.	7	7
Cushing	0008	85.81	88.10	.	.	12.59	.	.	7	7
Green Prairie	0012	96.68	93.39	.	.	22.22	.	.	6	6
Little Falls TWP	0016	96.20	95.55	.	.	12.24	.	.	21	21
Pike Creek	0022	90.48	93.37	.	.	12.02	.	.	11	11
Ripley	0027	94.05	90.89	.	.	23.95	.	.	6	6
Scandia Valley	0029	92.35	85.37	.	.	33.27	.	.	10	10
Little Falls	1000	96.75	93.58	93.91	13.50	14.38	1.02	.	113	113
Pierz	1200	93.25	91.15	.	.	12.76	.	.	20	20
Randall	1300	93.62	94.65	.	.	10.53	.	.	10	10
Royalton	1400	100.31	93.09	.	.	16.50	.	.	14	14
Motley	7900	97.22	98.41	.	.	15.27	.	.	6	6

**All sales adjusted for time and terms
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**City and Township Ratios by Property Type
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Richardson	0026	91.91	92.39	.	.	20.04	.	.	6	0
Scandia Valley	0029	94.41	94.01	.	.	12.99	.	.	29	0
Little Falls	1000	95.76	93.29	.	.	13.90	.	.	9	0

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Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
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CO=49 County_Name=Morrison

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	96.50	97.65	.	.	26.18	.	.	16	0
91	Seasonal Recreational Residential/Residential Aggregation	95.16	92.59	92.73	12.96	15.23	1.02	-2.19	367	301
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	94.78	92.22	91.75	13.12	15.50	1.02	-4.13	301	301
91	Seasonal Recreational Residential/Residential Aggregation-On Water	96.93	96.18	95.23	11.76	13.91	1.01	.	66	0
92	Rural Vacant Land (34.5 or more acres) Aggregation	94.88	93.59	.	.	22.73	.	.	19	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	109.42	96.63	107.82	29.51	56.00	0.99	28.54	37	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	104.42	94.90	98.88	24.69	48.16	1.04	.	55	0

**All sales adjusted for time and terms
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City and Township Ratios by Property Type
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Austin	0200	104.98	101.44	.	.	25.16	.	.	7	0

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**City and Township Ratios by Property Type
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County_Name=Mower CO=50 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Lansing	0008	101.19	100.79	.	.	14.60	.	.	13	13
Windom	0020	108.85	103.00	.	.	18.58	.	.	6	6
Adams	0100	97.76	96.94	.	.	8.11	.	.	7	7
Austin	0200	99.56	95.89	96.38	11.66	20.49	1.02	-3.10	326	319
Brownsdale	0300	96.94	95.36	.	.	17.91	.	.	7	7
Grand Meadow	0600	97.02	94.58	.	.	20.21	.	.	16	16
Le Roy	0800	98.57	91.78	.	.	19.49	.	.	8	8

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**City and Township Ratios by Property Type
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Lansing	0008	101.19	100.79	.	.	14.60	.	.	13	13
Windom	0020	108.85	103.00	.	.	18.58	.	.	6	6
Adams	0100	97.76	96.94	.	.	8.11	.	.	7	7
Austin	0200	99.51	95.88	96.41	11.70	20.65	1.02	-3.03	319	319
Brownsdale	0300	96.94	95.36	.	.	17.91	.	.	7	7
Grand Meadow	0600	97.02	94.58	.	.	20.21	.	.	16	16
Le Roy	0800	98.57	91.78	.	.	19.49	.	.	8	8

**All sales adjusted for time and terms
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Austin	0200	101.65	99.06	.	.	13.24	.	.	7	0

All sales adjusted for time and terms
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**Countywide Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
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CO=50 County_Name=Mower

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	95.63	92.73	.	.	23.88	.	.	10	0
91	Seasonal Recreational Residential/Residential Aggregation	100.04	95.89	95.77	13.13	19.80	1.03	-4.45	434	424
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	99.71	95.89	95.69	12.88	19.95	1.03	-4.43	424	424
91	Seasonal Recreational Residential/Residential Aggregation-On Water	114.17	96.40	.	.	12.56	.	.	10	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	94.31	91.54	.	.	22.40	.	.	22	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	95.03	91.54	.	.	22.03	.	.	24	0

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**City and Township Ratios by Property Type
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County_Name=Murray CO=51 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Lake Sarah	0011	95.23	97.43	.	.	10.83	.	.	11	0
Mason	0015	94.78	93.67	.	.	14.01	.	.	7	0
Chandler	0200	92.06	95.00	.	.	8.38	.	.	6	0
Currie	0300	99.05	97.22	.	.	21.52	.	.	6	0
Fulda	0500	87.52	91.73	.	.	15.32	.	.	15	0
Slayton	1000	95.28	91.19	.	.	9.62	.	.	16	0

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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Chandler	0200	92.06	95.00	.	.	8.38	.	.	6	0
Currie	0300	99.05	97.22	.	.	21.52	.	.	6	0
Fulda	0500	87.52	91.73	.	.	15.32	.	.	15	0
Slayton	1000	95.28	91.19	.	.	9.62	.	.	16	0

All sales adjusted for time and terms
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Lake Sarah	0011	95.23	97.43	.	.	10.83	.	.	11	0
Mason	0015	94.78	93.67	.	.	14.01	.	.	7	0

All sales adjusted for time and terms
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CO=51 County_Name=Murray

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	103.27	96.00	.	.	6.91	.	.	6	0
91	Seasonal Recreational Residential/Residential Aggregation	91.49	91.16	90.57	11.29	14.07	1.01	.	86	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	92.08	91.73	89.68	11.33	14.57	1.03	-5.70	59	0
91	Seasonal Recreational Residential/Residential Aggregation-On Water	90.22	88.40	.	.	13.15	.	.	27	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	95.29	90.51	.	.	17.13	.	.	16	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	92.82	87.68	.	.	17.94	.	.	18	0

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**City and Township Ratios by Property Type
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County_Name=Nicollet CO=52 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Belgrade	0001	94.27	94.05	.	.	14.57	.	.	7	7
Courtland	0100	96.85	95.67	.	.	12.01	.	.	9	9
Lafayette	0300	97.50	94.14	.	.	9.52	.	.	8	8
Nicollet	0400	98.21	94.68	.	.	13.07	.	.	11	11
St. Peter	0600	96.01	94.94	94.37	9.70	10.43	1.01	.	123	123
North Mankato	8800	94.88	93.81	94.14	8.69	11.02	1.00	.	212	212

**All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Belgrade	0001	94.27	94.05	.	.	14.57	.	.	7	7
Courtland	0100	96.85	95.67	.	.	12.01	.	.	9	9
Lafayette	0300	97.50	94.14	.	.	9.52	.	.	8	8
Nicollet	0400	98.21	94.68	.	.	13.07	.	.	11	11
St. Peter	0600	96.01	94.94	94.37	9.70	10.43	1.01	.	123	123
North Mankato	8800	94.88	93.81	94.14	8.69	11.02	1.00	.	212	212

**All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUNE23**

**2015 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
12 month study**

**Countywide Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales**

CO=52 County_Name=Nicollet

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
02	Apartment (4 or more units)	91.42	89.06	.	.	20.19	.	.	8	0
06	Commercial (with buildings)	94.74	96.80	.	.	16.90	.	.	11	0
91	Seasonal Recreational Residential/Residential Aggregation	95.42	94.09	94.27	9.30	10.82	1.00	.	392	392
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	95.42	94.09	94.27	9.30	10.82	1.00	.	392	392
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	96.58	92.73	.	.	12.73	.	.	17	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	96.58	92.73	.	.	12.73	.	.	17	0

**All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
* Indicate calculations were done without extreme ratios
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2015 Assessment Sales Ratio Study
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City and Township Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
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County_Name=Nobles CO=53 PT=06 Property=Commercial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Worthington	1300	85.08	83.73	.	.	25.98	.	.	11	0

All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
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2015 Assessment Sales Ratio Study
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City and Township Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales

County_Name=Nobles CO=53 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Adrian	0100	96.20	97.93	.	.	12.52	.	.	11	11
Brewster	0300	100.76	97.83	.	.	11.26	.	.	9	9
Ellsworth	0500	105.26	98.78	.	.	26.89	.	.	6	6
Worthington	1300	94.54	94.41	92.25	10.43	12.41	1.02	.	140	140

All sales adjusted for time and terms
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**City and Township Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales**

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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Adrian	0100	96.20	97.93	.	.	12.52	.	.	11	11
Brewster	0300	100.76	97.83	.	.	11.26	.	.	9	9
Ellsworth	0500	105.26	98.78	.	.	26.89	.	.	6	6
Worthington	1300	94.54	94.41	92.25	10.43	12.41	1.02	.	140	140

**All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
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**Countywide Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales**

CO=53 County_Name=Nobles

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	85.08	83.73	.	.	25.98	.	.	11	0
91	Seasonal Recreational Residential/Residential Aggregation	93.60	93.13	90.63	12.36	15.94	1.03	-3.11	205	205
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	93.60	93.13	90.63	12.36	15.94	1.03	-3.11	205	205
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	100.11	98.12	.	.	13.05	.	.	18	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	101.39	98.25	.	.	13.67	.	.	19	0

**All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
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City and Township Ratios by Property Type
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Ratios reported only for jurisdictions with 6 or more sales

County_Name=Norman CO=54 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Ada	0100	96.82	98.44	.	.	22.17	.	.	28	0
Halstad	0500	88.84	95.68	.	.	21.82	.	.	7	0
Hendrum	0600	116.76	101.20	.	.	26.99	.	.	7	0
Twin Valley	1100	101.69	100.43	.	.	24.84	.	.	11	0

All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
*** Indicate calculations were done without extreme ratios**
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**City and Township Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales**

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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Ada	0100	96.82	98.44	.	.	22.17	.	.	28	0
Halstad	0500	88.84	95.68	.	.	21.82	.	.	7	0
Hendrum	0600	116.76	101.20	.	.	26.99	.	.	7	0
Twin Valley	1100	101.69	100.43	.	.	24.84	.	.	11	0

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Based on sales from October 2014 through September 2015
* Indicate calculations were done without extreme ratios
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**Countywide Ratios by Property Type
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Ratios reported only for jurisdictions with 6 or more sales**

CO=54 County_Name=Norman

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	98.05	95.68	91.79	20.82	25.35	1.06	.	83	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	98.05	95.68	91.79	20.82	25.35	1.06	.	83	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	98.22	99.02	.	.	14.76	.	.	18	18
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	96.38	98.60	.	.	15.64	.	.	20	20

**All sales adjusted for time and terms
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City and Township Ratios by Property Type
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County_Name=Olmsted CO=55 PT=02 Property=Apartment (4 or more units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Rochester	0800	92.78	93.39	.	.	7.79	.	.	21	0

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2015 Assessment Sales Ratio Study
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Byron	0100	107.78	92.29	.	.	34.38	.	.	7	0
Rochester	0800	92.65	93.62	86.82	11.87	17.56	1.07	-2.62	52	0

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**City and Township Ratios by Property Type
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County_Name=Olmsted CO=55 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Cascade	0001	98.99	97.47	.	.	7.85	.	.	27	27
High Forest	0006	103.86	98.44	.	.	10.32	.	.	10	10
Haverhill	0007	95.60	96.23	.	.	7.60	.	.	14	14
Kalmar	0008	92.96	93.04	.	.	11.62	.	.	8	8
Marion	0009	99.11	95.64	94.88	13.35	13.98	1.01	.	38	38
Oronoco TWP	0012	96.91	97.18	.	.	11.11	.	.	24	24
Pleasant Grove	0013	113.02	93.99	.	.	6.27	.	.	6	6
Rochester TWP	0015	96.07	95.09	94.46	6.01	6.76	1.01	-3.01	32	32
Salem	0017	93.95	92.61	.	.	8.14	.	.	7	7
Byron	0100	97.18	96.36	96.56	5.43	6.76	1.01	.	96	96
Dover	0500	98.52	97.33	.	.	9.16	.	.	15	15
Eyota	0600	100.31	93.20	.	.	12.03	.	.	29	29
Rochester	0800	96.52	95.80	95.33	8.40	9.40	1.01	-0.54	2,264	2,264
Stewartville	1000	97.87	96.85	96.30	6.86	7.15	1.01	-6.33	89	89
Oronoco	1200	93.26	92.39	.	.	5.95	.	.	27	27
Chatfield	6400	97.68	94.86	.	.	11.34	.	.	18	0
Pine Island	9500	98.26	97.62	.	.	7.49	.	.	20	20

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**City and Township Ratios by Property Type
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Cascade	0001	98.99	97.47	.	.	7.85	.	.	27	27
High Forest	0006	103.86	98.44	.	.	10.32	.	.	10	10
Haverhill	0007	95.60	96.23	.	.	7.60	.	.	14	14
Kalmar	0008	92.96	93.04	.	.	11.62	.	.	8	8
Marion	0009	99.11	95.64	94.88	13.35	13.98	1.01	.	38	38
Oronoco TWP	0012	96.91	97.18	.	.	11.11	.	.	24	24
Pleasant Grove	0013	113.02	93.99	.	.	6.27	.	.	6	6
Rochester TWP	0015	96.07	95.09	94.46	6.01	6.76	1.01	-3.01	32	32
Salem	0017	93.95	92.61	.	.	8.14	.	.	7	7
Byron	0100	97.18	96.36	96.56	5.43	6.76	1.01	.	96	96
Dover	0500	98.52	97.33	.	.	9.16	.	.	15	15
Eyota	0600	100.31	93.20	.	.	12.03	.	.	29	29
Rochester	0800	96.52	95.80	95.33	8.40	9.40	1.01	-0.54	2,264	2,264
Stewartville	1000	97.87	96.85	96.30	6.86	7.15	1.01	-6.33	89	89
Oronoco	1200	93.26	92.39	.	.	5.95	.	.	27	27
Chatfield	6400	97.68	94.86	.	.	11.34	.	.	18	0
Pine Island	9500	98.26	97.62	.	.	7.49	.	.	20	20

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**Countywide Ratios by Property Type
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CO=55 County_Name=Olmsted

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
02	Apartment (4 or more units)	94.11	95.02	.	.	8.75	.	.	23	0
06	Commercial (with buildings)	94.81	93.51	87.09	13.52	20.91	1.09	-3.72	64	0
91	Seasonal Recreational Residential/Residential Aggregation	96.74	95.81	95.37	8.36	9.33	1.01	-0.90	2,742	2,724
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	96.74	95.81	95.37	8.36	9.33	1.01	-0.90	2,742	2,724
92	Rural Vacant Land (34.5 or more acres) Aggregation	114.38	96.10	.	.	25.81	.	.	7	7
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	104.88	96.04	.	.	17.64	.	.	20	20
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	108.20	104.54	101.83	17.34	15.68	1.03	.	34	34

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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Commercial (with buildings)	104.20	92.02	.	.	28.18	.	.	12	0
Seasonal Recreational Residential/Residential Aggregation	97.79	95.94	95.52	8.19	8.95	1.01	-2.23	478	460
Seasonal Recreational Residential/Residential Aggregation-Off Water	97.79	95.94	95.52	8.19	8.95	1.01	-2.23	478	460
Rural Vacant Land (34.5 or more acres) Aggregation	114.38	96.10	.	.	25.81	.	.	7	7
Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	104.88	96.04	.	.	17.64	.	.	20	20
Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	108.20	104.54	101.83	17.34	15.68	1.03	.	34	34

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**City and Township Ratios by Property Type
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County_Name=Otter Tail CO=56 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Amor	0002	100.39	98.36	.	.	13.24	.	.	14	6
Aurdal	0003	99.48	94.01	97.15	15.38	17.85	1.01	.	31	20
Buse	0006	96.97	98.96	.	.	17.70	.	.	6	5
Candor	0008	92.64	92.60	.	.	16.28	.	.	13	6
Clitherall TWP	0010	103.89	102.70	.	.	14.09	.	.	8	5
Corliss	0012	91.73	91.09	.	.	19.64	.	.	7	1
Dane Prairie	0013	93.04	90.74	.	.	12.03	.	.	9	2
Dead Lake	0014	102.92	101.13	.	.	19.69	.	.	20	0
Dora	0016	88.93	90.56	.	.	22.92	.	.	14	3
Dunn	0017	96.95	93.02	96.87	18.20	17.81	1.00	.	40	5
Eagle Lake	0018	92.58	95.75	.	.	10.29	.	.	11	1
Edna	0020	100.37	92.34	.	.	22.37	.	.	25	6
Elizabeth TWP	0022	108.95	102.63	.	.	10.85	.	.	10	3
Everts	0025	95.06	97.07	.	.	25.39	.	.	21	4
Fergus Falls TWP	0026	95.75	95.57	.	.	12.59	.	.	9	8
Friberg	0028	103.42	103.09	.	.	16.93	.	.	17	2
Girard	0029	96.08	94.15	.	.	15.83	.	.	18	3
Hobart	0032	92.83	97.84	.	.	18.18	.	.	14	2
Leaf Lake	0035	96.57	94.23	.	.	21.46	.	.	17	6
Lida	0037	96.53	94.12	.	.	20.75	.	.	27	3

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**City and Township Ratios by Property Type
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County_Name=Otter Tail CO=56 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Maine	0038	109.87	101.06	.	.	17.27	.	.	21	4
Newton	0040	99.63	93.33	.	.	21.04	.	.	14	14
Nidaros	0041	113.74	103.70	.	.	16.48	.	.	8	0
Ottertail TWP	0046	103.03	100.16	.	.	19.18	.	.	23	4
Otto	0047	93.48	91.97	.	.	11.09	.	.	9	6
Pelican	0050	97.62	103.44	.	.	24.42	.	.	11	5
Perham TWP	0051	93.76	94.29	.	.	16.66	.	.	12	11
Pine Lake	0052	96.41	90.40	.	.	19.49	.	.	13	2
Rush Lake	0053	99.63	95.01	.	.	14.73	.	.	20	8
St. Olaf	0054	89.67	97.47	.	.	20.97	.	.	6	1
Scambler	0055	106.85	101.77	.	.	17.71	.	.	12	3
Star Lake	0056	105.06	98.64	.	.	14.08	.	.	8	1
Tordenskjold	0058	96.81	94.98	.	.	25.08	.	.	11	3
Battle Lake	0200	113.98	96.64	.	.	23.25	.	.	20	17
Deer Creek	0800	91.48	93.26	.	.	30.26	.	.	6	6
Fergus Falls	1300	94.64	91.54	91.87	16.99	16.16	1.00	.	236	231
Henning	1400	105.22	99.55	.	.	23.34	.	.	13	13
New York Mills	1600	105.62	99.70	.	.	12.02	.	.	18	18
Ottertail	1700	100.06	102.50	.	.	16.04	.	.	13	6
Parkers Prairie	1800	102.14	95.16	.	.	21.44	.	.	17	17

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City and Township Ratios by Property Type
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County_Name=Otter Tail CO=56 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Pelican Rapids	1900	88.60	90.70	.	.	26.67	.	.	12	12
Perham	2000	91.47	93.03	92.75	9.69	13.01	0.99	13.13	52	52

All sales adjusted for time and terms
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**City and Township Ratios by Property Type
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Amor	0002	104.39	104.38	.	.	15.82	.	.	6	6
Aurdal	0003	99.18	93.79	.	.	17.05	.	.	20	20
Candor	0008	87.36	90.70	.	.	12.27	.	.	6	6
Edna	0020	89.10	88.17	.	.	11.59	.	.	6	6
Fergus Falls TWP	0026	94.23	94.78	.	.	12.66	.	.	8	8
Leaf Lake	0035	93.90	94.07	.	.	14.86	.	.	6	6
Newton	0040	99.63	93.33	.	.	21.04	.	.	14	14
Otto	0047	91.72	90.68	.	.	12.34	.	.	6	6
Perham TWP	0051	91.39	90.50	.	.	15.24	.	.	11	11
Rush Lake	0053	99.34	91.48	.	.	16.75	.	.	8	8
Battle Lake	0200	119.59	98.23	.	.	22.19	.	.	17	17
Deer Creek	0800	91.48	93.26	.	.	30.26	.	.	6	6
Fergus Falls	1300	94.63	91.55	92.00	17.10	16.09	1.00	.	231	231
Henning	1400	105.22	99.55	.	.	23.34	.	.	13	13
New York Mills	1600	105.62	99.70	.	.	12.02	.	.	18	18
Ottertail	1700	98.12	95.17	.	.	23.47	.	.	6	6
Parkers Prairie	1800	102.14	95.16	.	.	21.44	.	.	17	17
Pelican Rapids	1900	88.60	90.70	.	.	26.67	.	.	12	12
Perham	2000	91.47	93.03	92.75	9.69	13.01	0.99	13.13	52	52

**All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUNE23**

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**City and Township Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales**

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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Amor	0002	97.38	98.21	.	.	10.73	.	.	8	0
Aurdal	0003	100.01	96.60	.	.	19.65	.	.	11	0
Candor	0008	97.16	92.60	.	.	18.04	.	.	7	0
Corliss	0012	92.62	93.12	.	.	21.12	.	.	6	0
Dane Prairie	0013	92.13	90.74	.	.	12.84	.	.	7	0
Dead Lake	0014	102.92	101.13	.	.	19.69	.	.	20	0
Dora	0016	87.38	92.44	.	.	17.34	.	.	11	0
Dunn	0017	100.00	94.56	97.88	17.78	18.32	1.01	.	35	0
Eagle Lake	0018	93.46	96.47	.	.	10.22	.	.	10	0
Edna	0020	103.92	93.66	.	.	24.08	.	.	19	0
Elizabeth TWP	0022	114.41	101.83	.	.	8.60	.	.	7	0
Everts	0025	98.56	99.52	.	.	14.69	.	.	17	0
Friberg	0028	105.56	103.74	.	.	15.82	.	.	15	0
Girard	0029	97.12	97.38	.	.	16.31	.	.	15	0
Hobart	0032	91.47	97.37	.	.	19.59	.	.	12	0
Leaf Lake	0035	98.03	94.23	.	.	25.25	.	.	11	0
Lida	0037	98.27	94.90	.	.	20.78	.	.	24	0
Maine	0038	114.76	101.69	.	.	16.74	.	.	17	0
Nidaros	0041	113.74	103.70	.	.	16.48	.	.	8	0
Ottertail TWP	0046	103.24	98.42	.	.	21.14	.	.	19	0

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**City and Township Ratios by Property Type
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Pelican	0050	91.96	93.23	.	.	31.71	.	.	6	0
Pine Lake	0052	97.91	100.00	.	.	20.62	.	.	11	0
Rush Lake	0053	99.83	99.94	.	.	13.72	.	.	12	0
Scambler	0055	101.47	105.10	.	.	14.32	.	.	9	0
Star Lake	0056	108.22	103.74	.	.	13.53	.	.	7	0
Tordenskjold	0058	103.35	96.10	.	.	23.82	.	.	8	0
Ottertail	1700	101.71	102.50	.	.	8.00	.	.	7	0

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Ratios reported only for jurisdictions with 6 or more sales

County_Name=Otter Tail CO=56 PT=93 Property=Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Leaf Lake	0035	86.71	92.76	.	.	16.90	.	.	6	6

All sales adjusted for time and terms
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City and Township Ratios by Property Type
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Ratios reported only for jurisdictions with 6 or more sales

County_Name=Otter Tail CO=56 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Dunn	0017	90.33	88.44	.	.	27.62	.	.	6	6
Leaf Lake	0035	89.27	93.64	.	.	16.80	.	.	7	7

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**Countywide Ratios by Property Type
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CO=56 County_Name=Otter Tail

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	100.48	96.05	.	.	30.52	.	.	23	0
91	Seasonal Recreational Residential/Residential Aggregation	97.75	94.07	96.02	17.30	18.20	1.00	2.84	966	592
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	95.92	92.78	93.45	17.32	17.77	1.00	2.89	592	592
91	Seasonal Recreational Residential/Residential Aggregation-On Water	100.65	97.30	98.07	16.81	18.18	1.02	.	374	0
92	Rural Vacant Land (34.5 or more acres) Aggregation	98.79	98.00	86.92	24.05	26.49	1.10	.	64	64
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	101.23	99.15	91.73	22.37	25.14	1.07	.	87	87
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	103.83	103.02	95.14	20.96	26.18	1.07	.	118	118

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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Thief River Falls	0600	87.18	94.33	.	.	29.97	.	.	8	0

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**City and Township Ratios by Property Type
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County_Name=Pennington CO=57 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
North	0011	99.86	99.97	.	.	13.08	.	.	14	0
Rocksbury	0016	109.56	104.30	.	.	22.43	.	.	10	0
Smiley	0019	93.65	89.84	.	.	8.44	.	.	6	0
Thief River Falls	0600	95.86	93.57	94.29	14.82	15.53	1.00	.	145	138

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**City and Township Ratios by Property Type
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
North	0011	98.57	99.97	.	.	9.94	.	.	12	0
Rocksbury	0016	119.40	119.30	.	.	26.35	.	.	6	0
Thief River Falls	0600	95.64	92.88	93.84	14.81	15.35	1.00	.	138	138

**All sales adjusted for time and terms
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**City and Township Ratios by Property Type
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Thief River Falls	0600	100.22	99.66	.	.	18.58	.	.	7	0

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**Countywide Ratios by Property Type
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CO=57 County_Name=Pennington

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	87.18	94.33	.	.	29.97	.	.	8	0
91	Seasonal Recreational Residential/Residential Aggregation	98.28	94.04	95.04	17.30	17.08	1.01	.	193	138
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	98.24	93.57	94.66	17.56	17.04	1.01	.	179	138
91	Seasonal Recreational Residential/Residential Aggregation-On Water	98.83	98.22	.	.	17.74	.	.	14	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	101.91	102.18	.	.	19.57	.	.	20	20
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	98.20	93.35	.	.	21.67	.	.	23	23

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**City and Township Ratios by Property Type
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County_Name=Pine CO=58 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Bremen	0006	94.94	94.03	.	.	16.22	.	.	7	6
Chengwatana	0009	94.73	93.91	.	.	10.73	.	.	18	10
Dell Grove	0013	94.79	93.30	.	.	11.67	.	.	7	6
Finlayson TWP	0015	94.50	97.27	.	.	16.80	.	.	7	7
Kettle River	0020	95.82	97.51	.	.	13.86	.	.	11	4
Munch	0022	94.22	94.18	.	.	9.63	.	.	6	6
Pine City TWP	0028	95.75	94.70	.	.	10.04	.	.	16	10
Pine Lake	0029	97.97	96.51	.	.	9.73	.	.	8	2
Pokegama	0030	93.42	93.74	93.74	11.26	15.43	1.00	.	40	21
Royalton	0032	95.36	92.96	.	.	19.23	.	.	13	10
Sandstone TWP	0033	95.79	95.84	.	.	8.39	.	.	8	8
Wilma	0035	97.74	96.07	.	.	11.62	.	.	6	3
Windemere	0036	98.36	98.07	98.59	11.86	15.23	1.00	.	39	24
Hinckley	1200	97.45	96.17	.	.	10.17	.	.	13	13
Pine City	1700	98.59	98.59	97.46	9.48	11.54	1.00	.	32	30
Sandstone	2100	99.06	98.45	.	.	10.94	.	.	19	19
Rock Creek	2400	97.03	96.15	.	.	10.92	.	.	10	10

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**City and Township Ratios by Property Type
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Bremen	0006	98.86	96.63	.	.	12.61	.	.	6	6
Chengwatana	0009	93.45	94.08	.	.	11.62	.	.	10	10
Dell Grove	0013	91.00	91.07	.	.	5.61	.	.	6	6
Finlayson TWP	0015	94.50	97.27	.	.	16.80	.	.	7	7
Munch	0022	94.22	94.18	.	.	9.63	.	.	6	6
Pine City TWP	0028	94.93	93.80	.	.	10.99	.	.	10	10
Pokegama	0030	89.63	90.59	.	.	18.91	.	.	21	21
Royalton	0032	95.45	93.56	.	.	22.04	.	.	10	10
Sandstone TWP	0033	95.79	95.84	.	.	8.39	.	.	8	8
Windemere	0036	92.68	91.58	.	.	14.02	.	.	24	24
Hinckley	1200	97.45	96.17	.	.	10.17	.	.	13	13
Pine City	1700	97.83	98.59	96.11	.	10.71	.	.	30	30
Sandstone	2100	99.06	98.45	.	.	10.94	.	.	19	19
Rock Creek	2400	97.03	96.15	.	.	10.92	.	.	10	10

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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Chengwatana	0009	96.34	93.91	.	.	10.07	.	.	8	0
Kettle River	0020	99.09	100.13	.	.	13.76	.	.	7	0
Pine City TWP	0028	97.12	99.05	.	.	9.09	.	.	6	0
Pine Lake	0029	100.20	96.51	.	.	9.42	.	.	6	0
Pokegama	0030	97.61	95.68	.	.	10.77	.	.	19	0
Windemere	0036	107.44	110.29	.	.	12.75	.	.	15	0

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**City and Township Ratios by Property Type
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County_Name=Pine CO=58 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Pokegama	0030	104.49	104.78	.	.	18.72	.	.	6	0
Rock Creek	2400	106.15	99.60	.	.	17.90	.	.	6	0

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**Countywide Ratios by Property Type
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CO=58 County_Name=Pine

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	108.41	94.85	.	.	18.11	.	.	10	0
91	Seasonal Recreational Residential/Residential Aggregation	97.11	95.68	95.32	11.10	13.15	1.01	.	341	266
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	96.06	95.01	93.62	11.35	13.14	1.02	-1.95	266	266
91	Seasonal Recreational Residential/Residential Aggregation-On Water	100.85	96.92	99.21	10.35	12.17	1.01	.	75	0
92	Rural Vacant Land (34.5 or more acres) Aggregation	100.37	98.84	98.46	16.68	21.00	1.02	.	65	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	100.67	98.86	98.84	16.64	20.90	1.02	.	66	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	101.27	100.00	100.76	14.97	19.17	1.00	.	88	0

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**City and Township Ratios by Property Type
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County_Name=Pipestone CO=59 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Edgerton	0100	100.42	100.13	.	.	13.27	.	.	25	0
Pipestone	0700	96.57	95.36	92.36	16.30	16.56	1.01	.	60	0
Ruthton	0800	79.83	86.54	.	.	28.09	.	.	7	0
Jasper	7600	93.42	97.13	.	.	14.59	.	.	12	0

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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Edgerton	0100	100.42	100.13	.	.	13.27	.	.	25	0
Pipestone	0700	96.57	95.36	92.36	16.30	16.56	1.01	.	60	0
Ruthton	0800	79.83	86.54	.	.	28.09	.	.	7	0
Jasper	7600	93.42	97.13	.	.	14.59	.	.	12	0

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CO=59 County_Name=Pipestone

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	96.08	96.28	92.99	14.51	16.84	1.02	.	115	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	96.08	96.28	92.99	14.51	16.84	1.02	.	115	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	93.82	92.53	.	.	15.43	.	.	11	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	95.47	96.04	.	.	13.80	.	.	14	0

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**City and Township Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales**

County_Name=Polk CO=60 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Godfrey	0022	93.30	94.03	.	.	23.79	.	.	8	1
Woodside	0059	90.47	90.73	.	.	15.27	.	.	15	1
Crookston	0400	96.84	91.10	90.93	17.47	15.97	1.02	.	75	75
East Grand Forks	0500	89.61	88.96	89.58	9.85	11.72	1.00	4.58	125	125
Erskine	0700	103.34	104.63	.	.	29.53	.	.	10	9
Fertile	0900	91.56	89.77	.	.	17.25	.	.	10	10
Fosston	1100	91.06	92.43	.	.	25.40	.	.	20	20

**All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUNE23**

**2015 Assessment Sales Ratio Study
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**City and Township Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales**

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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Crookston	0400	96.84	91.10	90.93	17.47	15.97	1.02	.	75	75
East Grand Forks	0500	89.61	88.96	89.58	9.85	11.72	1.00	4.58	125	125
Erskine	0700	102.17	100.23	.	.	31.59	.	.	9	9
Fertile	0900	91.56	89.77	.	.	17.25	.	.	10	10
Fosston	1100	91.06	92.43	.	.	25.40	.	.	20	20

**All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
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City and Township Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales

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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Godfrey	0022	90.66	88.06	.	.	24.91	.	.	7	0
Woodside	0059	91.62	92.68	.	.	14.81	.	.	14	0

All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
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**Countywide Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales**

CO=60 County_Name=Polk

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	87.39	97.98	.	.	11.70	.	.	8	0
91	Seasonal Recreational Residential/Residential Aggregation	90.55	89.30	88.03	14.56	16.83	1.01	.	332	300
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	90.33	89.12	88.06	14.59	16.66	1.01	.	300	300
91	Seasonal Recreational Residential/Residential Aggregation-On Water	92.67	91.41	87.92	14.01	17.96	1.05	-8.96	32	0
92	Rural Vacant Land (34.5 or more acres) Aggregation	104.88	103.83	.	.	10.05	.	.	6	6
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	96.77	99.90	.	.	18.81	.	.	29	29
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	98.47	99.90	97.12	13.33	19.39	1.01	.	37	37

**All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
* Indicate calculations were done without extreme ratios
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**City and Township Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales**

County_Name=Pope CO=61 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Glenwood TWP	0007	99.88	97.45	.	.	14.52	.	.	14	0
Leven	0012	100.58	107.50	.	.	9.76	.	.	13	0
Minnewaska	0013	99.40	98.73	.	.	10.05	.	.	10	0
Reno	0016	98.57	98.81	.	.	17.43	.	.	6	0
Glenwood	0300	100.16	98.57	97.38	10.18	12.17	1.03	-7.58	34	0
Starbuck	0800	100.18	98.72	.	.	11.75	.	.	22	0

**All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
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**City and Township Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales**

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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Glenwood TWP	0007	100.21	96.39	.	.	17.39	.	.	8	0
Glenwood	0300	101.08	98.91	99.20	9.94	12.00	1.02	-6.02	30	0
Starbuck	0800	100.18	98.72	.	.	11.75	.	.	22	0

**All sales adjusted for time and terms
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**2015 Assessment Sales Ratio Study
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**City and Township Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales**

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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Glenwood TWP	0007	99.44	99.83	.	.	11.07	.	.	6	0
Leven	0012	99.14	99.57	.	.	10.13	.	.	11	0
Minnewaska	0013	99.08	95.80	.	.	11.34	.	.	8	0
Reno	0016	98.57	98.81	.	.	17.43	.	.	6	0

**All sales adjusted for time and terms
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**Countywide Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales**

CO=61 County_Name=Pope

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	101.03	98.54	97.14	11.47	13.14	1.03	-3.97	117	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	102.31	98.54	98.89	12.26	13.72	1.02	.	81	0
91	Seasonal Recreational Residential/Residential Aggregation-On Water	98.14	98.26	95.22	9.70	11.70	1.03	-9.92	36	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	98.32	97.43	.	.	12.98	.	.	6	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	104.71	97.96	.	.	19.46	.	.	7	0

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Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
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County_Name=Ramsey CO=62 PT=02 Property=Apartment (4 or more units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
St. Paul	8900	92.42	91.20	87.77	12.83	15.00	1.04	.	55	55

All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
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2015 Assessment Sales Ratio Study
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Maplewood	1100	105.89	99.86	.	.	8.00	.	.	8	0
St. Paul	8900	102.65	100.00	100.92	15.17	22.29	1.02	.	43	0

All sales adjusted for time and terms
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
St. Paul	8900	93.63	94.23	.	.	18.95	.	.	13	0

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**City and Township Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
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County_Name=Ramsey CO=62 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
White Bear	0014	96.05	95.35	95.56	7.06	8.67	1.00	.	146	146
New Brighton	0100	96.87	96.86	96.53	4.70	6.66	1.00	.	210	210
North St. Paul	0200	94.94	94.60	93.69	6.87	8.01	1.01	-4.85	126	126
Roseville	0400	96.71	95.67	95.67	7.42	8.94	1.01	.	353	353
Falcon Heights	0500	95.23	95.62	94.88	6.48	8.45	1.00	.	42	42
Lauderdale	0600	99.45	98.68	.	.	8.57	.	.	20	20
Arden Hills	0700	95.86	95.64	94.58	4.31	5.94	1.01	-1.67	104	104
Little Canada	0800	97.04	96.71	95.75	7.96	10.95	1.01	.	92	92
North Oaks	1000	97.62	97.96	97.69	6.31	8.46	1.00	.	54	54
Maplewood	1100	97.35	97.26	97.15	5.69	7.91	1.00	.	405	405
Shoreview	1200	96.88	96.04	96.12	4.97	6.60	1.01	-1.20	365	365
Vadnais Heights	1300	98.00	97.85	98.28	5.66	7.47	1.00	1.75	164	164
Mounds View	1700	96.48	96.10	96.03	4.03	5.44	1.01	-5.50	96	96
Gem Lake	1800	95.74	95.92	.	.	9.94	.	.	6	6
St. Paul	8900	97.10	95.93	95.81	8.17	10.17	1.01	-1.07	2,781	2,781
St. Anthony	9100	94.94	95.42	94.56	5.37	7.08	1.00	.	36	36
White Bear Lake	9400	96.07	96.04	95.40	6.70	8.73	1.01	-2.11	276	276

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**City and Township Ratios by Property Type
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
White Bear	0014	96.12	95.43	95.61	7.04	8.68	1.00	.	140	140
New Brighton	0100	96.92	96.87	96.63	4.67	6.65	1.00	.	207	207
North St. Paul	0200	94.92	94.59	93.64	6.92	8.04	1.01	-5.38	125	125
Roseville	0400	96.73	95.66	95.72	7.41	8.92	1.01	.	350	350
Falcon Heights	0500	95.23	95.62	94.88	6.48	8.45	1.00	.	42	42
Lauderdale	0600	99.45	98.68	.	.	8.57	.	.	20	20
Arden Hills	0700	96.05	95.68	95.59	4.22	5.82	1.00	.	99	99
Little Canada	0800	97.06	96.72	95.76	8.03	11.01	1.01	.	91	91
North Oaks	1000	97.44	97.59	97.37	6.40	8.58	1.00	.	52	52
Maplewood	1100	97.35	97.26	97.17	5.64	7.86	1.00	.	401	401
Shoreview	1200	96.90	96.04	96.31	4.93	6.58	1.01	-1.06	358	358
Vadnais Heights	1300	98.00	97.85	98.28	5.66	7.47	1.00	1.75	164	164
Mounds View	1700	96.56	96.10	96.11	3.99	5.39	1.01	-5.42	95	95
Gem Lake	1800	95.74	95.92	.	.	9.94	.	.	6	6
St. Paul	8900	97.10	95.94	95.82	8.17	10.17	1.01	-1.07	2,773	2,773
St. Anthony	9100	94.78	94.45	94.03	5.56	7.26	1.01	.	34	34
White Bear Lake	9400	96.08	96.07	95.42	6.64	8.62	1.01	-2.85	269	269

**All sales adjusted for time and terms
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**City and Township Ratios by Property Type
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
White Bear	0014	94.47	91.37	.	.	9.19	.	.	6	6
Shoreview	1200	95.92	97.46	.	.	8.26	.	.	7	7
St. Paul	8900	97.50	94.77	.	.	8.69	.	.	8	8
White Bear Lake	9400	95.73	95.02	.	.	13.01	.	.	7	7

**All sales adjusted for time and terms
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**Countywide Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales**

CO=62 County_Name=Ramsey

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
02	Apartment (4 or more units)	92.15	91.24	89.50	11.51	14.01	1.02	.	65	65
06	Commercial (with buildings)	101.37	97.94	98.74	12.75	19.07	1.01	.	78	0
07	Industrial (with buildings)	95.55	97.88	.	.	15.63	.	.	26	0
91	Seasonal Recreational Residential/Residential Aggregation	96.91	96.15	95.97	7.16	9.17	1.01	-0.82	5,278	5,278
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	96.92	96.16	96.01	7.16	9.17	1.01	-0.81	5,228	5,228
91	Seasonal Recreational Residential/Residential Aggregation-On Water	95.70	95.26	94.08	7.05	8.96	1.02	.	50	50

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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Apartment (4 or more units)	90.67	91.37	.	.	5.76	.	.	10	10
Commercial (with buildings)	99.80	97.07	93.61	9.24	13.32	1.01	.	35	0
Industrial (with buildings)	97.47	98.58	.	.	12.21	.	.	13	0
Seasonal Recreational Residential/Residential Aggregation	96.69	96.36	96.12	6.04	7.94	1.00	-0.54	2,497	2,497
Seasonal Recreational Residential/Residential Aggregation-Off Water	96.71	96.36	96.22	6.02	7.92	1.00	-0.46	2,455	2,455
Seasonal Recreational Residential/Residential Aggregation-On Water	95.36	95.63	93.97	7.06	9.08	1.01	.	42	42

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**City and Township Ratios by Property Type
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County_Name=Red Lake CO=63 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Oklee	0400	97.69	100.42	.	.	12.27	.	.	7	0
Red Lake Falls	0600	89.80	83.19	.	.	24.89	.	.	14	0

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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Oklee	0400	97.69	100.42	.	.	12.27	.	.	7	0
Red Lake Falls	0600	89.80	83.19	.	.	24.89	.	.	14	0

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

CO=63 County_Name=Red Lake

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	93.50	84.42	85.28	22.70	23.39	1.07	-9.58	33	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	93.50	84.42	85.28	22.70	23.39	1.07	-9.58	33	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	93.85	90.38	.	.	18.61	.	.	9	9
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	93.85	90.38	.	.	18.61	.	.	9	9

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County_Name=Redwood CO=64 PT=06 Property=Commercial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Redwood Falls	0900	96.01	96.68	.	.	23.45	.	.	7	0

All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
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**City and Township Ratios by Property Type
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County_Name=Redwood CO=64 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Lamberton	0400	100.50	102.26	.	.	13.51	.	.	8	0
Milroy	0600	95.55	96.63	.	.	6.87	.	.	6	0
Morgan	0700	99.33	99.75	.	.	14.67	.	.	10	0
Redwood Falls	0900	97.60	96.69	91.97	11.66	13.57	1.05	-5.50	88	0
Sanborn	1100	97.33	104.40	.	.	23.55	.	.	6	0
Vesta	1300	103.72	98.51	.	.	8.06	.	.	8	0
Wabasso	1400	93.93	94.00	.	.	15.61	.	.	9	0
Walnut Grove	1500	98.45	98.05	.	.	14.37	.	.	6	0

**All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUNE23**

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**City and Township Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales**

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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Lamberton	0400	100.50	102.26	.	.	13.51	.	.	8	0
Milroy	0600	95.55	96.63	.	.	6.87	.	.	6	0
Morgan	0700	99.33	99.75	.	.	14.67	.	.	10	0
Redwood Falls	0900	97.60	96.69	91.97	11.66	13.57	1.05	-5.50	88	0
Sanborn	1100	97.33	104.40	.	.	23.55	.	.	6	0
Vesta	1300	103.72	98.51	.	.	8.06	.	.	8	0
Wabasso	1400	93.93	94.00	.	.	15.61	.	.	9	0
Walnut Grove	1500	98.45	98.05	.	.	14.37	.	.	6	0

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Based on sales from October 2014 through September 2015
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**Countywide Ratios by Property Type
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CO=64 County_Name=Redwood

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	95.80	91.95	.	.	25.52	.	.	14	0
91	Seasonal Recreational Residential/Residential Aggregation	97.74	97.11	92.85	12.32	15.15	1.04	-3.56	166	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	97.74	97.11	92.85	12.32	15.15	1.04	-3.56	166	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	101.50	100.39	100.42	9.42	11.89	1.01	.	33	33
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	100.60	99.65	99.58	10.07	12.90	1.01	.	34	34

**All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
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**City and Township Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
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County_Name=Renville CO=65 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Bird Island	0100	95.96	95.90	.	.	10.05	.	.	10	0
Buffalo Lake	0200	106.23	100.00	.	.	12.25	.	.	9	0
Hector	0600	95.40	92.74	.	.	17.51	.	.	12	0
Olivia	0800	99.75	97.28	.	.	8.11	.	.	19	0
Renville	0900	93.00	93.13	.	.	19.81	.	.	10	0

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Based on sales from October 2014 through September 2015
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Bird Island	0100	95.96	95.90	.	.	10.05	.	.	10	0
Buffalo Lake	0200	106.23	100.00	.	.	12.25	.	.	9	0
Hector	0600	95.40	92.74	.	.	17.51	.	.	12	0
Olivia	0800	99.75	97.28	.	.	8.11	.	.	19	0
Renville	0900	93.00	93.13	.	.	19.81	.	.	10	0

**All sales adjusted for time and terms
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**Countywide Ratios by Property Type
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CO=65 County_Name=Renville

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	98.66	96.27	96.67	12.49	17.14	1.01	.	97	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	98.60	96.09	96.55	12.56	17.23	1.01	.	96	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	112.91	94.88	.	.	80.92	.	.	23	23
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	112.91	94.88	.	.	80.92	.	.	23	23

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Based on sales from October 2014 through September 2015
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County_Name=Rice CO=66 PT=02 Property=Apartment (4 or more units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Faribault	0300	105.29	103.18	.	.	21.18	.	.	6	0

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County_Name=Rice CO=66 PT=06 Property=Commercial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Faribault	0300	114.12	100.00	.	.	30.44	.	.	17	0

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**City and Township Ratios by Property Type
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County_Name=Rice CO=66 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Bridgewater	0001	95.55	92.29	.	.	11.94	.	.	23	23
Cannon City	0002	92.22	92.48	.	.	9.31	.	.	13	13
Erin	0003	98.90	100.65	.	.	20.53	.	.	9	4
Forest	0004	98.26	98.81	.	.	13.71	.	.	21	11
Shieldsville	0008	97.65	98.75	.	.	11.35	.	.	10	4
Warsaw	0010	100.16	91.91	.	.	38.76	.	.	13	8
Webster	0011	98.39	94.01	.	.	12.05	.	.	23	23
Wells	0012	97.14	97.76	.	.	13.06	.	.	22	6
Wheatland	0013	93.83	95.19	.	.	13.13	.	.	8	7
Dundas	0200	91.69	92.18	89.92	8.85	10.83	1.01	.	33	31
Faribault	0300	95.38	93.73	93.80	12.03	11.88	1.00	3.14	276	274
Lonsdale	0400	92.58	90.92	92.43	9.89	11.32	0.99	12.16	96	87
Morristown	0500	105.39	93.59	.	.	15.30	.	.	14	13
Northfield	9700	91.98	91.51	91.26	8.76	10.33	1.01	.	218	204

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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Bridgewater	0001	95.55	92.29	.	.	11.94	.	.	23	23
Cannon City	0002	92.22	92.48	.	.	9.31	.	.	13	13
Forest	0004	98.14	96.59	.	.	14.29	.	.	11	11
Warsaw	0010	108.15	92.26	.	.	44.67	.	.	8	8
Webster	0011	98.39	94.01	.	.	12.05	.	.	23	23
Wells	0012	93.86	91.03	.	.	17.06	.	.	6	6
Wheatland	0013	91.57	90.37	.	.	12.43	.	.	7	7
Dundas	0200	92.26	92.30	90.32	.	10.70	.	.	31	31
Faribault	0300	95.38	93.73	93.79	12.09	11.92	1.00	3.20	274	274
Lonsdale	0400	92.30	90.85	92.08	10.09	11.45	0.99	11.97	87	87
Morristown	0500	105.51	93.58	.	.	15.95	.	.	13	13
Northfield	9700	91.68	91.44	90.96	8.79	10.23	1.01	.	204	204

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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Forest	0004	98.40	98.93	.	.	13.82	.	.	10	0
Shieldsville	0008	97.57	102.62	.	.	14.87	.	.	6	0
Wells	0012	98.36	99.45	.	.	11.67	.	.	16	0
Lonsdale	0400	95.26	91.12	.	.	9.81	.	.	9	0
Northfield	9700	96.30	93.99	.	.	10.46	.	.	14	0

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**Countywide Ratios by Property Type
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CO=66 County_Name=Rice

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
02	Apartment (4 or more units)	100.06	91.00	.	.	21.32	.	.	8	0
06	Commercial (with buildings)	116.63	100.00	.	.	37.29	.	.	29	0
91	Seasonal Recreational Residential/Residential Aggregation	94.46	92.65	93.04	10.86	12.77	1.00	.	799	728
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	94.26	92.47	92.78	10.76	12.76	1.00	.	728	728
91	Seasonal Recreational Residential/Residential Aggregation-On Water	96.50	96.65	95.18	11.04	12.53	1.01	.	71	0
92	Rural Vacant Land (34.5 or more acres) Aggregation	99.58	87.81	.	.	27.54	.	.	7	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	102.22	92.67	.	.	25.01	.	.	19	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	103.58	96.98	.	.	22.77	.	.	24	0

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**City and Township Ratios by Property Type
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County_Name=Rock CO=67 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Luverne TWP	0006	100.03	91.84	.	.	25.25	.	.	7	7
Hills	0500	95.27	91.45	.	.	16.75	.	.	14	14
Luverne	0900	93.03	92.83	90.23	11.22	12.92	1.02	-2.94	103	103

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**City and Township Ratios by Property Type
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Luverne TWP	0006	100.03	91.84	.	.	25.25	.	.	7	7
Hills	0500	95.27	91.45	.	.	16.75	.	.	14	14
Luverne	0900	93.03	92.83	90.23	11.22	12.92	1.02	-2.94	103	103

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**Countywide Ratios by Property Type
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CO=67 County_Name=Rock

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	81.90	88.46	.	.	30.39	.	.	6	0
91	Seasonal Recreational Residential/Residential Aggregation	92.95	91.78	88.60	13.57	15.11	1.03	-4.12	157	157
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	92.95	91.78	88.60	13.57	15.11	1.03	-4.12	157	157
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	88.76	90.53	.	.	31.29	.	.	15	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	87.80	89.93	.	.	30.60	.	.	16	0

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**City and Township Ratios by Property Type
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County_Name=Roseau CO=68 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Jadis	0015	97.94	94.06	.	.	16.48	.	.	7	7
Laona	0016	91.20	91.85	.	.	13.00	.	.	8	8
Moranville	0021	98.10	98.62	.	.	13.28	.	.	14	14
Lake	0035	93.21	92.90	.	.	14.64	.	.	27	27
Badger	0100	93.66	94.43	.	.	12.37	.	.	6	6
Greenbush	0200	88.66	91.08	.	.	22.41	.	.	6	6
Roseau	0900	94.81	92.68	94.13	10.54	12.22	1.01	.	38	38
Warroad	1600	94.33	95.73	.	.	13.13	.	.	27	27

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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Jadis	0015	97.94	94.06	.	.	16.48	.	.	7	7
Laona	0016	91.20	91.85	.	.	13.00	.	.	8	8
Moranville	0021	98.10	98.62	.	.	13.28	.	.	14	14
Lake	0035	93.21	92.90	.	.	14.64	.	.	27	27
Badger	0100	93.66	94.43	.	.	12.37	.	.	6	6
Greenbush	0200	88.66	91.08	.	.	22.41	.	.	6	6
Roseau	0900	94.81	92.68	94.13	10.54	12.22	1.01	.	38	38
Warroad	1600	94.33	95.73	.	.	13.13	.	.	27	27

**All sales adjusted for time and terms
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County_Name=Roseau CO=68 PT=92 Property=Rural Vacant Land (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Golden Valley	0011	117.88	99.13	.	.	6.46	.	.	6	6

All sales adjusted for time and terms
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County_Name=Roseau CO=68 PT=93 Property=Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Golden Valley	0011	117.88	99.13	.	.	6.46	.	.	6	6

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County_Name=Roseau CO=68 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Golden Valley	0011	112.81	97.28	.	.	9.41	.	.	7	7

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CO=68 County_Name=Roseau

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	93.49	92.99	92.87	11.70	14.19	1.00	3.78	176	176
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	93.49	92.99	92.87	11.70	14.19	1.00	3.78	176	176
92	Rural Vacant Land (34.5 or more acres) Aggregation	105.29	103.31	.	.	25.79	.	.	16	16
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	102.48	103.75	94.10	18.90	22.04	1.07	.	32	32
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	102.45	104.32	96.04	17.82	20.82	1.05	.	45	45

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Ratios reported only for jurisdictions with 6 or more sales

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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Duluth	9000	92.45	91.92	.	.	10.52	.	.	8	0

All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUNE23

2015 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 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales

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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Hermantown	3600	91.47	91.00	.	.	10.89	.	.	6	0
Duluth	9000	104.48	94.51	.	.	31.15	.	.	23	0

All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUNE23

**2015 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 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales**

County_Name=St. Louis CO=69 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Alborn	0002	100.13	99.17	.	.	13.91	.	.	7	7
Kabetogama	0005	95.23	93.42	.	.	28.31	.	.	6	2
Balkan	0008	90.90	95.63	.	.	12.31	.	.	7	7
Beatty	0010	96.39	95.82	.	.	24.09	.	.	21	4
Breitung	0012	106.54	96.15	.	.	16.94	.	.	8	4
Canosia	0014	95.10	92.37	.	.	12.44	.	.	17	16
Cotton	0019	100.02	96.83	.	.	22.12	.	.	10	10
Duluth TWP	0021	91.25	91.29	.	.	10.03	.	.	24	24
Embarrass	0024	96.14	94.80	.	.	9.72	.	.	6	6
Fayal	0026	92.80	95.63	.	.	12.41	.	.	18	18
Fredenberg	0030	126.09	93.76	.	.	16.19	.	.	9	6
French	0031	100.55	97.79	.	.	12.45	.	.	11	11
Gnesen	0032	105.58	96.33	.	.	14.51	.	.	15	13
Grand Lake	0033	93.81	90.87	.	.	21.90	.	.	23	12
Industrial	0037	96.25	93.65	.	.	8.27	.	.	7	7
Lakewood	0040	87.97	91.88	.	.	13.70	.	.	18	18
Midway	0047	94.41	90.29	.	.	12.42	.	.	21	21
Morse	0050	103.02	94.86	.	.	22.93	.	.	27	15
Normanna	0054	88.46	90.17	.	.	8.14	.	.	6	6
Northland	0055	103.35	90.03	.	.	12.53	.	.	6	6

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Based on sales from October 2014 through September 2015
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**City and Township Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales**

County_Name=St. Louis CO=69 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Rice Lake	0061	93.02	90.93	90.43	14.12	16.24	1.02	-9.75	43	43
Solway	0063	91.00	91.82	.	.	15.71	.	.	17	16
White	0071	97.04	93.06	.	.	15.78	.	.	11	11
Wuori	0073	93.32	92.34	.	.	16.83	.	.	7	7
Greenwood	0074	95.52	94.75	91.29	17.52	27.01	1.05	.	33	4
Eagles Nest	0077	92.27	94.54	.	.	23.64	.	.	8	3
Crane Lake	0079	89.89	95.89	.	.	20.79	.	.	8	4
Unorg. 04 - Whiteface	0089	112.85	104.45	.	.	19.07	.	.	6	6
Unorg. 05 - Central Lakes	0090	94.83	90.19	.	.	23.09	.	.	6	6
Unorg. 06 - Biwabik	0091	97.32	90.79	.	.	20.21	.	.	13	13
Unorg. 07 - B&B Island	0092	95.57	96.24	.	.	17.53	.	.	10	6
Unorg. 08 - Mount Iron	0093	104.88	95.29	.	.	12.56	.	.	6	6
Unorg. 09 - Balkan	0094	97.42	97.04	.	.	9.15	.	.	6	6
Unorg. 11 - Orr-Leiding	0096	90.30	92.30	.	.	21.51	.	.	6	6
Unorg. 12 - Northwest	0097	90.27	92.62	.	.	18.27	.	.	8	2
Aurora	0600	101.13	91.78	.	.	20.02	.	.	20	20
Biwabik	0900	88.21	91.94	.	.	14.26	.	.	11	11
Buhl	1300	93.61	91.17	.	.	9.61	.	.	9	9
Chisholm	1800	96.89	94.04	92.17	16.06	21.57	1.05	-9.91	39	39
Cook	1900	131.10	99.81	.	.	21.72	.	.	6	6

**All sales adjusted for time and terms
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**City and Township Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales**

County_Name=St. Louis CO=69 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Ely	2500	98.20	91.37	92.95	21.29	19.12	1.02	.	46	44
Eveleth	2700	97.85	90.93	89.14	22.92	20.87	1.04	.	35	35
Gilbert	3500	95.72	91.59	.	.	13.12	.	.	14	14
Hermantown	3600	92.40	91.25	91.66	9.02	10.81	1.01	.	108	108
Hibbing	3800	98.32	93.11	91.96	17.15	22.92	1.05	-9.29	156	156
Mountain Iron	5400	92.03	90.15	.	.	17.60	.	.	17	17
Proctor	5900	94.68	91.50	92.61	12.32	12.72	1.01	.	47	47
Virginia	6900	101.55	97.21	93.04	21.69	17.89	1.03	-5.10	104	104
Hoyt Lakes	7200	91.77	89.11	.	.	22.52	.	.	26	26
Babbitt	7300	94.87	94.04	.	.	20.87	.	.	24	24
Duluth	9000	95.65	93.78	92.67	13.13	13.70	1.01	.	1,130	1,114

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**City and Township Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales**

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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Balkan	0008	92.98	97.54	.	.	11.47	.	.	6	6
Canosia	0014	94.93	91.91	.	.	12.84	.	.	16	16
Duluth TWP	0021	91.25	91.29	.	.	10.03	.	.	24	24
Embarrass	0024	96.14	94.80	.	.	9.72	.	.	6	6
Fayal	0026	91.41	95.29	.	.	10.34	.	.	11	11
Fredenber	0030	140.21	99.00	.	.	19.28	.	.	6	6
Gnesen	0032	105.86	96.33	.	.	15.09	.	.	13	13
Grand Lake	0033	95.31	88.59	.	.	22.35	.	.	12	12
Industrial	0037	96.25	93.65	.	.	8.27	.	.	7	7
Lakewood	0040	87.97	91.88	.	.	13.70	.	.	18	18
Midway	0047	94.41	90.29	.	.	12.42	.	.	21	21
Morse	0050	92.97	90.25	.	.	22.19	.	.	15	15
Normanna	0054	88.46	90.17	.	.	8.14	.	.	6	6
Rice Lake	0061	93.02	90.93	90.43	14.12	16.24	1.02	-9.75	43	43
Solway	0063	92.23	93.20	.	.	14.97	.	.	16	16
White	0071	97.60	93.73	.	.	16.75	.	.	10	10
Wuori	0073	93.32	92.34	.	.	16.83	.	.	7	7
Unorg. 06 - Biwabik	0091	91.75	86.48	.	.	19.33	.	.	9	9
Unorg. 07 - B&B Island	0092	97.34	93.93	.	.	21.02	.	.	6	6
Aurora	0600	101.13	91.78	.	.	20.02	.	.	20	20

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**City and Township Ratios by Property Type
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Ratios reported only for jurisdictions with 6 or more sales**

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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Biwabik	0900	85.54	82.01	.	.	14.46	.	.	9	9
Buhl	1300	93.61	91.17	.	.	9.61	.	.	9	9
Chisholm	1800	96.89	94.04	92.17	16.06	21.57	1.05	-9.91	39	39
Cook	1900	131.10	99.81	.	.	21.72	.	.	6	6
Ely	2500	98.08	91.37	92.98	20.99	18.49	1.02	.	44	44
Eveleth	2700	97.85	90.93	89.14	22.92	20.87	1.04	.	35	35
Gilbert	3500	95.49	91.47	.	.	13.55	.	.	13	13
Hermantown	3600	92.40	91.25	91.66	9.02	10.81	1.01	.	108	108
Hibbing	3800	98.32	93.11	91.96	17.15	22.92	1.05	-9.29	156	156
Mountain Iron	5400	92.56	90.44	.	.	17.91	.	.	16	16
Proctor	5900	94.68	91.50	92.61	12.32	12.72	1.01	.	47	47
Virginia	6900	101.55	97.21	93.04	21.69	17.89	1.03	-5.10	104	104
Hoyt Lakes	7200	92.07	92.26	.	.	22.85	.	.	25	25
Babbitt	7300	94.87	94.04	.	.	20.87	.	.	24	24
Duluth	9000	95.72	93.78	92.81	13.16	13.68	1.01	.	1,114	1,114

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**City and Township Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales**

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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Beatty	0010	89.41	90.22	.	.	20.18	.	.	17	0
Fayal	0026	94.99	97.77	.	.	15.54	.	.	7	7
French	0031	102.13	97.79	.	.	13.99	.	.	9	9
Grand Lake	0033	92.16	99.84	.	.	22.33	.	.	11	0
Morse	0050	115.57	115.55	.	.	19.62	.	.	12	0
Greenwood	0074	95.82	94.76	.	.	27.14	.	.	29	0
Unorg. 12 - Northwest	0097	94.82	94.32	.	.	13.35	.	.	6	0
Duluth	9000	90.85	93.28	.	.	15.19	.	.	16	0

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City and Township Ratios by Property Type
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County_Name=St. Louis CO=69 PT=92 Property=Rural Vacant Land (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
White	0071	115.27	110.82	.	.	20.78	.	.	8	0
Unorg. 11 - Orr-Leiding	0096	101.37	96.07	.	.	22.40	.	.	6	0

All sales adjusted for time and terms
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**City and Township Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales**

County_Name=St. Louis CO=69 PT=93 Property=Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
White	0071	115.27	110.82	.	.	20.78	.	.	8	0
Unorg. 11 - Orr-Leiding	0096	101.37	96.07	.	.	22.40	.	.	6	0

**All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
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**2015 Assessment Sales Ratio Study
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**City and Township Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales**

County_Name=St. Louis CO=69 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
White	0071	115.27	110.82	.	.	20.78	.	.	8	0
Unorg. 11 - Orr-Leiding	0096	101.37	96.07	.	.	22.40	.	.	6	0

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**Countywide Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales**

CO=69 County_Name=St. Louis

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
02	Apartment (4 or more units)	98.51	93.13	.	.	31.97	.	.	11	0
06	Commercial (with buildings)	100.32	94.51	94.31	22.02	25.90	1.03	.	61	0
91	Seasonal Recreational Residential/Residential Aggregation	96.43	93.54	92.39	15.22	17.10	1.02	-2.36	2,380	2,247
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	96.23	92.98	92.21	15.14	16.85	1.02	-2.62	2,177	2,177
91	Seasonal Recreational Residential/Residential Aggregation-On Water	98.59	97.38	93.62	15.38	19.14	1.04	-3.19	203	70
92	Rural Vacant Land (34.5 or more acres) Aggregation	98.60	91.93	100.31	25.34	26.63	0.99	.	99	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	98.26	91.51	99.92	25.86	26.77	0.99	.	100	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	98.95	92.10	100.04	25.54	26.65	0.99	.	105	0

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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Commercial (with buildings)	97.80	94.77	96.31	17.52	22.51	0.99	.	38	0
Seasonal Recreational Residential/Residential Aggregation	97.14	93.21	92.08	17.15	19.66	1.03	-3.03	1,250	1,133
Seasonal Recreational Residential/Residential Aggregation-Off Water	96.77	92.26	91.42	17.24	19.66	1.03	-3.80	1,063	1,063
Seasonal Recreational Residential/Residential Aggregation-On Water	99.25	97.58	94.45	15.70	19.36	1.03	-2.89	187	70
Rural Vacant Land (34.5 or more acres) Aggregation	98.60	91.93	100.31	25.34	26.63	0.99	.	99	0
Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	98.26	91.51	99.92	25.86	26.77	0.99	.	100	0
Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	98.95	92.10	100.04	25.54	26.65	0.99	.	105	0

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County_Name=Scott CO=70 PT=06 Property=Commercial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Shakopee	1000	95.66	93.02	.	.	22.25	.	.	10	10

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**City and Township Ratios by Property Type
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County_Name=Scott CO=70 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Cedar Lake	0003	96.26	96.21	.	.	10.36	.	.	24	23
Credit River	0004	96.82	93.45	94.41	12.91	14.02	1.02	.	54	54
Helena	0007	91.75	92.07	.	.	12.82	.	.	9	8
Jackson	0008	93.06	95.51	.	.	5.76	.	.	7	7
Louisville	0009	96.86	94.33	.	.	13.53	.	.	15	13
New Market	0010	98.26	96.88	.	.	12.72	.	.	28	26
Sand Creek	0012	100.95	102.53	.	.	8.32	.	.	10	10
Spring Lake	0013	94.28	95.66	92.54	10.72	11.88	1.01	.	36	30
Belle Plaine	0100	96.18	94.89	95.38	7.57	10.28	1.01	-4.86	131	131
Jordan	0400	97.18	96.75	96.34	8.48	9.16	1.00	.	92	90
Elko New Market	0600	94.94	95.00	94.69	8.30	10.98	1.00	.	92	90
Prior Lake	0800	94.49	94.60	93.88	8.67	10.04	1.00	.	497	449
Savage	0900	95.60	95.64	94.93	6.53	8.70	1.00	.	497	487
Shakopee	1000	95.02	94.14	94.14	7.34	8.52	1.01	-1.91	671	666
New Prague	8000	93.04	94.19	92.93	9.21	10.41	1.00	.	79	77

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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Cedar Lake	0003	96.80	96.35	.	.	10.32	.	.	23	23
Credit River	0004	96.82	93.45	94.41	12.91	14.02	1.02	.	54	54
Helena	0007	90.72	87.61	.	.	13.37	.	.	8	8
Jackson	0008	93.06	95.51	.	.	5.76	.	.	7	7
Louisville	0009	96.43	94.33	.	.	14.10	.	.	13	13
New Market	0010	97.05	95.24	.	.	12.65	.	.	26	26
Sand Creek	0012	100.95	102.53	.	.	8.32	.	.	10	10
Spring Lake	0013	93.39	92.88	91.34	.	12.72	.	.	30	30
Belle Plaine	0100	96.18	94.89	95.38	7.57	10.28	1.01	-4.86	131	131
Jordan	0400	97.09	96.75	96.26	8.51	9.17	1.00	.	90	90
Elko New Market	0600	95.09	95.17	94.85	8.30	10.99	1.00	.	90	90
Prior Lake	0800	94.50	94.60	94.12	8.53	9.91	1.00	.	449	449
Savage	0900	95.58	95.64	94.88	6.56	8.73	1.00	.	487	487
Shakopee	1000	95.02	94.14	94.12	7.37	8.55	1.01	-1.98	666	666
New Prague	8000	93.09	94.19	93.02	8.99	10.09	1.00	.	77	77

**All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUNE23**

**2015 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 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales**

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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Spring Lake	0013	98.76	98.78	.	.	5.89	.	.	6	0
Prior Lake	0800	94.37	94.87	92.79	9.97	11.40	1.00	.	48	0
Savage	0900	96.46	97.90	.	.	7.20	.	.	10	0

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**2015 Assessment Sales Ratio Study
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**Countywide Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales**

CO=70 County_Name=Scott

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	96.75	94.23	.	.	22.05	.	.	26	15
07	Industrial (with buildings)	96.77	97.82	.	.	21.55	.	.	12	0
91	Seasonal Recreational Residential/Residential Aggregation	95.22	95.01	94.38	7.97	9.61	1.01	.	2,252	2,171
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	95.21	94.99	94.39	7.93	9.58	1.01	.	2,171	2,171
91	Seasonal Recreational Residential/Residential Aggregation-On Water	95.48	96.02	94.24	8.93	10.58	1.00	.	81	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	107.64	96.85	.	.	25.75	.	.	8	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	106.07	96.85	.	.	23.41	.	.	10	0

**All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
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**City and Township Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales**

County_Name=Sherburne CO=71 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Baldwin	0001	93.09	93.42	93.25	8.35	9.80	1.00	.	77	77
Becker TWP	0002	95.21	94.75	96.56	6.06	7.42	1.01	.	70	70
Big Lake TWP	0003	93.78	92.98	93.05	5.98	7.34	1.01	-2.78	81	81
Blue Hill	0004	92.83	92.70	.	.	7.27	.	.	21	21
Clear Lake TWP	0005	93.06	92.12	.	.	11.99	.	.	15	15
Haven	0007	98.55	97.19	.	.	5.68	.	.	16	16
Livonia	0008	94.81	93.53	94.85	7.93	10.30	1.00	.	63	63
Oroch	0009	91.99	93.37	92.27	6.98	11.88	1.00	.	36	36
Palmer	0010	95.65	94.38	.	.	8.28	.	.	28	28
Santiago	0011	94.88	93.20	.	.	6.70	.	.	22	22
Becker	0100	96.44	96.12	96.47	5.54	6.36	1.00	4.17	88	88
Big Lake	0200	94.66	94.29	94.60	4.30	5.83	1.00	.	186	186
Clear Lake	0300	101.17	92.64	.	.	10.46	.	.	9	9
Elk River	0400	93.32	93.54	92.84	6.81	8.48	1.01	.	382	382
Zimmerman	0500	93.48	93.89	93.03	5.84	7.46	1.01	.	72	72
St. Cloud	9200	96.73	93.58	94.12	9.62	9.21	1.01	-4.71	57	56

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**2015 Assessment Sales Ratio Study
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**City and Township Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales**

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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Baldwin	0001	93.24	93.53	93.38	8.50	9.94	1.00	.	73	73
Becker TWP	0002	94.54	93.01	96.53	6.02	7.41	1.00	.	57	57
Big Lake TWP	0003	94.43	93.35	93.76	6.29	7.54	1.01	.	63	63
Blue Hill	0004	92.47	92.07	.	.	7.26	.	.	20	20
Clear Lake TWP	0005	94.01	92.12	.	.	9.06	.	.	7	7
Haven	0007	98.25	97.19	.	.	5.72	.	.	14	14
Livonia	0008	95.33	93.71	95.24	7.72	9.96	1.00	.	60	60
Oroch	0009	91.93	93.60	92.29	7.55	12.42	1.00	.	32	32
Palmer	0010	98.32	97.16	.	.	10.01	.	.	11	11
Santiago	0011	94.88	93.20	.	.	6.70	.	.	22	22
Becker	0100	96.44	96.12	96.47	5.54	6.36	1.00	4.17	88	88
Big Lake	0200	94.77	94.39	94.76	4.31	5.87	1.00	2.96	179	179
Clear Lake	0300	101.17	92.64	.	.	10.46	.	.	9	9
Elk River	0400	93.34	93.54	92.88	6.78	8.45	1.00	.	372	372
Zimmerman	0500	93.69	93.89	93.58	5.61	7.10	1.00	.	66	66
St. Cloud	9200	96.80	93.61	94.14	9.77	9.29	1.01	-4.71	56	56

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**City and Township Ratios by Property Type
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Ratios reported only for jurisdictions with 6 or more sales**

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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Becker TWP	0002	98.09	97.31	.	.	7.23	.	.	13	13
Big Lake TWP	0003	91.48	91.26	.	.	6.15	.	.	18	18
Clear Lake TWP	0005	92.23	93.15	.	.	14.32	.	.	8	8
Palmer	0010	93.93	93.86	.	.	7.55	.	.	17	17
Big Lake	0200	91.78	90.44	.	.	3.48	.	.	7	7
Elk River	0400	92.67	93.77	.	.	9.93	.	.	10	10
Zimmerman	0500	91.19	92.17	.	.	11.17	.	.	6	6

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**Countywide Ratios by Property Type
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CO=71 County_Name=Sherburne

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
02	Apartment (4 or more units)	90.84	92.81	.	.	7.90	.	.	6	0
06	Commercial (with buildings)	97.30	97.50	.	.	11.65	.	.	11	0
07	Industrial (with buildings)	94.88	91.05	.	.	7.45	.	.	7	0
91	Seasonal Recreational Residential/Residential Aggregation	94.28	93.90	93.88	6.58	8.15	1.00	.	1,226	1,225
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	94.37	94.09	94.07	6.57	8.11	1.00	.	1,132	1,132
91	Seasonal Recreational Residential/Residential Aggregation-On Water	93.10	93.13	92.35	6.53	8.43	1.01	.	94	93
92	Rural Vacant Land (34.5 or more acres) Aggregation	86.52	90.84	.	.	22.55	.	.	7	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	86.63	89.12	.	.	20.85	.	.	8	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	87.15	90.84	.	.	19.47	.	.	9	0

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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Commercial (with buildings)	97.22	97.20	.	.	12.37	.	.	10	0
Industrial (with buildings)	94.88	91.05	.	.	7.45	.	.	7	0
Seasonal Recreational Residential/Residential Aggregation	94.16	93.93	93.88	6.43	8.10	1.00	.	1,169	1,169
Seasonal Recreational Residential/Residential Aggregation-Off Water	94.25	94.09	94.07	6.41	8.05	1.00	.	1,076	1,076
Seasonal Recreational Residential/Residential Aggregation-On Water	93.10	93.14	92.35	6.60	8.48	1.01	.	93	93
Rural Vacant Land (34.5 or more acres) Aggregation	86.52	90.84	.	.	22.55	.	.	7	0
Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	86.63	89.12	.	.	20.85	.	.	8	0
Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	87.15	90.84	.	.	19.47	.	.	9	0

**All sales adjusted for time and terms
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**2015 Assessment Sales Ratio Study
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**City and Township Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales**

County_Name=Sibley CO=72 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Faxon	0006	100.07	97.78	.	.	13.75	.	.	8	0
Arlington	0100	101.31	95.75	.	.	12.18	.	.	29	0
Gaylord	0200	104.08	98.44	.	.	22.88	.	.	26	0
Gibbon	0300	104.82	98.20	.	.	11.65	.	.	10	0
Green Isle	0400	95.29	96.66	.	.	11.29	.	.	8	0
Henderson	0500	102.19	96.36	.	.	14.55	.	.	12	0
Winthrop	0700	102.19	97.68	.	.	17.85	.	.	12	0

**All sales adjusted for time and terms
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**2015 Assessment Sales Ratio Study
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**City and Township Ratios by Property Type
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Faxon	0006	100.07	97.78	.	.	13.75	.	.	8	0
Arlington	0100	101.31	95.75	.	.	12.18	.	.	29	0
Gaylord	0200	104.08	98.44	.	.	22.88	.	.	26	0
Gibbon	0300	104.82	98.20	.	.	11.65	.	.	10	0
Green Isle	0400	95.29	96.66	.	.	11.29	.	.	8	0
Henderson	0500	102.19	96.36	.	.	14.55	.	.	12	0
Winthrop	0700	102.19	97.68	.	.	17.85	.	.	12	0

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**2015 Assessment Sales Ratio Study
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**Countywide Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
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CO=72 County_Name=Sibley

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	90.41	85.69	.	.	27.12	.	.	9	0
91	Seasonal Recreational Residential/Residential Aggregation	100.32	97.19	96.17	14.47	15.57	1.02	-3.64	131	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	100.32	97.19	96.17	14.47	15.57	1.02	-3.64	131	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	95.33	93.83	.	.	9.41	.	.	20	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	94.33	93.83	.	.	10.97	.	.	22	0

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City and Township Ratios by Property Type
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County_Name=Stearns CO=73 PT=02 Property=Apartment (4 or more units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
St. Cloud	9200	95.37	94.65	.	.	10.16	.	.	10	0

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City and Township Ratios by Property Type
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
St. Cloud	9200	102.36	96.83	.	.	12.99	.	.	14	0

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**City and Township Ratios by Property Type
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County_Name=Stearns CO=73 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Albany TWP	0001	92.73	95.11	.	.	8.42	.	.	8	8
Avon TWP	0003	96.14	96.40	.	.	11.62	.	.	17	9
Brockway	0004	96.90	97.43	94.26	6.83	9.49	1.02	.	32	29
Collegeville	0005	93.19	93.20	.	.	9.83	.	.	14	5
Eden Lake	0008	99.06	96.62	96.91	15.29	18.59	1.02	.	33	9
Fair Haven	0009	95.09	95.44	.	.	13.46	.	.	18	10
Holding	0013	94.78	93.75	.	.	11.84	.	.	8	7
LeSauk	0017	97.90	99.12	.	.	11.13	.	.	11	9
Lynden	0019	100.35	96.84	.	.	18.29	.	.	16	12
Maine Prairie	0020	97.47	102.04	.	.	10.98	.	.	13	4
Melrose TWP	0021	97.49	96.60	.	.	19.28	.	.	6	2
Munson	0023	100.12	98.27	.	.	18.73	.	.	22	3
Paynesville TWP	0026	95.12	96.97	.	.	9.80	.	.	17	10
St. Joseph TWP	0031	98.66	97.55	.	.	15.61	.	.	11	9
St. Wendel	0033	99.05	96.66	.	.	10.37	.	.	14	11
Sauk Centre TWP	0034	104.35	95.71	.	.	10.71	.	.	14	8
Wakefield	0036	95.03	96.05	.	.	11.69	.	.	26	12
Albany	0100	94.26	94.73	93.73	6.72	8.41	1.00	.	45	44
Avon	0200	95.35	93.97	.	.	9.03	.	.	25	23
Belgrade	0300	100.45	93.66	.	.	15.60	.	.	11	11

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**City and Township Ratios by Property Type
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County_Name=Stearns CO=73 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Cold Spring	0500	94.76	93.99	93.43	10.46	11.60	1.01	.	61	61
Freeport	1000	97.82	97.37	.	.	8.79	.	.	13	13
Holdingford	1300	97.15	96.16	.	.	11.45	.	.	9	9
Kimball	1400	91.82	94.35	.	.	11.85	.	.	13	13
Melrose	1700	96.74	95.92	96.48	6.69	8.80	1.00	.	36	35
New Munich	1800	105.88	96.51	.	.	5.48	.	.	7	6
Paynesville	1900	97.92	97.28	96.50	9.91	10.97	1.01	.	32	32
Richmond	2100	96.16	96.26	.	.	11.90	.	.	27	26
Rockville	2200	95.62	94.14	.	.	8.85	.	.	19	16
St. Joseph	2600	98.23	97.13	96.72	7.50	8.49	1.01	-5.64	75	75
St. Stephen	2900	96.50	92.64	.	.	9.16	.	.	11	11
Sauk Centre	3100	96.41	94.76	95.15	9.01	10.99	1.01	-5.28	56	53
Waite Park	3300	99.52	95.96	97.14	8.97	8.80	1.01	.	57	56
St. Augusta	3400	96.15	96.13	93.80	7.49	9.35	1.02	-4.49	41	38
Eden Valley	6700	106.54	95.76	.	.	9.16	.	.	6	6
Sartell	8600	95.32	95.00	94.10	6.14	7.16	1.01	-4.60	245	244
St. Cloud	9200	94.69	93.70	93.01	7.58	8.56	1.01	-2.64	610	608

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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Albany TWP	0001	92.73	95.11	.	.	8.42	.	.	8	8
Avon TWP	0003	95.54	96.40	.	.	9.93	.	.	9	9
Brockway	0004	96.21	97.41	.	.	9.23	.	.	29	29
Eden Lake	0008	97.04	96.62	.	.	8.21	.	.	9	9
Fair Haven	0009	92.10	92.64	.	.	15.26	.	.	10	10
Holding	0013	92.22	91.11	.	.	8.46	.	.	7	7
LeSauk	0017	98.51	99.12	.	.	11.29	.	.	9	9
Lynden	0019	96.73	95.43	.	.	13.61	.	.	12	12
Paynesville TWP	0026	93.94	97.38	.	.	11.28	.	.	10	10
St. Joseph TWP	0031	95.50	91.94	.	.	15.31	.	.	9	9
St. Wendel	0033	98.86	96.72	.	.	10.25	.	.	11	11
Sauk Centre TWP	0034	98.58	95.67	.	.	8.05	.	.	8	8
Wakefield	0036	96.37	99.00	.	.	12.06	.	.	12	12
Albany	0100	94.73	95.10	94.05	6.34	7.77	1.00	.	44	44
Avon	0200	95.68	94.38	.	.	9.35	.	.	23	23
Belgrade	0300	100.45	93.66	.	.	15.60	.	.	11	11
Cold Spring	0500	94.76	93.99	93.43	10.46	11.60	1.01	.	61	61
Freeport	1000	97.82	97.37	.	.	8.79	.	.	13	13
Holdingford	1300	97.15	96.16	.	.	11.45	.	.	9	9
Kimball	1400	91.82	94.35	.	.	11.85	.	.	13	13

**All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
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source: RUNDATA.RATIO_SBE created JUNE23**

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**City and Township Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales**

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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Melrose	1700	96.97	96.02	96.93	6.65	8.78	1.00	.	35	35
New Munich	1800	109.41	97.12	.	.	2.04	.	.	6	6
Paynesville	1900	97.92	97.28	96.50	9.91	10.97	1.01	.	32	32
Richmond	2100	96.61	96.65	.	.	11.88	.	.	26	26
Rockville	2200	95.56	95.16	.	.	8.03	.	.	16	16
St. Joseph	2600	98.23	97.13	96.72	7.50	8.49	1.01	-5.64	75	75
St. Stephen	2900	96.50	92.64	.	.	9.16	.	.	11	11
Sauk Centre	3100	96.67	94.94	95.47	8.75	10.60	1.01	-5.79	53	53
Waite Park	3300	99.64	96.13	97.26	9.03	8.86	1.01	.	56	56
St. Augusta	3400	95.75	95.62	93.03	7.69	9.58	1.03	-5.60	38	38
Eden Valley	6700	106.54	95.76	.	.	9.16	.	.	6	6
Sartell	8600	95.25	94.99	94.01	6.10	7.10	1.01	-4.85	244	244
St. Cloud	9200	94.69	93.70	93.00	7.59	8.56	1.01	-2.67	608	608

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**City and Township Ratios by Property Type
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Avon TWP	0003	96.83	95.65	.	.	13.91	.	.	8	0
Collegeville	0005	92.55	91.05	.	.	12.01	.	.	9	0
Eden Lake	0008	99.82	97.81	.	.	21.48	.	.	24	0
Fair Haven	0009	98.83	99.87	.	.	10.85	.	.	8	0
Maine Prairie	0020	95.82	99.83	.	.	12.59	.	.	9	0
Munson	0023	100.86	98.57	.	.	19.89	.	.	19	0
Paynesville TWP	0026	96.81	96.97	.	.	8.10	.	.	7	0
Sauk Centre TWP	0034	112.04	98.47	.	.	14.96	.	.	6	0
Wakefield	0036	93.88	95.34	.	.	11.83	.	.	14	0

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CO=73 County_Name=Stearns

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
02	Apartment (4 or more units)	99.67	95.29	.	.	15.62	.	.	14	0
06	Commercial (with buildings)	97.73	96.75	88.21	11.69	10.91	1.08	-1.99	35	0
91	Seasonal Recreational Residential/Residential Aggregation	96.00	95.12	94.47	8.51	10.00	1.01	-1.72	1,717	1,574
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	95.77	95.06	94.17	8.04	9.18	1.01	-2.21	1,574	1,574
91	Seasonal Recreational Residential/Residential Aggregation-On Water	98.53	96.61	96.57	13.46	16.06	1.01	.	143	0
92	Rural Vacant Land (34.5 or more acres) Aggregation	98.04	94.54	.	.	24.42	.	.	14	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	99.72	96.72	95.09	.	22.34	.	.	32	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	100.38	99.48	94.21	16.34	21.41	1.07	-7.61	46	0

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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Commercial (with buildings)	94.64	96.75	.	.	9.70	.	.	21	0
Seasonal Recreational Residential/Residential Aggregation	96.72	95.90	95.15	8.90	10.63	1.01	-1.83	1,107	966
Seasonal Recreational Residential/Residential Aggregation-Off Water	96.45	95.85	94.83	8.21	9.48	1.01	-2.36	966	966
Seasonal Recreational Residential/Residential Aggregation-On Water	98.59	96.61	96.59	13.57	16.15	1.01	.	141	0
Rural Vacant Land (34.5 or more acres) Aggregation	98.04	94.54	.	.	24.42	.	.	14	0
Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	99.72	96.72	95.09	.	22.34	.	.	32	0
Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	100.38	99.48	94.21	16.34	21.41	1.07	-7.61	46	0

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County_Name=Steele CO=74 PT=02 Property=Apartment (4 or more units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Owatonna	0700	98.74	99.25	.	.	2.25	.	.	9	0

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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Owatonna	0700	81.64	94.49	.	.	2.04	.	.	6	0

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**City and Township Ratios by Property Type
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County_Name=Steele CO=74 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Havana	0006	102.93	102.11	.	.	4.28	.	.	6	6
Somerset	0012	99.65	96.46	.	.	8.79	.	.	11	10
Summit	0013	97.21	100.15	.	.	6.92	.	.	6	6
Ellendale	0300	101.37	102.49	.	.	11.88	.	.	8	8
Medford	0500	96.61	96.05	.	.	9.24	.	.	13	13
Owatonna	0700	96.52	96.42	96.29	6.82	7.69	1.00	1.95	335	335
Blooming Prairie	7100	93.86	93.34	.	.	8.66	.	.	23	23

**All sales adjusted for time and terms
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Havana	0006	102.93	102.11	.	.	4.28	.	.	6	6
Somerset	0012	98.33	96.02	.	.	8.14	.	.	10	10
Summit	0013	97.21	100.15	.	.	6.92	.	.	6	6
Ellendale	0300	101.37	102.49	.	.	11.88	.	.	8	8
Medford	0500	96.61	96.05	.	.	9.24	.	.	13	13
Owatonna	0700	96.52	96.42	96.29	6.82	7.69	1.00	1.95	335	335
Blooming Prairie	7100	93.86	93.34	.	.	8.66	.	.	23	23

**All sales adjusted for time and terms
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**Countywide Ratios by Property Type
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CO=74 County_Name=Steele

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
02	Apartment (4 or more units)	98.74	99.25	.	.	2.25	.	.	9	0
06	Commercial (with buildings)	85.83	94.12	.	.	18.36	.	.	9	0
91	Seasonal Recreational Residential/Residential Aggregation	96.78	96.43	96.46	6.97	7.92	1.00	1.56	426	425
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	96.75	96.42	96.40	6.95	7.89	1.00	1.45	425	425
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	95.15	96.13	.	.	9.14	.	.	16	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	95.15	96.13	.	.	9.14	.	.	16	0

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County_Name=Stevens CO=75 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Morris	0500	96.68	95.26	94.19	9.34	10.67	1.01	.	49	0

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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Morris	0500	96.68	95.26	94.19	9.34	10.67	1.01	.	49	0

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CO=75 County_Name=Stevens

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	98.84	96.14	94.69	10.22	11.10	1.02	-3.00	61	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	98.84	96.14	94.69	10.22	11.10	1.02	-3.00	61	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	105.60	100.40	.	.	19.06	.	.	7	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	106.11	100.40	.	.	16.86	.	.	9	0

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County_Name=Swift CO=76 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Benson	0200	98.05	96.96	96.34	12.25	15.61	1.02	.	31	0
Kerkhoven	0700	97.70	102.29	.	.	15.69	.	.	14	0

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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Benson	0200	98.05	96.96	96.34	12.25	15.61	1.02	.	31	0
Kerkhoven	0700	97.70	102.29	.	.	15.69	.	.	14	0

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CO=76 County_Name=Swift

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	98.96	97.02	95.97	15.01	16.80	1.02	.	70	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	98.98	97.09	96.15	14.99	16.78	1.01	.	67	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	93.10	93.87	.	.	13.80	.	.	9	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	93.16	93.79	.	.	13.01	.	.	10	0

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County_Name=Todd CO=77 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Birchdale	0003	96.31	96.96	.	.	17.29	.	.	10	0
Burnhamville	0006	90.89	95.44	.	.	20.16	.	.	15	0
Fawn Lake	0008	107.42	100.85	.	.	22.66	.	.	9	0
Grey Eagle TWP	0011	99.68	96.07	.	.	12.23	.	.	6	0
Kandota	0014	91.78	93.50	.	.	11.82	.	.	13	0
Leslie	0015	96.16	93.54	.	.	25.13	.	.	19	0
Little Sauk	0017	89.78	93.59	.	.	17.59	.	.	6	0
Long Prairie TWP	0018	96.77	95.09	.	.	14.41	.	.	12	0
Staples TWP	0022	95.16	96.24	.	.	10.08	.	.	8	0
Villard	0025	101.29	97.01	.	.	29.63	.	.	6	0
Browerville	0200	96.52	93.54	.	.	23.98	.	.	8	0
Clarissa	0400	108.40	94.79	.	.	31.31	.	.	8	0
Grey Eagle	0600	97.47	94.86	.	.	28.94	.	.	6	0
Long Prairie	0900	97.49	96.46	94.99	11.95	15.17	1.03	.	34	0
Staples	9300	99.53	98.56	.	.	18.38	.	.	23	0

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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Kandota	0014	90.14	91.60	.	.	12.06	.	.	10	0
Leslie	0015	102.25	95.80	.	.	18.38	.	.	7	0
Long Prairie TWP	0018	95.37	91.71	.	.	14.38	.	.	11	0
Browerville	0200	96.52	93.54	.	.	23.98	.	.	8	0
Clarissa	0400	108.40	94.79	.	.	31.31	.	.	8	0
Grey Eagle	0600	97.47	94.86	.	.	28.94	.	.	6	0
Long Prairie	0900	97.49	96.46	94.99	11.95	15.17	1.03	.	34	0
Staples	9300	99.53	98.56	.	.	18.38	.	.	23	0

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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Birchdale	0003	95.46	97.82	.	.	15.69	.	.	7	0
Burnhamville	0006	88.48	93.15	.	.	19.15	.	.	10	0
Grey Eagle TWP	0011	99.68	96.07	.	.	12.23	.	.	6	0
Leslie	0015	92.61	93.49	.	.	28.47	.	.	12	0

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County_Name=Todd CO=77 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Reynolds	0020	96.76	91.87	.	.	22.26	.	.	6	0
Round Prairie	0021	96.85	96.25	.	.	28.48	.	.	6	0

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CO=77 County_Name=Todd

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	95.02	94.71	.	.	25.97	.	.	6	0
91	Seasonal Recreational Residential/Residential Aggregation	98.01	95.58	94.58	16.46	19.65	1.02	.	240	3
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	98.95	95.50	94.34	16.96	18.92	1.03	.	178	0
91	Seasonal Recreational Residential/Residential Aggregation-On Water	95.28	95.87	94.95	14.99	21.67	1.00	5.90	62	3
92	Rural Vacant Land (34.5 or more acres) Aggregation	93.94	95.39	.	.	16.93	.	.	23	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	96.71	95.39	89.37	16.10	20.45	1.08	-7.48	39	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	96.70	95.39	91.92	15.36	19.96	1.05	-4.53	71	0

**All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUNE23**

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County_Name=Traverse CO=78 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Wheaton	0500	91.95	100.11	.	.	18.82	.	.	17	0

All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Wheaton	0500	91.95	100.11	.	.	18.82	.	.	17	0

All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
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**Countywide Ratios by Property Type
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CO=78 County_Name=Traverse

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	97.55	97.81	.	.	17.13	.	.	23	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	97.91	97.81	.	.	17.66	.	.	21	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	107.11	94.63	.	.	19.45	.	.	7	7
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	107.11	94.63	.	.	19.45	.	.	7	7

**All sales adjusted for time and terms
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**City and Township Ratios by Property Type
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Ratios reported only for jurisdictions with 6 or more sales**

County_Name=Wabasha CO=79 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Elgin TWP	0002	96.02	93.59	.	.	18.97	.	.	6	6
Greenfield	0005	89.59	93.48	.	.	23.85	.	.	23	18
Lake	0008	84.82	91.26	.	.	21.82	.	.	6	6
Pepin	0013	101.62	102.45	.	.	25.73	.	.	6	5
Zumbro	0017	104.26	94.17	.	.	29.76	.	.	12	8
Elgin	0100	97.01	93.59	.	.	16.19	.	.	17	17
Kellogg	0300	95.39	94.01	.	.	4.59	.	.	6	6
Mazeppa	0500	100.43	95.50	.	.	12.02	.	.	6	6
Plainview	0800	93.24	93.24	92.32	7.15	10.00	1.01	.	66	66
Wabasha	1100	102.73	98.53	98.39	13.39	11.72	1.01	.	41	36
Lake City	7700	99.94	93.96	94.66	17.60	14.73	1.01	.	78	76

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Based on sales from October 2014 through September 2015
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Elgin TWP	0002	96.02	93.59	.	.	18.97	.	.	6	6
Greenfield	0005	91.94	97.67	.	.	24.99	.	.	18	18
Lake	0008	84.82	91.26	.	.	21.82	.	.	6	6
Zumbro	0017	107.28	94.17	.	.	35.17	.	.	8	8
Elgin	0100	97.01	93.59	.	.	16.19	.	.	17	17
Kellogg	0300	95.39	94.01	.	.	4.59	.	.	6	6
Mazeppa	0500	100.43	95.50	.	.	12.02	.	.	6	6
Plainview	0800	93.24	93.24	92.32	7.15	10.00	1.01	.	66	66
Wabasha	1100	102.87	98.34	97.88	14.86	12.17	1.01	.	36	36
Lake City	7700	99.68	93.96	94.41	17.32	13.97	1.01	.	76	76

**All sales adjusted for time and terms
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CO=79 County_Name=Wabasha

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	93.73	94.49	.	.	27.98	.	.	10	0
91	Seasonal Recreational Residential/Residential Aggregation	96.01	93.50	92.68	13.95	16.31	1.02	.	303	286
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	95.95	93.51	92.47	13.97	16.17	1.02	.	286	286
91	Seasonal Recreational Residential/Residential Aggregation-On Water	96.90	93.48	.	.	18.27	.	.	17	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	98.20	97.28	.	.	17.78	.	.	13	13
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	101.59	98.25	.	.	18.99	.	.	19	19

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**City and Township Ratios by Property Type
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County_Name=Wadena CO=80 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Blueberry	0002	93.76	93.03	.	.	18.53	.	.	13	0
Thomastown	0013	105.21	104.69	.	.	16.31	.	.	12	0
Wadena TWP	0014	95.74	101.28	.	.	16.09	.	.	9	0
Wing River	0015	105.72	103.14	.	.	12.08	.	.	6	0
Menahga	0200	105.96	100.57	.	.	19.37	.	.	26	0
Sebeka	0400	82.92	77.83	.	.	18.43	.	.	6	0
Staples	9300	101.63	101.51	.	.	10.80	.	.	12	0
Wadena	9500	97.03	93.14	90.82	22.46	17.83	1.00	.	43	0

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**City and Township Ratios by Property Type
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Blueberry	0002	93.48	93.01	.	.	7.22	.	.	6	0
Thomastown	0013	108.83	108.87	.	.	13.63	.	.	9	0
Wadena TWP	0014	95.74	101.28	.	.	16.09	.	.	9	0
Menahga	0200	105.78	100.17	.	.	20.07	.	.	23	0
Sebeka	0400	82.92	77.83	.	.	18.43	.	.	6	0
Staples	9300	103.38	101.66	.	.	9.28	.	.	11	0
Wadena	9500	97.03	93.14	90.82	22.46	17.83	1.00	.	43	0

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County_Name=Wadena CO=80 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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Blueberry	0002	93.99	93.03	.	.	25.30	.	.	7	0

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County_Name=Wadena CO=80 PT=92 Property=Rural Vacant Land (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Blueberry	0002	101.87	98.54	.	.	23.50	.	.	7	0

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County_Name=Wadena CO=80 PT=93 Property=Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Blueberry	0002	101.87	98.54	.	.	23.50	.	.	7	0

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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Blueberry	0002	101.87	98.54	.	.	23.50	.	.	7	0

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CO=80 County_Name=Wadena

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	101.43	96.00	.	.	41.15	.	.	7	0
91	Seasonal Recreational Residential/Residential Aggregation	98.44	95.41	94.90	17.78	18.32	1.01	.	162	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	99.83	95.70	96.78	17.52	17.10	1.00	.	139	0
91	Seasonal Recreational Residential/Residential Aggregation-On Water	90.04	92.03	.	.	24.55	.	.	23	0
92	Rural Vacant Land (34.5 or more acres) Aggregation	100.46	98.59	95.33	19.73	22.00	1.03	.	44	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	99.95	98.54	94.80	20.06	22.04	1.03	.	45	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	100.58	98.59	95.74	19.70	21.83	1.03	.	50	0

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County_Name=Waseca CO=81 PT=06 Property=Commercial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Waseca	0800	117.96	101.76	.	.	30.80	.	.	12	0

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County_Name=Waseca CO=81 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Alton	0001	92.55	94.12	.	.	9.26	.	.	6	6
Woodville	0012	96.50	94.89	.	.	8.57	.	.	16	11
Janesville	0200	96.08	94.46	94.95	11.24	13.78	1.01	.	39	39
New Richland	0400	96.73	94.08	.	.	13.64	.	.	16	16
Waseca	0800	98.09	95.41	94.91	12.43	13.70	1.02	-5.27	124	124

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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Alton	0001	92.55	94.12	.	.	9.26	.	.	6	6
Woodville	0012	97.47	92.67	.	.	7.62	.	.	11	11
Janesville	0200	96.08	94.46	94.95	11.24	13.78	1.01	.	39	39
New Richland	0400	96.73	94.08	.	.	13.64	.	.	16	16
Waseca	0800	98.09	95.41	94.91	12.43	13.70	1.02	-5.27	124	124

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CO=81 County_Name=Waseca

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	110.13	96.21	.	.	30.96	.	.	17	0
91	Seasonal Recreational Residential/Residential Aggregation	97.00	94.46	94.24	11.76	12.99	1.02	-3.61	225	216
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	97.06	94.32	94.27	11.93	13.12	1.02	-4.06	216	216
91	Seasonal Recreational Residential/Residential Aggregation-On Water	95.57	94.68	.	.	10.08	.	.	9	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	94.84	91.47	.	.	14.81	.	.	12	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	94.84	91.47	.	.	14.81	.	.	12	0

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**City and Township Ratios by Property Type
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County_Name=Washington CO=82 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Baytown	0002	99.33	96.95	.	.	11.00	.	.	17	17
Denmark	0004	96.87	96.13	.	.	9.01	.	.	9	9
May	0009	95.79	97.67	.	.	13.12	.	.	28	28
Stillwater TWP	0014	94.53	95.84	.	.	8.40	.	.	15	15
West Lakeland	0017	94.51	95.60	.	.	12.87	.	.	28	28
Afton	0100	95.63	95.18	96.00	9.29	10.64	0.99	10.55	33	33
Bayport	0200	92.00	93.50	91.96	7.75	9.73	1.00	.	31	31
Birchwood	0300	93.21	92.45	.	.	5.07	.	.	9	9
Scandia	0400	96.82	96.10	96.00	7.73	11.18	1.01	.	39	39
Dellwood	0500	99.61	103.83	.	.	11.97	.	.	11	11
Forest Lake	0600	97.53	95.86	96.46	7.10	8.48	1.01	.	287	287
Hugo	0700	94.91	94.36	94.37	5.28	6.78	1.01	-1.36	247	247
Lake Elmo	0800	94.50	92.67	92.86	7.62	8.17	1.01	.	53	53
Mahtomedi	1000	97.12	94.61	94.95	11.04	11.21	1.01	.	105	105
Marine-On-St. Croix	1100	98.38	97.69	.	.	15.08	.	.	10	10
Newport	1200	99.10	94.66	.	.	7.26	.	.	25	25
St. Paul Park	1300	97.70	95.78	96.00	6.09	6.66	1.02	.	63	63
Stillwater	1500	95.48	95.48	93.67	6.85	7.95	1.01	-2.55	293	293
Willernie	1600	96.18	94.98	.	.	7.11	.	.	8	8
Oak Park Heights	1700	97.82	95.64	96.54	7.27	8.30	1.00	.	51	51

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County_Name=Washington CO=82 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Lakeland	1900	92.10	93.51	.	.	9.24	.	.	23	23
Lake St. Croix Beach	2000	99.55	98.76	.	.	6.93	.	.	11	11
Pine Springs	2100	93.88	94.72	.	.	11.04	.	.	6	6
Cottage Grove	2200	95.91	95.00	95.19	6.20	7.38	1.01	.	462	462
Woodbury	2500	95.13	94.50	94.11	4.97	6.18	1.01	-1.33	1,080	1,080
Oakdale	2600	97.11	95.74	95.91	7.01	8.37	1.01	-4.90	357	357
Grant	2700	96.01	95.75	93.40	9.25	11.70	1.03	-4.93	37	37

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Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Baytown	0002	99.33	96.95	.	.	11.00	.	.	17	17
Denmark	0004	100.33	99.21	.	.	6.13	.	.	7	7
May	0009	95.32	96.95	.	.	13.29	.	.	14	14
Stillwater TWP	0014	94.40	94.56	.	.	8.71	.	.	14	14
West Lakeland	0017	95.29	95.75	.	.	12.23	.	.	27	27
Afton	0100	95.63	95.18	96.00	9.29	10.64	0.99	10.55	33	33
Bayport	0200	92.00	93.50	91.96	7.75	9.73	1.00	.	31	31
Birchwood	0300	93.51	92.45	.	.	4.86	.	.	7	7
Scandia	0400	98.05	96.12	98.42	7.51	10.69	1.00	.	33	33
Dellwood	0500	103.36	104.27	.	.	8.69	.	.	8	8
Forest Lake	0600	97.76	96.22	96.95	6.86	7.98	1.01	.	259	259
Hugo	0700	94.91	94.39	94.37	5.30	6.79	1.01	-1.37	246	246
Lake Elmo	0800	94.30	92.47	92.70	7.77	8.22	1.00	.	44	44
Mahtomedi	1000	97.13	94.63	95.81	10.81	10.69	1.01	.	98	98
Marine-On-St. Croix	1100	98.38	97.69	.	.	15.08	.	.	10	10
Newport	1200	99.53	95.47	.	.	7.19	.	.	24	24
St. Paul Park	1300	97.70	95.78	96.00	6.09	6.66	1.02	.	63	63
Stillwater	1500	95.48	95.48	93.67	6.85	7.95	1.01	-2.55	293	293
Willernie	1600	96.18	94.98	.	.	7.11	.	.	8	8
Oak Park Heights	1700	97.82	95.64	96.54	7.27	8.30	1.00	.	51	51

**All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUNE23**

**2015 Assessment Sales Ratio Study
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**City and Township Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales**

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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Lakeland	1900	93.18	93.53	.	.	7.51	.	.	22	22
Lake St. Croix Beach	2000	99.55	98.76	.	.	6.93	.	.	11	11
Pine Springs	2100	93.88	94.72	.	.	11.04	.	.	6	6
Cottage Grove	2200	95.91	95.00	95.19	6.20	7.38	1.01	.	462	462
Woodbury	2500	95.13	94.50	94.11	4.97	6.18	1.01	-1.33	1,080	1,080
Oakdale	2600	97.11	95.74	95.91	7.01	8.37	1.01	-4.90	357	357
Grant	2700	96.01	95.75	93.40	9.25	11.70	1.03	-4.93	37	37

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**2015 Assessment Sales Ratio Study
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**City and Township Ratios by Property Type
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
May	0009	96.26	98.74	.	.	13.36	.	.	14	14
Scandia	0400	90.00	91.94	.	.	12.27	.	.	6	6
Forest Lake	0600	95.45	93.56	.	.	12.34	.	.	28	28
Lake Elmo	0800	95.46	95.57	.	.	7.87	.	.	9	9
Mahtomedi	1000	97.09	94.36	.	.	17.25	.	.	7	7

**All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
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**2015 Assessment Sales Ratio Study
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**Countywide Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
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CO=82 County_Name=Washington

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
02	Apartment (4 or more units)	93.72	96.01	.	.	2.97	.	.	8	0
06	Commercial (with buildings)	94.97	95.44	.	.	11.53	.	.	26	0
07	Industrial (with buildings)	97.29	98.81	.	.	4.35	.	.	6	0
90	Agricultural Bare Land (less than 34.5 acres) Aggregation	117.54	101.59	.	.	44.07	.	.	8	0
91	Seasonal Recreational Residential/Residential Aggregation	95.89	94.99	94.46	6.41	7.87	1.01	-1.77	3,345	3,345
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	95.93	95.00	94.73	6.34	7.72	1.01	-1.69	3,269	3,269
91	Seasonal Recreational Residential/Residential Aggregation-On Water	93.98	93.08	90.19	9.81	12.77	1.04	-5.14	76	76

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City and Township Ratios by Property Type
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Ratios reported only for jurisdictions with 6 or more sales

County_Name=Watonwan CO=83 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Madelia	0500	97.68	92.56	.	.	17.96	.	.	18	0
St. James	0800	96.81	93.75	94.89	16.16	17.40	1.00	.	42	0

All sales adjusted for time and terms
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Madelia	0500	97.68	92.56	.	.	17.96	.	.	18	0
St. James	0800	96.81	93.75	94.89	16.16	17.40	1.00	.	42	0

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**Countywide Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
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CO=83 County_Name=Watonwan

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	97.62	94.93	95.99	17.53	19.49	1.00	.	83	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	97.62	94.93	95.99	17.53	19.49	1.00	.	83	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	101.24	102.14	.	.	16.84	.	.	12	12
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	101.24	102.14	.	.	16.84	.	.	12	12

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City and Township Ratios by Property Type
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County_Name=Wilkin CO=84 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Breckenridge	0100	95.70	95.66	95.62	8.83	11.36	1.00	.	34	0

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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Breckenridge	0100	95.70	95.66	95.62	8.83	11.36	1.00	.	34	0

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**Countywide Ratios by Property Type
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CO=84 County_Name=Wilkin

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	89.83	92.53	88.65	12.19	15.26	1.01	.	55	21
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	89.83	92.53	88.65	12.19	15.26	1.01	.	55	21
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	101.28	106.19	.	.	12.44	.	.	8	8
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	101.28	106.19	.	.	12.44	.	.	8	8

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City and Township Ratios by Property Type
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Winona	1300	105.50	96.76	.	.	14.22	.	.	12	0

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**City and Township Ratios by Property Type
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Ratios reported only for jurisdictions with 6 or more sales**

County_Name=Winona CO=85 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Homer	0006	96.57	97.92	.	.	9.21	.	.	7	7
Richmond	0011	98.71	88.84	.	.	17.24	.	.	7	7
Wilson	0018	101.70	101.86	.	.	10.14	.	.	8	8
Goodview	0500	98.21	97.39	98.13	6.64	8.06	1.00	.	53	53
Lewiston	0700	103.46	98.35	.	.	9.65	.	.	20	20
Rollingstone	0900	98.74	99.60	.	.	7.77	.	.	12	12
St. Charles	1000	92.16	92.90	93.15	10.13	12.48	0.99	7.31	52	52
Stockton	1100	121.17	100.75	.	.	13.94	.	.	12	12
Winona	1300	97.33	96.99	95.79	10.72	13.29	1.01	.	320	320

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**City and Township Ratios by Property Type
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Homer	0006	96.57	97.92	.	.	9.21	.	.	7	7
Richmond	0011	98.71	88.84	.	.	17.24	.	.	7	7
Wilson	0018	101.70	101.86	.	.	10.14	.	.	8	8
Goodview	0500	98.21	97.39	98.13	6.64	8.06	1.00	.	53	53
Lewiston	0700	103.46	98.35	.	.	9.65	.	.	20	20
Rollingstone	0900	98.74	99.60	.	.	7.77	.	.	12	12
St. Charles	1000	92.16	92.90	93.15	10.13	12.48	0.99	7.31	52	52
Stockton	1100	121.17	100.75	.	.	13.94	.	.	12	12
Winona	1300	97.33	96.99	95.79	10.72	13.29	1.01	.	320	320

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CO=85 County_Name=Winona

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	99.34	95.16	.	.	17.46	.	.	19	0
91	Seasonal Recreational Residential/Residential Aggregation	97.63	96.74	96.29	10.64	12.39	1.00	1.74	534	534
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	97.63	96.74	96.29	10.64	12.39	1.00	1.74	534	534
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	100.22	100.38	.	.	12.53	.	.	16	16
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	99.75	101.47	.	.	16.55	.	.	24	24

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**City and Township Ratios by Property Type
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Ratios reported only for jurisdictions with 6 or more sales**

County_Name=Wright CO=86 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Albion	0001	89.74	93.50	.	.	15.80	.	.	6	6
Buffalo TWP	0002	99.00	98.93	.	.	14.43	.	.	7	7
Chatham	0003	94.48	94.60	.	.	4.73	.	.	6	6
Clearwater TWP	0004	97.25	96.54	.	.	6.98	.	.	11	11
Cokato TWP	0005	97.56	95.17	.	.	8.02	.	.	14	14
Corinna	0006	93.76	95.51	93.61	6.73	7.54	1.01	.	58	58
Franklin	0008	96.77	97.85	.	.	6.65	.	.	29	29
French Lake	0009	99.42	94.47	.	.	9.54	.	.	9	9
Maple Lake TWP	0010	97.06	95.91	.	.	10.94	.	.	26	26
Marysville	0011	89.47	91.79	.	.	7.90	.	.	7	7
Monticello TWP	0013	95.17	94.61	.	.	9.71	.	.	27	27
Rockford TWP	0015	94.67	92.60	.	.	10.10	.	.	26	26
Silver Creek	0016	98.48	97.02	.	.	7.70	.	.	21	21
Southside	0017	94.44	92.40	.	.	8.75	.	.	25	25
Stockholm	0018	91.38	94.73	.	.	13.57	.	.	7	7
Victor	0019	98.21	92.79	.	.	7.69	.	.	8	8
Albertville	0100	94.23	94.03	94.28	4.62	5.64	1.00	.	130	130
Annandale	0200	95.88	96.91	95.76	6.91	9.15	1.00	.	51	51
Buffalo	0300	93.52	94.35	93.18	5.15	6.32	1.00	.	208	208
Cokato	0500	98.18	95.99	97.71	8.50	8.67	1.00	.	36	36

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**City and Township Ratios by Property Type
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County_Name=Wright CO=86 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Delano	0600	94.17	95.56	94.34	6.16	6.22	1.00	.	76	76
Howard Lake	1000	94.02	95.53	.	.	8.33	.	.	11	11
Maple Lake	1100	95.07	94.23	.	.	7.96	.	.	24	24
Monticello	1200	94.11	94.32	93.63	5.58	7.02	1.01	.	165	165
Montrose	1300	94.18	94.77	94.02	5.51	7.07	1.00	.	63	63
St. Michael	1600	96.72	97.28	96.44	6.60	7.97	1.00	.	239	239
Waverly	1800	97.55	96.07	97.37	.	6.48	.	.	31	31
Otsego	1900	94.60	94.49	94.27	6.32	7.61	1.00	.	297	297
Clearwater	7200	99.34	99.75	.	.	6.05	.	.	26	26
Hanover	7400	95.27	93.17	94.95	5.62	7.25	1.01	-9.42	40	40
Rockford	8300	93.82	93.56	93.29	5.28	6.93	1.01	.	59	59

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**City and Township Ratios by Property Type
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Clearwater TWP	0004	96.59	97.00	.	.	7.59	.	.	8	8
Cokato TWP	0005	94.85	93.22	.	.	5.91	.	.	11	11
Corinna	0006	86.71	88.42	.	.	7.46	.	.	9	9
Franklin	0008	96.44	97.20	.	.	6.04	.	.	26	26
Monticello TWP	0013	93.73	92.76	.	.	9.07	.	.	23	23
Rockford TWP	0015	92.69	91.24	.	.	9.59	.	.	19	19
Silver Creek	0016	101.00	96.81	.	.	3.52	.	.	8	8
Southside	0017	92.94	92.40	.	.	6.04	.	.	7	7
Albertville	0100	94.29	94.03	94.34	4.60	5.63	1.00	.	122	122
Annandale	0200	95.85	96.91	96.00	7.06	9.19	1.00	.	44	44
Buffalo	0300	93.42	94.30	93.12	5.04	6.16	1.00	.	197	197
Cokato	0500	98.18	95.99	97.71	8.50	8.67	1.00	.	36	36
Delano	0600	94.18	95.66	94.37	6.20	6.26	1.00	.	75	75
Howard Lake	1000	95.08	94.33	.	.	8.46	.	.	8	8
Maple Lake	1100	94.88	94.16	.	.	8.03	.	.	23	23
Monticello	1200	94.37	94.32	94.00	5.51	6.74	1.00	.	157	157
Montrose	1300	94.32	94.71	94.19	5.56	7.19	1.00	.	56	56
St. Michael	1600	96.73	97.08	96.54	6.54	7.87	1.00	.	223	223
Waverly	1800	98.06	94.68	.	.	5.94	.	.	24	24
Otsego	1900	94.31	94.34	93.85	6.23	7.43	1.00	.	278	278

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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Clearwater	7200	99.34	99.75	.	.	6.05	.	.	26	26
Hanover	7400	95.43	93.26	95.12	5.65	7.27	1.01	-9.12	39	39
Rockford	8300	93.82	93.56	93.29	5.28	6.93	1.01	.	59	59

**All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
* Indicate calculations were done without extreme ratios
source: RUNDATA.RATIO_SBE created JUNE23**

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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Corinna	0006	95.05	95.82	93.79	5.84	7.57	1.01	.	49	49
French Lake	0009	95.55	91.13	.	.	10.28	.	.	7	7
Maple Lake TWP	0010	96.73	95.38	.	.	11.37	.	.	23	23
Rockford TWP	0015	100.03	98.40	.	.	8.38	.	.	7	7
Silver Creek	0016	96.93	97.15	.	.	8.96	.	.	13	13
Southside	0017	95.03	93.62	.	.	9.67	.	.	18	18
Victor	0019	98.98	92.71	.	.	8.38	.	.	7	7
Albertville	0100	93.41	93.12	.	.	6.12	.	.	8	8
Annandale	0200	96.06	98.45	.	.	9.64	.	.	7	7
Buffalo	0300	95.33	94.62	.	.	8.74	.	.	11	11
Monticello	1200	89.12	93.37	.	.	10.63	.	.	8	8
Montrose	1300	93.07	94.77	.	.	6.46	.	.	7	7
St. Michael	1600	96.61	98.12	.	.	9.48	.	.	16	16
Waverly	1800	95.82	97.01	.	.	8.33	.	.	7	7
Otsego	1900	98.85	96.29	.	.	8.73	.	.	19	19

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County_Name=Wright CO=86 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Franklin	0008	99.51	98.96	.	.	10.74	.	.	8	0

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CO=86 County_Name=Wright

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
06	Commercial (with buildings)	98.68	94.40	.	.	16.55	.	.	18	0
91	Seasonal Recreational Residential/Residential Aggregation	95.04	94.81	94.74	6.40	7.60	1.00	.	1,752	1,752
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	94.89	94.66	94.59	6.20	7.26	1.00	.	1,511	1,511
91	Seasonal Recreational Residential/Residential Aggregation-On Water	96.00	95.84	95.42	7.56	9.38	1.00	.	241	241
92	Rural Vacant Land (34.5 or more acres) Aggregation	100.07	100.94	.	.	14.47	.	.	14	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	99.84	100.86	.	.	13.68	.	.	23	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	99.61	100.44	100.53	9.94	13.38	0.99	.	40	0

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County_Name=Yellow Medicine CO=87 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Canby	0200	109.54	104.28	.	.	16.51	.	.	14	0
Clarkfield	0300	103.97	102.75	.	.	15.84	.	.	11	0
Granite Falls	7000	102.20	98.00	.	.	8.02	.	.	16	0

**All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
* Indicate calculations were done without extreme ratios
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Canby	0200	109.54	104.28	.	.	16.51	.	.	14	0
Clarkfield	0300	103.97	102.75	.	.	15.84	.	.	11	0
Granite Falls	7000	102.20	98.00	.	.	8.02	.	.	16	0

**All sales adjusted for time and terms
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CO=87 County_Name=Yellow Medicine

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	101.38	99.21	97.52	13.74	15.99	1.04	-4.41	67	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	101.38	99.21	97.52	13.74	15.99	1.04	-4.41	67	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	98.20	94.81	.	.	7.28	.	.	15	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	98.60	94.98	.	.	7.51	.	.	17	0

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County_Name=Minneapolis CO=88 PT=02 Property=Apartment (4 or more units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Minneapolis	8800	97.00	94.38	89.07	10.55	13.76	1.09	-2.02	94	94

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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Minneapolis	8800	94.52	94.71	77.82	12.59	16.10	1.20	-3.39	78	0

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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Minneapolis	8800	92.14	99.99	.	.	17.67	.	.	9	0

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County_Name=Minneapolis CO=88 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Minneapolis	8800	96.88	95.36	94.18	10.44	11.83	1.01	-1.18	4,992	4,987

All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Minneapolis	8800	96.87	95.36	94.18	10.44	11.83	1.01	-1.18	4,987	4,987

All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
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CO=88 County_Name=Minneapolis

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
02	Apartment (4 or more units)	97.00	94.38	89.07	10.55	13.76	1.09	-2.02	94	94
06	Commercial (with buildings)	94.52	94.71	77.82	12.59	16.10	1.20	-3.39	78	0
07	Industrial (with buildings)	92.14	99.99	.	.	17.67	.	.	9	0
91	Seasonal Recreational Residential/Residential Aggregation	96.88	95.36	94.18	10.44	11.83	1.01	-1.18	4,992	4,987
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	96.87	95.36	94.18	10.44	11.83	1.01	-1.18	4,987	4,987

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County_Name=St. Paul CO=89 PT=02 Property=Apartment (4 or more units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
St. Paul	8900	92.42	91.20	87.77	12.83	15.00	1.04	.	55	55

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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
St. Paul	8900	102.65	100.00	100.92	15.17	22.29	1.02	.	43	0

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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
St. Paul	8900	93.63	94.23	.	.	18.95	.	.	13	0

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County_Name=St. Paul CO=89 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
St. Paul	8900	97.10	95.93	95.81	8.17	10.17	1.01	-1.07	2,781	2,781

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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
St. Paul	8900	97.10	95.94	95.82	8.17	10.17	1.01	-1.07	2,773	2,773

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County_Name=St. Paul CO=89 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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
St. Paul	8900	97.50	94.77	.	.	8.69	.	.	8	8

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**Countywide Ratios by Property Type
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CO=89 County_Name=St. Paul

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
02	Apartment (4 or more units)	92.42	91.20	87.77	12.83	15.00	1.04	.	55	55
06	Commercial (with buildings)	102.65	100.00	100.92	15.17	22.29	1.02	.	43	0
07	Industrial (with buildings)	93.63	94.23	.	.	18.95	.	.	13	0
91	Seasonal Recreational Residential/Residential Aggregation	97.10	95.93	95.81	8.17	10.17	1.01	-1.07	2,781	2,781
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	97.10	95.94	95.82	8.17	10.17	1.01	-1.07	2,773	2,773
91	Seasonal Recreational Residential/Residential Aggregation-On Water	97.50	94.77	.	.	8.69	.	.	8	8

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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Duluth	9000	92.45	91.92	.	.	10.52	.	.	8	0

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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Duluth	9000	104.48	94.51	.	.	31.15	.	.	23	0

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County_Name=Duluth CO=90 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Duluth	9000	95.65	93.78	92.67	13.13	13.70	1.01	.	1,130	1,114

All sales adjusted for time and terms
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Duluth	9000	95.72	93.78	92.81	13.16	13.68	1.01	.	1,114	1,114

All sales adjusted for time and terms
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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Duluth	9000	90.85	93.28	.	.	15.19	.	.	16	0

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CO=90 County_Name=Duluth

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
02	Apartment (4 or more units)	92.45	91.92	.	.	10.52	.	.	8	0
06	Commercial (with buildings)	104.48	94.51	.	.	31.15	.	.	23	0
91	Seasonal Recreational Residential/Residential Aggregation	95.65	93.78	92.67	13.13	13.70	1.01	.	1,130	1,114
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	95.72	93.78	92.81	13.16	13.68	1.01	.	1,114	1,114
91	Seasonal Recreational Residential/Residential Aggregation-On Water	90.85	93.28	.	.	15.19	.	.	16	0

**All sales adjusted for time and terms
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County_Name=Rochester CO=91 PT=02 Property=Apartment (4 or more units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Rochester	0800	92.78	93.39	.	.	7.79	.	.	21	0

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Ratios reported only for jurisdictions with 6 or more sales

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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Rochester	0800	92.65	93.62	86.82	11.87	17.56	1.07	-2.62	52	0

All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
*** Indicate calculations were done without extreme ratios**
source: RUNDATA.RATIO_SBE created JUNE23

2015 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
12 month study
City and Township Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales

County_Name=Rochester CO=91 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Rochester	0800	96.52	95.80	95.33	8.40	9.40	1.01	-0.54	2,264	2,264

All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUNE23

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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
Rochester	0800	96.52	95.80	95.33	8.40	9.40	1.01	-0.54	2,264	2,264

All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUNE23

**2015 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
12 month study**

**Countywide Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
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CO=91 County_Name=Rochester

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
02	Apartment (4 or more units)	92.78	93.39	.	.	7.79	.	.	21	0
06	Commercial (with buildings)	92.65	93.62	86.82	11.87	17.56	1.07	-2.62	52	0
91	Seasonal Recreational Residential/Residential Aggregation	96.52	95.80	95.33	8.40	9.40	1.01	-0.54	2,264	2,264
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	96.52	95.80	95.33	8.40	9.40	1.01	-0.54	2,264	2,264

**All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
* Indicate calculations were done without extreme ratios
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County_Name=St. Cloud CO=92 PT=02 Property=Apartment (4 or more units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
St. Cloud	9200	95.17	93.58	.	.	8.72	.	.	15	0

All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
 * Indicate calculations were done without extreme ratios
 source: RUNDATA.RATIO_SBE created JUNE23

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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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
St. Cloud	9200	99.96	96.33	.	.	11.71	.	.	19	0

All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
*** Indicate calculations were done without extreme ratios**
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City and Township Ratios by Property Type
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County_Name=St. Cloud CO=92 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
St. Cloud	9200	94.89	93.68	93.04	7.94	8.69	1.01	-2.86	711	708

All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
*** Indicate calculations were done without extreme ratios**
source: RUNDATA.RATIO_SBE created JUNE23

**2015 Assessment Sales Ratio Study
Final Sales Analysis for the State Board of Equalization
12 month study**

**City and Township Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales**

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 *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
St. Cloud	9200	94.90	93.72	93.03	7.96	8.70	1.01	-2.89	708	708

**All sales adjusted for time and terms
Based on sales from October 2014 through September 2015
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**2015 Assessment Sales Ratio Study
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**Countywide Ratios by Property Type
Final ratios reflect the 2016 EMV/the sales price forward adjusted to Jan 2, 2016
Ratios reported only for jurisdictions with 6 or more sales**

CO=92 County_Name=St. Cloud

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Price related bias *	Number of sales	Sales with time trends
02	Apartment (4 or more units)	95.17	93.58	.	.	8.72	.	.	15	0
06	Commercial (with buildings)	99.96	96.33	.	.	11.71	.	.	19	0
91	Seasonal Recreational Residential/Residential Aggregation	94.89	93.68	93.04	7.94	8.69	1.01	-2.86	711	708
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	94.90	93.72	93.03	7.96	8.70	1.01	-2.89	708	708

**All sales adjusted for time and terms
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source: RUNDATA.RATIO_SBE created JUNE23**