

**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Aitkin CO=01 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Aitkin TWP	0001	97.13	100.31	.	.	.	12	0
Farm Islan	0008	94.64	94.52	92.80	14.73	1.02	34	0
Fleming	0009	105.42	101.97	.	.	.	11	0
Glen	0010	90.64	93.15	.	.	.	17	0
Hazelton	0012	95.34	94.60	94.29	13.83	1.01	30	0
Hill Lake	0013	106.33	102.88	.	.	.	9	0
Jevne	0015	95.62	94.93	.	.	.	7	0
Lakeside	0017	102.73	95.61	.	.	.	19	0
Nordland	0025	99.83	100.32	.	.	.	20	0
Shamrock	0030	97.03	97.52	96.52	13.60	1.01	53	0
Spencer	0032	97.87	94.44	.	.	.	16	0
Turner	0033	96.52	90.96	.	.	.	6	0
Wagner	0035	91.46	93.07	.	.	.	8	0
Waukenabo	0036	97.91	96.91	.	.	.	10	0
Wealthwood	0037	101.85	100.09	.	.	.	7	0
Aitkin	0100	103.96	95.67	.	.	.	26	0
Hill City	0700	99.85	90.00	.	.	.	19	0

**All sales adjusted for time and terms  
Based on sales from October 2015 through September 2016  
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source: RUNDATA.RATIO\_SBE created FINAL**

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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Aitkin TWP	0001	90.83	94.31	.	.	.	8	0
Farm Islan	0008	111.13	103.10	.	.	.	7	0
Glen	0010	99.50	96.73	.	.	.	6	0
Hill Lake	0013	107.13	101.09	.	.	.	6	0
Spencer	0032	97.87	94.44	.	.	.	16	0
Aitkin	0100	103.96	95.67	.	.	.	26	0
Hill City	0700	98.91	90.00	.	.	.	17	0

County\_Name=Aitkin CO=01 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Farm Islan	0008	90.36	92.91	.	.	.	27	0
Fleming	0009	105.42	101.97	.	.	.	11	0
Glen	0010	85.80	86.26	.	.	.	11	0
Hazelton	0012	95.92	94.77	.	.	.	27	0
Lakeside	0017	101.63	99.55	.	.	.	14	0
Nordland	0025	98.25	98.63	.	.	.	15	0
Shamrock	0030	96.36	95.96	96.04	13.94	1.00	50	0
Turner	0033	96.52	90.96	.	.	.	6	0
Waukenabo	0036	98.00	96.70	.	.	.	9	0
Wealthwood	0037	103.42	100.19	.	.	.	6	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 *	Price related differential *	# Sales with Extremes	Sales with time trends
06	Commercial (with buildings)	106.16	94.50	.	.	.	7	0
91	Seasonal Recreational Residential/Residential Aggregation	97.46	95.46	95.04	15.65	1.01	369	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	98.41	94.44	95.28	18.37	1.01	150	0
91	Seasonal Recreational Residential/Residential Aggregation-On Water	96.82	96.01	94.96	13.78	1.02	219	0
92	Rural Vacant Land (34.5 or more acres) Aggregation	95.69	96.01	92.09	15.70	1.03	32	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	95.93	96.22	92.74	15.44	1.02	33	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	95.76	96.01	93.86	15.46	1.01	48	0

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**City and Township Ratios by Property Type**  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Anoka	0100	94.67	95.84	.	.	.	9	0
Columbia H	0500	97.98	95.12	.	.	.	6	0
Fridley	0800	98.24	97.11	.	.	.	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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Fridley	0800	94.38	100.31	.	.	.	8	0
Blaine	6200	91.84	97.30	.	.	.	9	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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Linwood	0010	94.07	93.91	93.87	6.63	1.00	58	58
Anoka	0100	95.33	94.58	94.65	6.05	1.00	186	186
Bethel	0200	96.30	94.71	.	.	.	7	7
Andover	0300	93.81	93.77	93.55	5.90	1.00	448	448
Centervill	0400	94.97	94.34	94.45	5.19	1.01	57	57
Columbia H	0500	94.21	93.47	93.06	8.26	1.01	312	312
Circle Pin	0600	95.46	94.70	94.68	7.62	1.00	86	86
Nowthen	0700	93.92	94.20	93.27	8.47	1.00	47	47
Fridley	0800	94.80	94.37	94.27	6.66	1.01	315	315
Lexington	0900	95.93	94.09	.	.	.	21	21
Coon Rapid	1000	94.69	94.20	94.37	5.67	1.00	887	887
Ramsey	1200	95.06	94.65	94.81	5.94	1.00	415	415
Lino Lakes	1300	94.49	94.46	93.79	6.85	1.01	275	275
East Bethe	1400	95.61	94.13	94.28	8.94	1.01	150	150
St. Franci	1600	95.68	94.98	94.68	7.71	1.01	128	128
Ham Lake	1700	95.92	94.53	95.21	7.89	1.00	154	154
Oak Grove	1800	96.62	94.18	95.91	9.98	1.01	94	94
Columbus	1900	93.04	94.61	92.30	5.99	1.01	34	34
Blaine	6200	95.04	94.31	94.41	5.92	1.01	1,056	1,056
Spring Lak	8700	94.39	94.18	94.04	7.90	1.00	68	68

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County\_Name=Anoka CO=02 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Linwood	0010	94.86	94.04	94.84	6.59	1.00	48	48
Anoka	0100	95.21	94.57	94.32	6.04	1.01	175	175
Bethel	0200	96.30	94.71	.	.	.	7	7
Andover	0300	93.79	93.76	93.53	5.94	1.00	439	439
Centerville	0400	95.19	94.37	94.87	5.06	1.01	56	56
Columbia H	0500	94.34	93.61	93.23	8.16	1.01	310	310
Circle Pin	0600	95.70	94.98	95.23	7.59	1.00	82	82
Nowthen	0700	94.23	94.16	93.46	8.69	1.00	42	42
Fridley	0800	94.87	94.38	94.39	6.68	1.01	310	310
Lexington	0900	95.93	94.09	.	.	.	21	21
Coon Rapid	1000	94.66	94.19	94.32	5.65	1.00	885	885
Ramsey	1200	95.07	94.65	94.81	5.91	1.00	402	402
Lino Lakes	1300	94.34	94.39	93.74	6.58	1.01	265	265
East Bethe	1400	95.73	94.02	94.24	9.13	1.01	136	136
St. Franci	1600	95.77	95.02	94.79	7.68	1.01	127	127
Ham Lake	1700	95.83	94.46	95.09	7.90	1.00	151	151
Oak Grove	1800	96.89	94.57	96.14	10.02	1.01	85	85
Columbus	1900	93.04	94.61	92.30	5.99	1.01	34	34
Blaine	6200	94.99	94.25	94.30	5.92	1.01	1,016	1,016
Spring Lak	8700	93.77	93.90	93.18	7.61	1.01	65	65

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County\_Name=Anoka CO=02 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Linwood	0010	90.27	89.04	.	.	.	10	10
Anoka	0100	97.30	95.24	.	.	.	11	11
Andover	0300	94.71	94.02	.	.	.	9	9
Ramsey	1200	94.52	91.38	.	.	.	13	13
Lino Lakes	1300	98.37	100.71	.	.	.	10	10
East Bethe	1400	94.47	94.38	.	.	.	14	14
Oak Grove	1800	93.98	93.19	.	.	.	9	9
Blaine	6200	96.33	96.76	95.90	5.49	1.01	40	40

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CO=02 County\_Name=Anoka

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
02	Apartment (4 or more units)	95.82	96.02	.	.	.	28	0
06	Commercial (with buildings)	98.48	99.68	76.69	17.34	1.30	41	0
07	Industrial (with buildings)	93.52	97.30	.	.	.	25	0
90	Agricultural Bare Land (less than 34.5 acres) Aggregation	95.89	101.18	.	.	.	6	0
91	Seasonal Recreational Residential/Residential Aggregation	94.83	94.26	94.26	6.52	1.00	4,798	4,798
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	94.83	94.25	94.24	6.49	1.01	4,656	4,656
91	Seasonal Recreational Residential/Residential Aggregation-On Water	94.99	94.69	94.68	7.59	1.00	142	142

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County\_Name=Becker CO=03 PT=06 Property=Commercial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Detroit La	0300	97.22	91.73	.	.	.	9	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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Audubon TW	0002	94.28	95.50	.	.	.	12	12
Burlington	0003	89.76	89.45	.	.	.	20	20
Cormorant	0006	96.04	95.91	.	.	.	28	28
Detroit	0008	95.69	91.50	.	.	.	25	25
Erie	0009	93.38	90.10	.	.	.	20	20
Green Vall	0012	114.33	93.00	.	.	.	7	7
Holmesvill	0015	93.37	94.95	.	.	.	9	9
Lake Eunic	0016	96.82	93.25	94.69	13.05	1.01	55	55
Lake Park	0017	94.45	94.81	.	.	.	7	7
Lake View	0018	94.47	90.72	92.50	11.05	1.02	37	37
Osage	0020	117.99	99.18	.	.	.	12	12
Richwood	0023	91.27	92.71	.	.	.	6	6
Round Lake	0024	102.40	101.84	.	.	.	7	7
Sugar Bush	0031	92.24	92.88	.	.	.	8	8
Toad Lake	0032	97.58	97.02	.	.	.	7	7
Two Inlets	0033	97.53	96.91	.	.	.	7	7
Audubon	0100	90.19	96.44	.	.	.	7	7
Detroit La	0300	101.02	94.78	94.46	18.09	1.01	214	214
Frazee	0400	97.00	94.92	.	.	.	20	20
Lake Park	0500	97.51	97.41	.	.	.	15	15

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Burlington	0003	90.42	88.46	.	.	.	14	14
Detroit	0008	97.22	92.46	.	.	.	20	20
Erie	0009	91.32	90.10	.	.	.	14	14
Lake Eunic	0016	99.30	93.11	.	.	.	20	20
Lake View	0018	96.09	89.89	.	.	.	11	11
Osage	0020	136.01	106.64	.	.	.	6	6
Audubon	0100	90.19	96.44	.	.	.	7	7
Detroit La	0300	102.93	94.89	96.21	19.44	1.00	180	180
Frazee	0400	97.52	96.84	.	.	.	19	19
Lake Park	0500	97.51	97.41	.	.	.	15	15

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Audubon TW	0002	95.81	97.13	.	.	.	10	10
Burlington	0003	88.24	91.34	.	.	.	6	6
Cormorant	0006	96.09	95.91	.	.	.	24	24
Erie	0009	98.20	97.22	.	.	.	6	6
Holmesvill	0015	97.35	96.14	.	.	.	6	6
Lake Eunic	0016	95.40	94.03	93.30	11.63	1.02	35	35
Lake View	0018	93.79	91.20	.	.	.	26	26

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Osage	0020	99.96	95.29	.	.	.	6	6
Round Lake	0024	103.41	101.94	.	.	.	6	6
Two Inlets	0033	95.62	94.26	.	.	.	6	6
Detroit La	0300	90.91	92.01	91.13	10.29	1.00	34	34

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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Green Vall	0012	110.09	89.94	.	.	.	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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Green Vall	0012	110.09	89.94	.	.	.	7	0
Walworth	0034	89.86	87.73	.	.	.	6	0

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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Green Vall	0012	110.09	89.94	.	.	.	7	0
Richwood	0023	89.46	90.07	.	.	.	6	0
Walworth	0034	89.86	87.73	.	.	.	6	0

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CO=03 County\_Name=Becker

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
06	Commercial (with buildings)	99.54	99.71	.	.	.	21	0
91	Seasonal Recreational Residential/Residential Aggregation	98.45	94.05	94.04	15.33	1.02	565	565
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	100.15	94.37	95.40	17.18	1.01	355	355
91	Seasonal Recreational Residential/Residential Aggregation-On Water	95.57	93.94	92.91	12.23	1.02	210	210
92	Rural Vacant Land (34.5 or more acres) Aggregation	124.80	98.00	.	.	.	28	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	111.34	95.47	91.48	34.00	1.07	47	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	108.70	93.56	91.42	34.28	1.07	61	0

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source: RUNDATA.RATIO\_SBE created FINAL**

**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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County\_Name=Beltrami CO=04 PT=06 Property=Commercial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Bemidji	0100	96.39	96.68	.	.	.	15	0

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**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
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County\_Name=Beltrami CO=04 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Bemidji TW	0003	96.29	98.41	96.69	8.36	1.00	33	31
Eckles	0010	94.76	94.71	.	.	.	21	21
Frohn	0011	96.57	93.34	.	.	.	16	9
Grant Vall	0012	99.18	97.89	.	.	.	29	24
Lammers	0019	92.91	94.59	.	.	.	6	6
Liberty	0022	90.36	92.27	.	.	.	6	3
Northern	0027	95.72	94.40	93.78	13.51	1.02	81	70
Port Hope	0029	95.68	95.28	.	.	.	14	5
Ten Lake	0039	96.90	92.53	.	.	.	13	3
Turtle Lak	0040	93.08	94.18	.	.	.	20	8
Turtle Riv	0041	92.22	92.66	.	.	.	18	14
Bemidji	0100	100.80	96.24	97.29	17.23	1.01	185	176
Blackduck	0200	112.22	93.19	.	.	.	9	9

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Bemidji TW	0003	96.81	98.58	97.93	8.21	0.99	31	31
Eckles	0010	94.76	94.71	.	.	.	21	21
Frohn	0011	96.90	93.05	.	.	.	9	9
Grant Vall	0012	99.79	98.19	.	.	.	24	24

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**2016 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

**City and Township Ratios by Property Type  
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County\_Name=Beltrami CO=04 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Lammers	0019	92.91	94.59	.	.	.	6	6
Northern	0027	95.39	94.24	93.32	12.89	1.02	70	70
Turtle Lak	0040	93.42	91.92	.	.	.	8	8
Turtle Riv	0041	89.75	87.11	.	.	.	14	14
Bemidji	0100	100.97	96.04	97.27	17.66	1.01	176	176
Blackduck	0200	112.22	93.19	.	.	.	9	9

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Frohn	0011	96.14	96.61	.	.	.	7	0
Northern	0027	97.88	94.40	.	.	.	11	0
Port Hope	0029	92.40	91.65	.	.	.	9	0
Ten Lake	0039	98.54	93.00	.	.	.	10	0
Turtle Lak	0040	92.85	97.63	.	.	.	12	0
Bemidji	0100	97.59	96.88	.	.	.	9	0

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**2016 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

**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 *	Price related differential *	# Sales with Extremes	Sales with time trends
06	Commercial (with buildings)	97.54	96.17	.	.	.	20	0
91	Seasonal Recreational Residential/Residential Aggregation	97.43	95.00	94.85	16.03	1.01	515	426
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	97.74	95.11	95.41	15.80	1.01	426	426
91	Seasonal Recreational Residential/Residential Aggregation-On Water	95.95	94.40	93.23	17.12	1.01	89	0
92	Rural Vacant Land (34.5 or more acres) Aggregation	94.21	93.10	.	.	.	23	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	100.84	91.99	103.41	24.71	1.04	38	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	100.53	93.11	100.61	23.08	1.04	49	0

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**2016 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Gilmanton	0002	88.56	88.04	.	.	.	6	6
Granite Le	0005	92.18	92.67	.	.	.	7	7
Langola	0006	99.87	96.60	.	.	.	10	7
Minden	0009	94.77	90.76	.	.	.	17	17
St. George	0010	97.18	90.38	.	.	.	8	8
Sauk Rapid	0011	90.48	89.17	.	.	.	10	10
Watab	0012	92.44	92.97	92.57	7.75	1.00	42	23
Foley	0200	94.10	92.85	94.46	4.97	1.00	45	45
Rice	0600	93.49	92.48	92.89	5.93	1.00	36	36
Sauk Rapid	0900	94.42	93.90	93.36	7.20	1.01	203	200
Sartell	8600	93.76	93.18	.	.	.	19	19
St. Cloud	9200	93.26	90.47	91.38	8.51	1.01	49	49

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Gilmanton	0002	88.56	88.04	.	.	.	6	6
Granite Le	0005	92.18	92.67	.	.	.	7	7
Langola	0006	94.76	93.46	.	.	.	7	7
Minden	0009	94.77	90.76	.	.	.	17	17
St. George	0010	97.18	90.38	.	.	.	8	8

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**2016 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

**City and Township Ratios by Property Type  
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County\_Name=Benton CO=05 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Sauk Rapid	0011	90.48	89.17	.	.	.	10	10
Watab	0012	90.94	90.23	.	.	.	23	23
Foley	0200	94.10	92.85	94.46	4.97	1.00	45	45
Rice	0600	93.49	92.48	92.89	5.93	1.00	36	36
Sauk Rapid	0900	94.24	93.88	93.25	7.10	1.01	200	200
Sartell	8600	93.76	93.18	.	.	.	19	19
St. Cloud	9200	93.26	90.47	91.38	8.51	1.01	49	49

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Watab	0012	94.26	94.35	.	.	.	19	0

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**2016 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

**Countywide Ratios by Property Type  
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CO=05 County\_Name=Benton

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
02	Apartment (4 or more units)	99.08	97.01	.	.	.	7	0
06	Commercial (with buildings)	103.67	98.90	.	.	.	11	0
91	Seasonal Recreational Residential/Residential Aggregation	93.89	93.06	93.22	7.16	1.00	473	448
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	93.67	92.90	92.95	7.06	1.00	448	448
91	Seasonal Recreational Residential/Residential Aggregation-On Water	97.84	96.49	.	.	.	25	0
92	Rural Vacant Land (34.5 or more acres) Aggregation	94.87	93.21	.	.	.	9	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	93.99	94.43	.	.	.	14	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	97.22	99.43	.	.	.	27	0

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**2016 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**Selected Countywide Ratios with Largest Cities Removed:**  
**Hennepin without Minneapolis, Ramsey without St. Paul**  
**St. Louis without Duluth, Olmsted without Rochester**  
**Benton, Sherburne and Stearns without St Cloud, Clay without Moorhead**

CO=05 County=Benton without St. Cloud

Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes
Commercial (with buildings)	105.93	98.90	.	.	.	9
Seasonal Recreational Residential/Residential Aggregation	93.96	93.14	93.40	7.02	1.00	424
Seasonal Recreational Residential/Residential Aggregation-Off Water	93.72	92.92	93.12	6.90	1.00	399
Seasonal Recreational Residential/Residential Aggregation-On Water	97.84	96.49	.	.	.	25
Rural Vacant Land (34.5 or more acres) Aggregation	94.87	93.21	.	.	.	9
Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	93.99	94.43	.	.	.	14
Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	97.22	99.43	.	.	.	27

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**2016 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Foster	0006	102.64	101.52	.	.	.	6	0
Clinton	0300	101.76	101.30	.	.	.	6	0
Ortonville	0800	96.91	94.55	94.08	9.07	1.02	43	0

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Clinton	0300	101.76	101.30	.	.	.	6	0
Ortonville	0800	97.23	94.77	93.98	9.08	1.02	34	0

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Ortonville	0800	95.69	93.84	.	.	.	9	0

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**2016 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

**Countywide Ratios by Property Type  
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CO=06 County\_Name=Big Stone

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	97.89	96.60	95.15	9.58	1.01	76	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	97.52	95.77	93.89	9.70	1.02	53	0
91	Seasonal Recreational Residential/Residential Aggregation-On Water	98.74	98.31	.	.	.	23	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	90.95	96.24	.	.	.	7	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	90.95	96.24	.	.	.	7	0

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**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
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County\_Name=Blue Earth CO=07 PT=02 Property=Apartment (4 or more units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Mankato	0900	92.04	93.42	.	.	.	6	0

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**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Mankato	0900	97.78	97.00	.	.	.	18	0

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**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Decoria	0006	95.75	95.45	.	.	.	7	7
Jamestown	0008	95.95	94.81	.	.	.	8	8
Judson	0009	97.04	96.13	.	.	.	6	6
Le Ray	0010	89.57	95.00	.	.	.	9	9
Lime	0011	96.90	97.87	.	.	.	12	12
Mankato TW	0015	98.04	96.91	.	.	.	20	20
Rapidan	0019	95.77	95.17	.	.	.	7	7
South Bend	0021	96.90	95.34	.	.	.	14	14
Amboy	0100	100.10	98.31	.	.	.	6	6
Eagle Lake	0300	98.23	97.29	98.36	6.79	1.00	54	54
Good Thund	0500	100.74	97.67	.	.	.	6	6
Lake Cryst	0700	97.72	96.32	95.43	9.79	1.02	58	58
Madison La	0800	99.81	96.57	.	.	.	22	22
Mankato	0900	96.42	95.06	95.71	7.70	1.00	481	481
Mapleton	1000	100.13	98.12	.	.	.	28	28
St. Clair	1300	101.00	95.54	.	.	.	9	9
Vernon Cen	1400	93.68	90.11	.	.	.	8	8

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**2016 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Decoria	0006	95.75	95.45	.	.	.	7	7
Jamestown	0008	95.95	94.81	.	.	.	8	8
Judson	0009	97.04	96.13	.	.	.	6	6
Le Ray	0010	89.57	95.00	.	.	.	9	9
Lime	0011	96.90	97.87	.	.	.	12	12
Mankato TW	0015	98.04	96.91	.	.	.	20	20
Rapidan	0019	95.77	95.17	.	.	.	7	7
South Bend	0021	96.90	95.34	.	.	.	14	14
Amboy	0100	100.10	98.31	.	.	.	6	6
Eagle Lake	0300	98.23	97.29	98.36	6.79	1.00	54	54
Good Thund	0500	100.74	97.67	.	.	.	6	6
Lake Cryst	0700	97.72	96.32	95.43	9.79	1.02	58	58
Madison La	0800	99.81	96.57	.	.	.	22	22
Mankato	0900	96.42	95.06	95.71	7.70	1.00	481	481
Mapleton	1000	100.13	98.12	.	.	.	28	28
St. Clair	1300	101.00	95.54	.	.	.	9	9
Vernon Cen	1400	93.68	90.11	.	.	.	8	8

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**2016 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
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County\_Name=Blue Earth CO=07 PT=93 Property=Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Danville	0005	78.52	90.36	.	.	.	7	0

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**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
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County\_Name=Blue Earth CO=07 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Danville	0005	78.52	90.36	.	.	.	7	0

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**2016 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

**Countywide Ratios by Property Type  
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CO=07 County\_Name=Blue Earth

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
02	Apartment (4 or more units)	92.04	93.42	.	.	.	6	0
06	Commercial (with buildings)	101.57	97.33	.	.	.	23	0
91	Seasonal Recreational Residential/Residential Aggregation	96.88	95.55	95.83	8.38	1.01	784	784
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	96.88	95.55	95.83	8.38	1.01	784	784
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	90.44	91.61	91.18	14.07	0.99	36	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	91.90	91.90	92.99	15.21	0.99	37	0

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**2016 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
New Ulm	0600	93.78	94.79	93.17	7.58	1.01	152	152
Sleepy Eye	0800	97.67	97.06	95.57	10.33	1.02	39	39
Springfield	0900	94.87	95.46	.	.	.	28	28

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
New Ulm	0600	93.78	94.79	93.17	7.58	1.01	152	152
Sleepy Eye	0800	97.67	97.06	95.57	10.33	1.02	39	39
Springfield	0900	94.87	95.46	.	.	.	28	28

**All sales adjusted for time and terms**  
**Based on sales from October 2015 through September 2016**  
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**source: RUNDATA.RATIO\_SBE created FINAL**

**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
Ratios reported only for jurisdictions with 6 sales or more**

CO=08 County\_Name=Brown

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
06	Commercial (with buildings)	84.42	86.63	.	.	.	8	0
91	Seasonal Recreational Residential/Residential Aggregation	94.35	95.16	93.31	8.70	1.01	237	237
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	94.35	95.16	93.31	8.70	1.01	237	237
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	94.79	94.61	.	.	.	6	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	91.69	94.22	.	.	.	10	0

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Barnum TWP	0003	98.37	96.14	.	.	.	23	11
Blackhoof	0005	91.98	92.49	.	.	.	11	9
Eagle	0008	98.92	93.44	.	.	.	7	1
Mahtowa	0013	96.38	92.55	.	.	.	12	12
Moose Lake	0014	107.88	90.94	.	.	.	12	11
Perch Lake	0015	95.54	94.30	.	.	.	6	5
Thomson TW	0023	93.77	93.22	94.03	8.46	0.99	62	58
Twin Lakes	0024	96.82	94.29	.	.	.	10	8
Barnum	0300	112.68	90.90	.	.	.	7	6
Carlton	0400	97.20	93.57	.	.	.	10	10
Cloquet	0500	96.45	94.85	95.00	9.88	1.00	161	161
Moose Lake	1200	90.82	92.11	.	.	.	16	14
Scanlon	1500	92.39	90.69	.	.	.	14	14

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Barnum TWP	0003	99.76	91.74	.	.	.	11	11
Blackhoof	0005	90.61	89.16	.	.	.	9	9
Mahtowa	0013	96.38	92.55	.	.	.	12	12
Moose Lake	0014	106.53	89.35	.	.	.	11	11

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
Ratios reported only for jurisdictions with 6 sales or more**

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Thomson TW	0023	93.29	92.94	93.66	8.47	0.99	58	58
Twin Lakes	0024	91.45	89.98	.	.	.	8	8
Barnum	0300	100.94	90.53	.	.	.	6	6
Carlton	0400	97.20	93.57	.	.	.	10	10
Cloquet	0500	96.45	94.85	95.00	9.88	1.00	161	161
Moose Lake	1200	91.24	92.11	.	.	.	14	14
Scanlon	1500	92.39	90.69	.	.	.	14	14

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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Barnum TWP	0003	97.09	96.83	.	.	.	12	0
Eagle	0008	99.11	93.10	.	.	.	6	0

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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County\_Name=Carlton CO=09 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Skelton	0021	93.18	95.06	.	.	.	6	0

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
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CO=09 County\_Name=Carlton

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
06	Commercial (with buildings)	99.67	101.47	.	.	.	7	0
91	Seasonal Recreational Residential/Residential Aggregation	96.02	93.22	94.19	11.09	1.01	393	355
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	95.41	92.81	93.73	10.67	1.01	355	355
91	Seasonal Recreational Residential/Residential Aggregation-On Water	101.70	98.05	97.48	13.30	1.03	38	0
92	Rural Vacant Land (34.5 or more acres) Aggregation	103.05	101.83	.	.	.	24	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	101.46	100.93	.	.	.	28	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	102.53	100.14	99.45	20.12	1.03	35	0

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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County\_Name=Carver CO=10 PT=06 Property=Commercial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Chanhassen	6300	86.10	91.03	.	.	.	6	0

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Dahlgren	0005	92.68	92.71	.	.	.	9	9
Hollywood	0007	98.60	97.51	.	.	.	8	8
Laketown	0008	98.79	93.77	.	.	.	22	22
San Franci	0009	100.71	95.05	.	.	.	6	6
Waconia TW	0010	92.72	92.39	.	.	.	8	8
Watertown	0011	91.35	90.67	.	.	.	8	8
Carver	0200	95.83	96.26	94.75	6.08	1.00	92	92
Chaska	0400	96.93	95.67	96.52	6.44	1.00	421	421
Cologne	0500	94.52	96.79	94.13	7.67	1.00	41	41
Mayer	0700	97.07	96.54	96.96	8.71	1.00	61	61
New German	0800	100.72	96.66	.	.	.	9	9
Norwood-Yo	0900	96.83	94.75	95.82	9.88	1.00	62	62
Victoria	1000	94.58	94.91	92.94	6.99	1.01	165	165
Waconia	1100	95.03	94.57	94.94	5.72	1.00	252	252
Watertown	1200	94.80	95.07	94.00	8.37	1.01	70	70
Chanhassen	6300	94.94	93.65	93.87	7.05	1.01	462	462

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Dahlgren	0005	92.68	92.71	.	.	.	9	9
Hollywood	0007	98.60	97.51	.	.	.	8	8
Laketown	0008	98.79	93.77	.	.	.	22	22
San Franci	0009	100.71	95.05	.	.	.	6	6
Watertown	0011	91.35	90.67	.	.	.	8	8
Carver	0200	95.83	96.26	94.75	6.08	1.00	92	92
Chaska	0400	96.94	95.67	96.55	6.44	1.00	420	420
Cologne	0500	94.52	96.79	94.13	7.67	1.00	41	41
Mayer	0700	97.07	96.54	96.96	8.71	1.00	61	61
New German	0800	100.72	96.66	.	.	.	9	9
Norwood-Yo	0900	96.83	94.75	95.82	9.88	1.00	62	62
Victoria	1000	95.12	94.91	94.01	6.19	1.01	159	159
Waconia	1100	95.06	94.68	95.09	5.74	1.00	245	245
Watertown	1200	94.80	95.07	94.00	8.37	1.01	70	70
Chanhassen	6300	95.20	93.84	94.38	7.08	1.01	441	441

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Victoria	1000	80.40	88.78	.	.	.	6	6
Waconia	1100	93.97	93.18	.	.	.	7	7
Chanhassen	6300	89.56	89.58	.	.	.	21	21

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
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CO=10 County\_Name=Carver

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
06	Commercial (with buildings)	94.84	93.35	.	.	.	16	0
91	Seasonal Recreational Residential/Residential Aggregation	95.66	94.77	94.64	7.01	1.01	1,713	1,713
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	95.82	94.85	95.02	6.95	1.01	1,673	1,673
91	Seasonal Recreational Residential/Residential Aggregation-On Water	89.14	90.34	88.71	9.42	1.00	40	40

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Barclay	0002	96.71	93.82	.	.	.	6	5
Birch Lake	0005	106.55	98.25	.	.	.	17	2
Crooked La	0012	97.59	97.66	.	.	.	25	1
Fairview	0015	98.49	98.36	.	.	.	25	11
Hiram	0017	95.51	95.88	.	.	.	12	3
Inguadona	0019	98.07	96.35	.	.	.	8	3
Kego	0020	97.67	96.84	.	.	.	17	3
Leech Lake	0022	98.95	96.89	.	.	.	12	3
Loon Lake	0024	92.10	92.93	.	.	.	8	6
Meadow Bro	0028	101.44	91.90	.	.	.	7	3
Pine Lake	0031	91.97	97.59	.	.	.	7	3
Pine River	0032	95.22	95.89	.	.	.	17	15
Ponto Lake	0033	97.20	97.32	.	.	.	20	5
Powers	0035	96.52	99.31	.	.	.	26	7
Shingobee	0039	96.20	97.50	98.47	.	.	33	12
Sylvan	0042	95.80	94.21	92.65	11.48	1.03	37	27
Thunder La	0043	99.22	97.65	.	.	.	15	2
Torrey	0044	93.87	97.07	.	.	.	7	1
Trelipe	0045	96.58	97.46	.	.	.	6	2
Turtle Lak	0046	93.20	96.02	.	.	.	15	2

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Wabedo	0047	102.69	100.23	.	.	.	25	3
Wilson	0051	105.72	97.69	.	.	.	9	7
Woodrow	0052	98.26	95.97	95.14	14.51	1.03	32	2
Backus	0200	90.94	99.90	.	.	.	8	6
East Gull	0500	93.11	94.75	.	.	.	19	7
Longville	1000	97.11	98.27	.	.	.	7	3
Lake Shore	1200	99.05	98.85	99.30	11.54	1.00	44	13
Pillager	1500	92.20	94.52	.	.	.	11	11
Pine River	1600	100.12	96.53	.	.	.	10	6
Walker	2300	97.13	98.38	96.94	9.71	1.00	31	15
Chickamaw	2600	93.39	93.89	.	.	.	6	1

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Fairview	0015	95.77	98.36	.	.	.	11	11
Loon Lake	0024	89.96	92.21	.	.	.	6	6
Pine River	0032	95.50	97.67	.	.	.	15	15
Powers	0035	95.35	87.71	.	.	.	7	7
Shingobee	0039	88.17	90.30	.	.	.	12	12
Sylvan	0042	94.65	94.21	.	.	.	27	27

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Wilson	0051	107.03	96.45	.	.	.	7	7
Backus	0200	92.32	99.90	.	.	.	6	6
East Gull	0500	94.87	94.90	.	.	.	7	7
Lake Shore	1200	99.69	93.91	.	.	.	13	13
Pillager	1500	92.20	94.52	.	.	.	11	11
Pine River	1600	100.97	94.21	.	.	.	6	6
Walker	2300	97.47	98.55	.	.	.	15	15

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Birch Lake	0005	109.32	98.44	.	.	.	15	0
Crooked La	0012	98.93	97.87	.	.	.	24	0
Fairview	0015	100.63	97.55	.	.	.	14	0
Hiram	0017	95.99	96.16	.	.	.	9	0
Kego	0020	98.18	96.16	.	.	.	14	0
Leech Lake	0022	100.07	100.59	.	.	.	9	0
Ponto Lake	0033	102.20	99.21	.	.	.	15	0
Powers	0035	96.95	99.36	.	.	.	19	0
Shingobee	0039	100.79	100.61	.	.	.	21	0
Sylvan	0042	98.91	96.15	.	.	.	10	0

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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County\_Name=Cass CO=11 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Thunder La	0043	101.00	97.65	.	.	.	13	0
Torrey	0044	93.34	94.45	.	.	.	6	0
Turtle Lak	0046	92.22	96.02	.	.	.	13	0
Wabedo	0047	102.69	100.27	.	.	.	22	0
Woodrow	0052	97.83	94.77	94.80	15.03	1.03	30	0
East Gull	0500	92.08	92.27	.	.	.	12	0
Lake Shore	1200	98.79	99.02	99.12	10.19	1.00	31	0
Walker	2300	96.81	97.60	.	.	.	16	0

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
May	0026	90.78	94.21	.	.	.	6	0

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
Ratios reported only for jurisdictions with 6 sales or more**

CO=11 County\_Name=Cass

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
06	Commercial (with buildings)	94.66	95.50	.	.	.	18	0
91	Seasonal Recreational Residential/Residential Aggregation	97.75	96.59	95.89	12.34	1.01	592	232
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	96.26	95.29	93.96	13.29	1.01	232	232
91	Seasonal Recreational Residential/Residential Aggregation-On Water	98.71	97.59	96.48	11.71	1.02	360	0
92	Rural Vacant Land (34.5 or more acres) Aggregation	101.72	99.66	98.13	15.38	1.02	44	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	99.53	98.42	96.53	14.30	1.02	57	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	99.50	98.76	97.12	14.29	1.01	70	0

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source: RUNDATA.RATIO\_SBE created FINAL**

**2016 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
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**Ratios reported only for jurisdictions with 6 sales or more**

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Sparta	0013	93.38	92.18	.	.	.	7	0
Clara City	0100	90.94	90.61	.	.	.	14	0
Montevideo	0600	98.35	95.14	94.11	12.87	1.03	72	0
Granite Fa	7000	98.61	96.64	.	.	.	10	0

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Sparta	0013	93.38	92.18	.	.	.	7	0
Clara City	0100	90.94	90.61	.	.	.	14	0
Montevideo	0600	98.35	95.14	94.11	12.87	1.03	72	0
Granite Fa	7000	98.61	96.64	.	.	.	10	0

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**2016 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

**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 *	Price related differential *	# Sales with Extremes	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	97.14	94.67	93.54	11.98	1.03	121	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	97.14	94.67	93.54	11.98	1.03	121	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	95.10	95.00	.	.	.	12	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	95.10	95.00	.	.	.	12	0

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**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Amador	0001	90.79	99.08	.	.	.	6	6
Chisago La	0003	93.33	95.74	92.04	7.77	1.01	47	47
Fish Lake	0004	96.98	98.51	.	.	.	22	22
Franconia	0005	94.37	97.80	.	.	.	14	14
Lent	0006	96.94	96.46	97.24	4.86	1.00	34	34
Nessel	0007	96.42	98.71	.	.	.	27	27
Shafer TWP	0009	94.52	94.58	.	.	.	11	11
Sunrise	0010	91.17	89.68	.	.	.	22	22
Center Cit	0200	94.97	96.77	.	.	.	12	12
Chisago Ci	0300	95.67	95.61	95.17	6.36	1.01	74	74
Harris	0400	93.72	93.84	.	.	.	11	11
Lindstrom	0500	94.49	93.05	94.19	7.19	1.00	91	91
North Bran	0600	93.65	92.92	93.61	6.83	1.00	160	160
Rush City	0700	91.24	92.85	.	.	.	29	29
Shafer	0800	97.89	97.16	.	.	.	23	23
Stacy	0900	93.09	94.63	.	.	.	23	23
Taylors Fa	1100	103.38	98.45	.	.	.	13	13
Wyoming	1200	92.77	92.16	92.39	5.79	1.00	120	120

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**2016 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

**City and Township Ratios by Property Type  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Amador	0001	90.79	99.08	.	.	.	6	6
Chisago La	0003	95.02	95.61	.	.	.	26	26
Fish Lake	0004	98.04	99.38	.	.	.	17	17
Franconia	0005	94.37	97.80	.	.	.	14	14
Lent	0006	96.94	96.46	97.24	4.86	1.00	34	34
Nessel	0007	94.95	95.95	.	.	.	9	9
Shafer TWP	0009	94.52	94.58	.	.	.	11	11
Sunrise	0010	91.23	89.68	.	.	.	20	20
Chisago Ci	0300	95.67	95.67	94.83	6.10	1.01	54	54
Harris	0400	93.72	93.84	.	.	.	11	11
Lindstrom	0500	93.98	92.36	93.62	6.99	1.00	72	72
North Bran	0600	93.61	92.81	93.58	6.85	1.00	159	159
Rush City	0700	91.24	92.85	.	.	.	29	29
Shafer	0800	97.89	97.16	.	.	.	23	23
Stacy	0900	93.09	94.63	.	.	.	23	23
Taylors Fa	1100	103.38	98.45	.	.	.	13	13
Wyoming	1200	92.67	92.16	92.34	5.62	1.00	114	114

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**2016 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

**City and Township Ratios by Property Type  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Chisago La	0003	91.23	96.42	.	.	.	21	21
Nessel	0007	97.15	98.94	.	.	.	18	18
Center Cit	0200	95.87	96.97	.	.	.	7	7
Chisago Ci	0300	95.68	95.61	.	.	.	20	20
Lindstrom	0500	96.39	97.31	.	.	.	19	19
Wyoming	1200	94.75	92.47	.	.	.	6	6

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**2016 Assessment Sales Ratio Study  
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12 month study**

**Countywide Ratios by Property Type  
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CO=13 County\_Name=Chisago

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
06	Commercial (with buildings)	90.92	93.58	.	.	.	12	0
91	Seasonal Recreational Residential/Residential Aggregation	94.28	94.26	93.91	7.16	1.00	742	742
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	94.18	94.00	93.87	7.13	1.00	643	643
91	Seasonal Recreational Residential/Residential Aggregation-On Water	94.91	96.23	94.07	7.10	1.00	99	99
92	Rural Vacant Land (34.5 or more acres) Aggregation	98.19	90.10	.	.	.	10	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	100.16	94.20	.	.	.	13	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	101.56	99.09	.	.	.	21	0

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**2016 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
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County\_Name=Clay CO=14 PT=02 Property=Apartment (4 or more units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Moorhead	1600	96.68	103.54	.	.	.	11	0

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**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Moorhead	1600	97.16	96.73	.	.	.	10	0

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**2016 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

**City and Township Ratios by Property Type  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Glyndon TW	0010	101.85	95.58	.	.	.	6	6
Oakport	0023	96.53	97.96	.	.	.	8	8
Riverton	0025	93.49	94.14	.	.	.	7	7
Barnesvill	0300	96.39	95.53	95.43	8.74	1.00	48	48
Dilworth	0700	95.10	95.74	95.66	6.41	0.99	79	79
Glyndon	1100	97.08	94.89	.	.	.	27	27
Hawley	1200	96.31	97.54	97.09	7.23	0.99	40	40
Moorhead	1600	94.72	94.32	94.65	7.83	1.00	659	659
Sabin	1800	92.56	94.72	.	.	.	14	14
Ulen	1900	100.72	94.86	.	.	.	11	11

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Glyndon TW	0010	101.85	95.58	.	.	.	6	6
Oakport	0023	96.53	97.96	.	.	.	8	8
Riverton	0025	93.49	94.14	.	.	.	7	7
Barnesvill	0300	96.39	95.53	95.43	8.74	1.00	48	48
Dilworth	0700	95.10	95.74	95.66	6.41	0.99	79	79
Glyndon	1100	97.08	94.89	.	.	.	27	27
Hawley	1200	96.31	97.54	97.09	7.23	0.99	40	40

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**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Moorhead	1600	94.72	94.32	94.65	7.83	1.00	659	659
Sabin	1800	92.56	94.72	.	.	.	14	14
Ulen	1900	100.72	94.86	.	.	.	11	11

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**2016 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
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County\_Name=Clay CO=14 PT=93 Property=Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Kragnes	0018	91.63	98.15	.	.	.	6	0

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**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
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County\_Name=Clay CO=14 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Kragnes	0018	91.63	98.15	.	.	.	6	0

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**2016 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

**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 *	Price related differential *	# Sales with Extremes	Sales with time trends
02	Apartment (4 or more units)	96.86	95.77	.	.	.	16	0
06	Commercial (with buildings)	97.09	95.97	.	.	.	18	0
91	Seasonal Recreational Residential/Residential Aggregation	95.24	94.74	94.91	8.11	1.00	958	953
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	95.23	94.73	94.89	8.12	1.00	953	953
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	96.14	100.15	96.72	14.25	0.99	33	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	96.42	100.16	96.83	13.99	1.00	34	0

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**2016 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**Selected Countywide Ratios with Largest Cities Removed:**  
**Hennepin without Minneapolis, Ramsey without St. Paul**  
**St. Louis without Duluth, Olmsted without Rochester**  
**Benton, Sherburne and Stearns without St Cloud, Clay without Moorhead**

CO=14 County=Clay without Moorhead

Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes
Commercial (with buildings)	97.00	90.65	.	.	.	8
Seasonal Recreational Residential/Residential Aggregation	96.37	95.89	95.45	8.65	1.00	299
Seasonal Recreational Residential/Residential Aggregation-Off Water	96.37	95.74	95.41	8.72	1.00	294
Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	96.14	100.15	96.72	14.25	0.99	33
Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	96.42	100.16	96.83	13.99	1.00	34

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**2016 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

**City and Township Ratios by Property Type  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Copley	0003	92.27	91.59	.	.	.	16	0
Nora	0015	96.57	90.37	.	.	.	7	0
Pine Lake	0016	84.37	85.48	.	.	.	7	0
Popple	0017	88.29	85.77	.	.	.	6	0
Bagley	0200	96.64	99.42	.	.	.	14	0

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Copley	0003	92.27	91.59	.	.	.	16	0
Nora	0015	96.57	90.37	.	.	.	7	0
Bagley	0200	96.35	98.39	.	.	.	13	0

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**2016 Assessment Sales Ratio Study  
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12 month study**

**Countywide Ratios by Property Type  
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CO=15 County\_Name=Clearwater

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	93.24	92.22	89.36	14.48	1.04	92	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	94.98	93.68	89.89	13.77	1.05	75	0
91	Seasonal Recreational Residential/Residential Aggregation-On Water	85.53	85.48	.	.	.	17	0
92	Rural Vacant Land (34.5 or more acres) Aggregation	98.83	92.20	.	.	.	15	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	99.80	100.94	.	.	.	25	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	99.69	100.94	94.69	17.89	1.04	33	0

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
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County\_Name=Cook CO=16 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Tofte	0001	107.51	103.79	.	.	.	10	8
Lutsen	0002	106.12	103.75	.	.	.	22	8
Unorg. Ran	0090	97.89	98.19	.	.	.	9	8
Unorg. Ran	0091	99.17	98.29	.	.	.	15	8
Unorg. Ran	0092	100.73	100.88	.	.	.	17	7
Grand Mara	0100	100.11	100.97	.	.	.	20	2

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Lutsen	0002	101.45	96.24	.	.	.	14	0
Unorg. Ran	0091	100.31	98.29	.	.	.	7	0
Unorg. Ran	0092	100.46	99.38	.	.	.	10	0
Grand Mara	0100	99.93	100.97	.	.	.	18	0

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Tofte	0001	103.91	98.62	.	.	.	8	8
Lutsen	0002	114.31	113.00	.	.	.	8	8
Unorg. Ran	0090	96.59	97.91	.	.	.	8	8

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Unorg. Ran	0091	98.17	99.01	.	.	.	8	8
Unorg. Ran	0092	101.12	104.49	.	.	.	7	7

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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County\_Name=Cook CO=16 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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Unorg. Ran	0094	95.88	98.17	.	.	.	6	0

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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County\_Name=Cook CO=16 PT=93 Property=Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Unorg. Ran	0094	95.88	98.17	.	.	.	6	0

**All sales adjusted for time and terms**  
**Based on sales from October 2015 through September 2016**  
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**source: RUNDATA.RATIO\_SBE created FINAL**

**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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County\_Name=Cook CO=16 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Unorg. Ran	0094	95.88	98.17	.	.	.	6	0

**All sales adjusted for time and terms**  
**Based on sales from October 2015 through September 2016**  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
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CO=16 County\_Name=Cook

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	102.31	101.28	101.80	11.86	1.00	108	49
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	101.02	100.47	99.77	11.20	1.00	59	0
91	Seasonal Recreational Residential/Residential Aggregation-On Water	103.87	105.65	103.36	11.95	1.01	49	49
92	Rural Vacant Land (34.5 or more acres) Aggregation	104.94	98.17	.	.	.	8	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	104.94	98.17	.	.	.	8	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	104.94	98.17	.	.	.	8	0

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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County\_Name=Cottonwood CO=17 PT=06 Property=Commercial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Windom	0700	87.81	92.54	.	.	.	9	0

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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County\_Name=Cottonwood CO=17 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Mountain L	0400	98.24	98.69	.	.	.	19	0
Westbrook	0600	95.19	100.00	.	.	.	9	0
Windom	0700	96.86	98.30	97.94	9.59	0.99	53	0

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Mountain L	0400	98.24	98.69	.	.	.	19	0
Westbrook	0600	95.19	100.00	.	.	.	9	0
Windom	0700	96.86	98.30	97.94	9.59	0.99	53	0

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
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CO=17 County\_Name=Cottonwood

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
06	Commercial (with buildings)	80.69	83.69	.	.	.	11	0
91	Seasonal Recreational Residential/Residential Aggregation	98.13	98.09	96.81	14.74	1.01	101	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	98.13	98.09	96.81	14.74	1.01	101	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	98.53	98.90	.	.	.	10	10
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	99.62	100.29	.	.	.	11	10

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Crow Wing CO=18 PT=06 Property=Commercial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Brainerd	0200	102.19	99.50	.	.	.	11	0

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Bay Lake	0002	97.42	96.00	95.99	13.59	1.01	41	7
Center	0003	98.72	96.31	.	.	.	25	14
Crow Wing	0004	94.80	96.24	98.00	10.68	0.97	34	32
Deerwood T	0007	88.32	92.00	.	.	.	13	3
Fort Ripley	0010	94.21	92.03	.	.	.	10	6
Garrison T	0012	100.93	97.74	.	.	.	19	6
Ideal	0013	92.90	93.91	91.78	10.68	1.01	40	7
Irondale	0014	95.14	92.22	.	.	.	10	6
Jenkins TW	0015	101.36	100.80	.	.	.	12	2
Lake Edwar	0016	100.33	100.18	99.22	12.57	1.00	35	10
Long Lake	0018	96.47	96.54	.	.	.	23	14
Maple Grov	0019	97.93	100.67	.	.	.	11	4
Mission	0020	94.98	94.58	.	.	.	20	4
Nokay Lake	0021	100.82	96.89	.	.	.	21	10
Oak Lawn	0022	94.12	95.24	95.52	11.43	0.99	30	23
Pelican	0023	90.25	93.16	.	.	.	10	2
Roosevelt	0027	90.55	91.81	.	.	.	12	5
Ross Lake	0028	98.52	96.64	.	.	.	14	3
St. Mathia	0029	98.54	94.22	.	.	.	7	5
Wolford	0034	98.33	92.89	.	.	.	7	2

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
Ratios reported only for jurisdictions with 6 sales or more**

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Unorg. 1st	0099	99.00	97.64	99.01	8.86	1.00	108	73
Baxter	0100	100.88	99.00	98.76	8.63	1.01	155	143
Brainerd	0200	101.78	98.50	99.74	10.68	1.01	198	195
Crosby	0300	101.08	97.73	.	.	.	29	24
Deerwood	0600	101.12	94.42	.	.	.	7	7
Fifty Lake	0700	90.04	93.91	.	.	.	11	3
Jenkins	1200	90.07	90.49	.	.	.	15	15
Nisswa	1600	98.30	98.25	95.73	10.20	1.01	48	25
Breezy Poi	1900	92.57	93.66	92.54	8.48	1.00	84	66
Pequot Lak	2000	97.59	98.26	97.50	9.31	1.00	36	24
Emily	2400	95.92	98.33	.	.	.	25	8
Crosslake	2500	95.32	95.59	94.44	8.67	1.01	93	30

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Bay Lake	0002	97.17	99.80	.	.	.	7	7
Center	0003	101.42	99.86	.	.	.	14	14
Crow Wing	0004	93.91	95.69	97.44	10.56	0.96	32	32
Fort Riple	0010	94.93	93.41	.	.	.	6	6
Garrison T	0012	97.57	92.96	.	.	.	6	6

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Ideal	0013	92.08	94.41	.	.	.	7	7
Irondale	0014	93.27	92.22	.	.	.	6	6
Lake Edwar	0016	94.78	98.64	.	.	.	10	10
Long Lake	0018	94.51	93.51	.	.	.	14	14
Nokay Lake	0021	103.48	100.20	.	.	.	10	10
Oak Lawn	0022	92.20	94.56	.	.	.	23	23
Unorg. 1st	0099	97.97	98.12	98.18	7.94	1.00	73	73
Baxter	0100	101.24	99.27	99.16	8.82	1.01	143	143
Brainerd	0200	101.87	98.61	99.84	10.76	1.01	195	195
Crosby	0300	101.00	96.27	.	.	.	24	24
Deerwood	0600	101.12	94.42	.	.	.	7	7
Jenkins	1200	90.07	90.49	.	.	.	15	15
Nisswa	1600	98.66	98.53	.	.	.	25	25
Breezy Poi	1900	92.25	93.04	92.74	8.42	0.99	66	66
Pequot Lak	2000	95.58	94.74	.	.	.	24	24
Emily	2400	91.45	91.31	.	.	.	8	8
Crosslake	2500	93.40	95.11	93.37	.	.	30	30

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
Ratios reported only for jurisdictions with 6 sales or more**

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Bay Lake	0002	97.47	95.91	95.45	13.58	1.01	34	0
Center	0003	95.27	95.67	.	.	.	11	0
Deerwood T	0007	92.66	94.72	.	.	.	10	0
Garrison T	0012	102.47	101.45	.	.	.	13	0
Ideal	0013	93.07	93.59	91.57	11.03	1.01	33	0
Jenkins TW	0015	99.86	96.40	.	.	.	10	0
Lake Edwar	0016	102.55	101.81	.	.	.	25	0
Long Lake	0018	99.52	96.76	.	.	.	9	0
Maple Grov	0019	102.60	101.63	.	.	.	7	0
Mission	0020	97.02	97.10	.	.	.	16	0
Nokay Lake	0021	98.40	88.80	.	.	.	11	0
Oak Lawn	0022	100.42	102.66	.	.	.	7	0
Pelican	0023	89.76	93.50	.	.	.	8	0
Roosevelt	0027	86.12	85.80	.	.	.	7	0
Ross Lake	0028	98.70	99.35	.	.	.	11	0
Unorg. 1st	0099	101.15	97.30	100.02	10.70	1.01	35	0
Baxter	0100	96.59	98.70	.	.	.	12	0
Fifty Lake	0700	85.09	88.98	.	.	.	8	0
Nisswa	1600	97.91	97.98	.	.	.	23	0
Breezy Poi	1900	93.77	95.63	.	.	.	18	0

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Pequot Lak	2000	101.61	102.83	.	.	.	12	0
Emily	2400	98.03	99.00	.	.	.	17	0
Crosslake	2500	96.23	95.79	94.61	9.56	1.01	63	0

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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CO=18 County\_Name=Crow Wing

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
06	Commercial (with buildings)	93.30	97.64	79.48	20.83	1.15	36	0
91	Seasonal Recreational Residential/Residential Aggregation	97.76	96.75	96.34	10.51	1.01	1,239	802
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	97.91	96.81	96.92	10.24	1.00	802	802
91	Seasonal Recreational Residential/Residential Aggregation-On Water	97.49	96.40	95.83	11.03	1.01	437	0
92	Rural Vacant Land (34.5 or more acres) Aggregation	95.53	92.12	87.18	24.48	1.02	38	38
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	95.10	92.11	87.55	23.64	1.02	41	41
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	96.40	92.13	92.49	21.68	0.99	49	41

**All sales adjusted for time and terms**  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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County\_Name=Dakota CO=19 PT=06 Property=Commercial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Inver Grov	0500	90.36	93.11	.	.	.	7	0
Lakeville	0600	85.84	93.13	.	.	.	7	0
West St. P	1300	94.79	97.44	.	.	.	8	0
Burnsville	1800	94.09	94.19	.	.	.	27	0
Eagan	2000	93.07	96.31	.	.	.	10	0

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**2016 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Castle Roc	0002	95.30	94.14	.	.	.	10	10
Douglas	0003	100.26	94.13	.	.	.	8	8
Empire	0005	94.52	94.21	93.71	6.50	1.01	54	54
Eureka	0006	91.50	93.93	.	.	.	7	7
Marshan	0012	92.98	97.32	.	.	.	8	8
Ravenna	0016	92.60	93.85	.	.	.	26	26
Waterford	0020	97.80	94.01	.	.	.	8	8
Farmington	0200	94.34	93.75	94.01	5.80	1.00	459	459
Hampton	0300	95.14	90.94	.	.	.	18	18
Inver Grov	0500	94.04	93.59	93.54	6.17	1.01	411	411
Lakeville	0600	94.29	94.02	93.84	6.00	1.00	1,043	1,043
Randolph	0900	92.92	91.19	.	.	.	7	7
Rosemount	1000	95.03	94.12	94.90	5.83	1.00	429	429
South St.	1100	95.92	94.10	95.17	9.03	1.01	273	273
West St. P	1300	94.01	93.04	94.07	9.20	1.00	264	264
Lilydale	1400	96.35	96.97	.	.	.	13	13
Mendota He	1600	94.64	93.65	93.76	8.47	1.01	172	172
Burnsville	1800	94.79	94.03	94.35	7.07	1.01	934	934
Apple Vall	1900	94.46	94.05	94.07	5.50	1.00	967	967
Eagan	2000	94.74	93.96	94.39	6.22	1.00	897	897

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
Ratios reported only for jurisdictions with 6 sales or more**

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Hastings	7500	92.73	93.10	92.73	7.64	1.00	381	381
Northfield	9700	93.81	92.99	.	.	.	24	24

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Castle Roc	0002	95.30	94.14	.	.	.	10	10
Douglas	0003	100.26	94.13	.	.	.	8	8
Empire	0005	94.40	93.84	93.63	6.57	1.01	50	50
Eureka	0006	91.50	93.93	.	.	.	7	7
Marshan	0012	92.98	97.32	.	.	.	8	8
Ravenna	0016	92.60	93.85	.	.	.	26	26
Waterford	0020	97.80	94.01	.	.	.	8	8
Farmington	0200	94.27	93.68	93.92	5.82	1.00	450	450
Hampton	0300	95.14	90.94	.	.	.	18	18
Inver Grov	0500	94.00	93.29	93.45	6.27	1.01	394	394
Lakeville	0600	94.30	94.03	93.94	5.91	1.00	1,001	1,001
Randolph	0900	92.92	91.19	.	.	.	7	7
Rosemount	1000	95.00	94.13	94.88	5.83	1.00	422	422
South St.	1100	95.95	94.14	95.18	9.11	1.01	270	270
West St. P	1300	94.01	93.04	94.07	9.20	1.00	264	264

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**2016 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

**City and Township Ratios by Property Type  
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County\_Name=Dakota CO=19 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Lilydale	1400	96.35	96.97	.	.	.	13	13
Mendota He	1600	94.58	93.36	93.53	8.58	1.01	166	166
Burnsville	1800	94.73	94.02	94.25	7.06	1.01	926	926
Apple Vall	1900	94.42	94.03	93.99	5.50	1.00	942	942
Eagan	2000	94.65	93.90	94.26	6.24	1.00	835	835
Hastings	7500	92.68	93.08	92.61	7.65	1.00	376	376
Northfield	9700	93.81	92.99	.	.	.	24	24

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Farmington	0200	98.21	97.13	.	.	.	9	9
Inver Grov	0500	95.14	94.48	.	.	.	17	17
Lakeville	0600	94.09	93.68	92.16	8.31	1.02	42	42
Rosemount	1000	96.94	93.99	.	.	.	7	7
Mendota He	1600	96.45	96.17	.	.	.	6	6
Burnsville	1800	101.27	100.88	.	.	.	8	8
Apple Vall	1900	96.19	94.75	.	.	.	25	25
Eagan	2000	96.01	95.02	95.55	5.85	1.00	62	62

**All sales adjusted for time and terms  
Based on sales from October 2015 through September 2016  
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source: RUNDATA.RATIO\_SBE created FINAL**

**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
Ratios reported only for jurisdictions with 6 sales or more**

CO=19 County\_Name=Dakota

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
02	Apartment (4 or more units)	92.82	93.71	.	.	.	18	18
06	Commercial (with buildings)	92.26	93.12	84.31	13.77	1.09	82	0
07	Industrial (with buildings)	97.11	101.44	.	.	.	9	0
90	Agricultural Bare Land (less than 34.5 acres) Aggregation	90.50	100.73	.	.	.	10	0
91	Seasonal Recreational Residential/Residential Aggregation	94.46	93.97	94.00	6.61	1.00	6,445	6,445
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	94.42	93.96	93.98	6.62	1.00	6,255	6,255
91	Seasonal Recreational Residential/Residential Aggregation-On Water	95.74	94.86	94.53	6.16	1.01	190	190
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	101.97	98.41	.	.	.	13	0

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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County\_Name=Dodge CO=20 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Hayfield T	0006	94.05	95.66	.	.	.	7	7
Mantorvill	0007	89.87	93.41	.	.	.	19	19
Claremont	0100	104.37	92.50	.	.	.	9	9
Dodge Cent	0200	94.85	92.71	93.46	10.43	1.00	43	43
Hayfield	0300	95.50	93.97	.	.	.	24	24
Kasson	0400	94.11	93.36	94.46	6.81	0.99	94	94
Mantorvill	0500	94.47	92.56	.	.	.	16	16
West Conco	0600	87.27	90.87	.	.	.	12	12

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Hayfield T	0006	94.05	95.66	.	.	.	7	7
Mantorvill	0007	89.87	93.41	.	.	.	19	19
Claremont	0100	104.37	92.50	.	.	.	9	9
Dodge Cent	0200	94.85	92.71	93.46	10.43	1.00	43	43
Hayfield	0300	95.50	93.97	.	.	.	24	24
Kasson	0400	94.11	93.36	94.46	6.81	0.99	94	94
Mantorvill	0500	94.47	92.56	.	.	.	16	16
West Conco	0600	87.27	90.87	.	.	.	12	12

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
Ratios reported only for jurisdictions with 6 sales or more**

CO=20 County\_Name=Dodge

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	93.98	93.13	92.82	8.81	1.00	242	242
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	93.98	93.13	92.82	8.81	1.00	242	242
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	104.05	101.87	.	.	.	12	12
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	108.51	104.19	.	.	.	13	12

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
**Ratios reported only for jurisdictions with 6 sales or more**

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Alexandria	0001	91.52	91.83	91.02	5.46	1.01	52	52
Brandon TW	0003	93.26	91.90	.	.	.	8	8
Carlos TWP	0004	92.76	92.91	92.53	5.21	1.00	32	32
Holmes Cit	0006	94.00	92.77	.	.	.	6	6
Hudson	0007	94.22	91.61	.	.	.	19	19
Ida	0008	94.17	94.54	93.90	5.90	1.00	35	35
La Grand	0009	91.12	91.85	90.87	5.02	1.00	83	83
Lake Mary	0010	92.08	91.96	.	.	.	13	13
Leaf Valle	0011	94.48	95.43	.	.	.	13	13
Miltona TW	0014	95.04	94.25	.	.	.	22	22
Moe	0015	92.62	94.24	.	.	.	9	9
Osakis TWP	0017	95.61	93.98	.	.	.	7	7
Uress	0020	93.16	93.02	.	.	.	8	8
Alexandria	0100	97.31	97.08	96.46	6.49	1.01	180	180
Brandon	0200	92.91	93.29	.	.	.	7	7
Carlos	0300	93.86	91.30	.	.	.	9	9
Evansville	0400	97.13	95.37	.	.	.	6	6
Osakis	8200	98.71	98.68	.	.	.	21	21

**All sales adjusted for time and terms**  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
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County\_Name=Douglas CO=21 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Alexandria	0001	89.77	91.59	89.63	4.41	1.00	31	31
Carlos TWP	0004	92.10	91.82	.	.	.	17	17
Hudson	0007	90.36	90.98	.	.	.	7	7
Ida	0008	92.90	91.78	.	.	.	6	6
La Grand	0009	91.30	92.43	91.39	5.39	1.00	56	56
Miltona TW	0014	90.57	90.87	.	.	.	6	6
Alexandria	0100	98.04	97.62	98.08	5.98	1.00	164	164
Brandon	0200	92.91	93.29	.	.	.	7	7
Carlos	0300	93.86	91.30	.	.	.	9	9
Evansville	0400	97.13	95.37	.	.	.	6	6
Osakis	8200	98.96	99.51	.	.	.	20	20

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Alexandria	0001	94.10	94.56	.	.	.	21	21
Carlos TWP	0004	93.51	94.03	.	.	.	15	15
Hudson	0007	96.47	95.16	.	.	.	12	12
Ida	0008	94.44	95.12	.	.	.	29	29
La Grand	0009	90.75	91.09	.	.	.	27	27
Lake Mary	0010	93.96	94.07	.	.	.	9	9

**All sales adjusted for time and terms  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Leaf Valle	0011	95.52	95.43	.	.	.	11	11
Miltona TW	0014	96.71	97.13	.	.	.	16	16
Moe	0015	97.03	96.07	.	.	.	6	6
Urness	0020	93.16	93.02	.	.	.	8	8
Alexandria	0100	89.81	93.60	.	.	.	16	16

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**2016 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

**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 *	Price related differential *	# Sales with Extremes	Sales with time trends
06	Commercial (with buildings)	92.34	94.02	.	.	.	8	0
91	Seasonal Recreational Residential/Residential Aggregation	94.57	94.23	93.52	6.38	1.01	553	553
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	94.90	94.36	94.21	6.41	1.01	363	363
91	Seasonal Recreational Residential/Residential Aggregation-On Water	93.95	94.04	92.76	6.31	1.01	190	190
92	Rural Vacant Land (34.5 or more acres) Aggregation	97.30	93.08	.	.	.	6	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	92.60	93.75	.	.	.	19	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	95.82	98.15	.	.	.	29	0

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Blue Earth	0100	98.88	98.01	93.94	19.47	1.05	46	0
Elmore	0500	107.15	104.15	.	.	.	9	0
Kiester	0900	126.88	100.50	.	.	.	8	0
Wells	1200	109.27	96.36	.	.	.	28	0
Winnebago	1300	88.18	89.90	.	.	.	16	0

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Blue Earth	0100	98.88	98.01	93.94	19.47	1.05	46	0
Elmore	0500	107.15	104.15	.	.	.	9	0
Kiester	0900	126.88	100.50	.	.	.	8	0
Wells	1200	109.27	96.36	.	.	.	28	0
Winnebago	1300	88.18	89.90	.	.	.	16	0

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**2016 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
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County\_Name=Faribault CO=22 PT=93 Property=Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Lura	0012	99.57	94.51	.	.	.	6	6

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**2016 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
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County\_Name=Faribault CO=22 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Lura	0012	99.57	94.51	.	.	.	6	6

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**2016 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

**Countywide Ratios by Property Type  
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CO=22 County\_Name=Faribault

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
06	Commercial (with buildings)	102.05	99.87	.	.	.	8	0
91	Seasonal Recreational Residential/Residential Aggregation	101.23	96.36	93.20	22.31	1.04	155	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	101.23	96.36	93.20	22.31	1.04	155	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	101.34	98.85	99.47	10.44	1.01	36	36
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	102.33	99.82	100.20	10.86	1.01	38	36

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
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County\_Name=Fillmore CO=23 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Canton	0100	97.12	100.63	.	.	.	6	6
Fountain	0300	94.64	92.63	.	.	.	14	14
Harmony	0500	88.60	91.10	.	.	.	24	24
Lanesboro	0600	97.19	93.98	.	.	.	17	17
Mabel	0700	97.36	92.77	.	.	.	17	17
Preston	1000	94.35	95.57	.	.	.	27	27
Rushford	1200	95.23	96.30	.	.	.	20	20
Spring Val	1300	99.15	91.98	91.86	18.65	1.01	55	55
Wykoff	1500	91.78	92.83	.	.	.	7	7
Rushford V	1600	89.60	91.29	.	.	.	8	8
Chatfield	6400	96.30	95.36	.	.	.	24	24

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Canton	0100	97.12	100.63	.	.	.	6	6
Fountain	0300	94.64	92.63	.	.	.	14	14
Harmony	0500	88.60	91.10	.	.	.	24	24
Lanesboro	0600	97.19	93.98	.	.	.	17	17
Mabel	0700	97.36	92.77	.	.	.	17	17
Preston	1000	94.35	95.57	.	.	.	27	27

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Rushford	1200	95.23	96.30	.	.	.	20	20
Spring Val	1300	99.15	91.98	91.86	18.65	1.01	55	55
Wykoff	1500	91.78	92.83	.	.	.	7	7
Rushford V	1600	89.60	91.29	.	.	.	8	8
Chatfield	6400	96.30	95.36	.	.	.	24	24

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
Ratios reported only for jurisdictions with 6 sales or more**

CO=23 County\_Name=Fillmore

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
06	Commercial (with buildings)	87.38	96.25	.	.	.	13	0
91	Seasonal Recreational Residential/Residential Aggregation	94.30	92.06	89.99	14.57	1.03	260	260
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	94.30	92.06	89.99	14.57	1.03	260	260
92	Rural Vacant Land (34.5 or more acres) Aggregation	111.98	101.50	.	.	.	6	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	97.70	93.96	.	.	.	23	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	104.38	96.50	.	.	.	26	0

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Freeborn CO=24 PT=06 Property=Commercial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Albert Lea	0100	117.84	98.86	.	.	.	13	0

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
Ratios reported only for jurisdictions with 6 sales or more**

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Albert Lea	0001	95.41	95.51	.	.	.	7	0
Bancroft	0003	100.94	98.01	.	.	.	10	0
Albert Lea	0100	98.39	96.82	95.97	12.81	1.01	280	0
Alden	0200	97.51	95.25	.	.	.	7	0
Geneva	0800	94.63	95.06	.	.	.	8	0
Glenville	0900	98.51	96.53	.	.	.	11	0
Hartland	1100	91.87	90.25	.	.	.	6	0
Hollandale	1300	94.87	95.72	.	.	.	7	0

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Albert Lea	0001	94.41	92.82	.	.	.	6	0
Bancroft	0003	100.94	98.01	.	.	.	10	0
Albert Lea	0100	98.52	96.72	96.48	12.91	1.01	261	0
Alden	0200	97.51	95.25	.	.	.	7	0
Geneva	0800	94.63	95.06	.	.	.	8	0
Glenville	0900	98.51	96.53	.	.	.	11	0
Hartland	1100	91.87	90.25	.	.	.	6	0
Hollandale	1300	94.87	95.72	.	.	.	7	0

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
**Ratios reported only for jurisdictions with 6 sales or more**

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Albert Lea	0100	96.56	97.06	.	.	.	19	0

**All sales adjusted for time and terms**  
**Based on sales from October 2015 through September 2016**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created FINAL**



**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Freeborn CO=24 PT=93 Property=Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Freeborn T	0006	96.09	94.32	.	.	.	7	7

**All sales adjusted for time and terms**  
**Based on sales from October 2015 through September 2016**  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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County\_Name=Freeborn CO=24 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Freeborn T	0006	96.09	94.32	.	.	.	7	7

**All sales adjusted for time and terms**  
**Based on sales from October 2015 through September 2016**  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
Ratios reported only for jurisdictions with 6 sales or more**

CO=24 County\_Name=Freeborn

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
06	Commercial (with buildings)	114.27	102.20	.	.	.	20	0
91	Seasonal Recreational Residential/Residential Aggregation	98.69	96.82	95.37	13.43	1.03	398	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	98.80	96.72	95.61	13.57	1.02	377	0
91	Seasonal Recreational Residential/Residential Aggregation-On Water	96.57	97.06	.	.	.	21	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	104.34	98.14	100.76	.	.	30	30
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	103.81	96.60	100.43	.	.	32	30

**All sales adjusted for time and terms  
Based on sales from October 2015 through September 2016  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Cannon Fal	0004	94.59	93.31	.	.	.	13	13
Florence	0008	96.59	93.35	.	.	.	13	13
Hay Creek	0010	87.52	87.58	.	.	.	6	6
Stanton	0017	91.23	91.77	.	.	.	10	9
Vasa	0018	91.40	90.36	.	.	.	6	6
Cannon Fal	0200	95.02	93.28	93.54	12.41	1.00	75	75
Goodhue	0500	94.94	93.55	.	.	.	25	25
Kenyon	0600	95.72	91.46	.	.	.	28	28
Red Wing	0800	92.17	90.11	90.40	10.40	1.01	267	267
Wanamingo	1200	105.97	95.33	.	.	.	7	7
Zumbrota	1400	95.02	93.72	94.32	9.11	1.01	63	63
Lake City	7700	97.18	98.66	.	.	.	18	0
Pine Islan	9500	92.55	91.09	91.72	10.84	1.01	47	47

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Cannon Fal	0004	94.59	93.31	.	.	.	13	13
Florence	0008	96.59	93.35	.	.	.	13	13
Hay Creek	0010	87.52	87.58	.	.	.	6	6
Stanton	0017	91.38	92.68	.	.	.	9	9

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Vasa	0018	91.40	90.36	.	.	.	6	6
Cannon Fal	0200	95.02	93.28	93.54	12.41	1.00	75	75
Goodhue	0500	94.94	93.55	.	.	.	25	25
Kenyon	0600	95.72	91.46	.	.	.	28	28
Red Wing	0800	92.17	90.11	90.40	10.40	1.01	267	267
Wanamingo	1200	105.97	95.33	.	.	.	7	7
Zumbrota	1400	95.02	93.72	94.32	9.11	1.01	63	63
Lake City	7700	97.58	99.28	.	.	.	10	0
Pine Islan	9500	92.55	91.09	91.72	10.84	1.01	47	47

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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Lake City	7700	96.67	96.62	.	.	.	8	0

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
Ratios reported only for jurisdictions with 6 sales or more**

CO=25 County\_Name=Goodhue

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
06	Commercial (with buildings)	103.88	98.30	.	.	.	15	0
91	Seasonal Recreational Residential/Residential Aggregation	93.38	91.28	92.22	10.39	1.00	619	595
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	93.34	91.20	92.16	10.48	1.00	605	595
91	Seasonal Recreational Residential/Residential Aggregation-On Water	95.08	94.90	.	.	.	14	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	100.00	90.15	.	.	.	12	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	98.49	95.74	.	.	.	21	0

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Erdahl	0004	98.52	101.81	.	.	.	8	0
Pelican La	0012	95.20	97.74	.	.	.	12	0
Barrett	0200	100.13	98.46	.	.	.	6	0
Elbow Lake	0300	99.99	98.02	.	.	.	18	0
Hoffman	0600	96.68	99.93	.	.	.	10	0

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Barrett	0200	100.13	98.46	.	.	.	6	0
Elbow Lake	0300	101.23	100.47	.	.	.	17	0
Hoffman	0600	96.68	99.93	.	.	.	10	0

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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Pelican La	0012	92.80	97.26	.	.	.	11	0

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
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CO=26 County\_Name=Grant

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	95.93	95.51	93.28	18.36	1.01	72	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	97.48	95.46	94.78	19.44	1.01	55	0
91	Seasonal Recreational Residential/Residential Aggregation-On Water	90.92	97.26	.	.	.	17	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	92.71	95.29	.	.	.	7	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	92.71	95.29	.	.	.	7	0

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**2016 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Richfield	2500	95.90	95.72	.	.	.	6	6
Bloomington	4100	94.61	95.25	.	.	.	10	10
Minneapolis	8800	93.41	93.06	87.55	11.71	1.05	88	88

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**2016 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
St. Louis	3000	91.03	94.95	.	.	.	6	6
Bloomington	4100	95.29	95.02	.	.	.	7	7
Plymouth	4700	94.97	95.13	.	.	.	8	8
Brooklyn P	4900	100.50	95.38	.	.	.	6	6
Minnetonka	5200	94.78	95.06	.	.	.	10	10
Eden Prair	6000	91.93	95.23	.	.	.	12	12
Minneapolis	8800	89.89	91.68	79.13	17.77	1.12	95	95

**All sales adjusted for time and terms**  
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**2016 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Bloomington	4100	95.41	95.17	.	.	.	10	10
Plymouth	4700	93.10	95.99	.	.	.	9	9
Brooklyn P	4900	96.57	95.45	.	.	.	6	6
Eden Prair	6000	94.17	95.33	.	.	.	10	10
Minneapolis	8800	100.30	100.18	.	.	.	10	0

**All sales adjusted for time and terms**  
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**2016 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

**City and Township Ratios by Property Type  
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County\_Name=Hennepin CO=27 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Brooklyn C	0100	97.75	95.67	96.74	8.39	1.00	387	387
Champlin	0200	95.75	95.23	95.21	6.28	1.00	386	386
Crystal	0300	98.28	95.27	96.28	10.31	1.01	383	383
Deephaven	0500	96.39	96.51	93.03	6.25	1.03	58	58
Edina	0700	95.44	95.45	94.19	5.10	1.01	869	869
Excelsior	0900	97.80	96.92	97.90	6.85	1.00	36	36
Golden Val	1100	95.53	95.23	94.51	5.63	1.01	360	360
Hopkins	1400	96.10	95.53	95.21	5.57	1.01	223	223
Long Lake	1600	99.21	96.48	.	.	.	19	19
Loretto	1700	98.66	95.87	.	.	.	12	12
Maple Plai	1800	97.12	96.08	.	.	.	22	22
Minnetonka	1900	97.79	95.44	.	.	.	11	11
Mound	2100	96.37	95.68	94.96	5.90	1.01	219	219
Osseo	2300	96.03	94.98	.	.	.	26	26
Richfield	2500	96.27	95.25	95.46	6.05	1.01	578	578
Robbinsdal	2600	96.58	95.36	95.61	7.66	1.01	263	263
Rogers	2800	95.61	95.63	94.82	4.80	1.01	190	190
St. Bonifa	2900	97.57	98.25	96.35	7.32	1.01	50	50
St. Louis	3000	95.47	94.91	94.81	5.28	1.01	920	920
Spring Par	3200	94.93	96.12	.	.	.	29	29

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**2016 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

**City and Township Ratios by Property Type  
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County\_Name=Hennepin CO=27 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Tonka Bay	3300	95.58	95.77	.	.	.	26	26
Wayzata	3400	93.07	95.09	91.86	8.43	1.02	90	90
Woodland	3700	93.56	95.75	.	.	.	10	10
Bloomington	4100	96.64	95.21	95.49	7.34	1.01	1,167	1,167
New Hope	4200	97.29	95.51	96.30	7.61	1.01	221	221
Maple Grov	4400	94.90	94.70	94.50	4.67	1.00	1,293	1,293
Medina	4500	96.75	96.36	97.12	5.89	1.00	98	98
Orono	4600	93.84	95.33	93.94	3.65	1.00	150	150
Plymouth	4700	95.88	95.61	95.27	5.78	1.01	1,224	1,224
Brooklyn P	4900	97.26	95.44	95.92	8.02	1.01	1,155	1,155
Greenwood	5000	103.30	96.54	.	.	.	9	9
Minnetonka	5200	95.57	95.22	94.47	6.51	1.01	873	873
Shorewood	5300	95.49	95.26	95.30	4.41	1.00	140	140
Independen	5400	94.64	95.47	93.78	8.55	1.01	41	41
Greenfield	5500	95.84	96.76	94.48	.	.	30	30
Corcoran	5600	96.26	95.67	96.05	4.37	1.00	61	61
Minnetrist	5800	97.45	96.12	96.22	7.15	1.00	125	125
Eden Prair	6000	95.86	95.32	94.98	5.91	1.01	1,099	1,099
Dayton	6600	96.11	96.14	95.82	6.09	1.01	46	46

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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County\_Name=Hennepin CO=27 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Minneapolis	8800	96.36	95.38	93.86	10.25	1.01	5,073	5,064
St. Anthon	9100	96.29	95.95	95.94	6.14	1.00	81	81

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Brooklyn C	0100	97.75	95.67	96.72	8.41	1.00	385	385
Champlin	0200	95.78	95.26	95.09	6.19	1.00	377	377
Crystal	0300	98.28	95.27	96.28	10.31	1.01	383	383
Deephaven	0500	97.31	96.58	94.85	6.12	1.01	47	47
Edina	0700	95.44	95.46	94.19	5.13	1.01	863	863
Excelsior	0900	98.01	96.92	97.94	7.37	1.00	32	32
Golden Val	1100	95.57	95.26	94.78	5.62	1.01	354	354
Hopkins	1400	96.10	95.53	95.21	5.57	1.01	223	223
Long Lake	1600	99.21	96.48	.	.	.	19	19
Loretto	1700	98.66	95.87	.	.	.	12	12
Maple Plai	1800	97.12	96.08	.	.	.	22	22
Mound	2100	97.01	96.04	96.14	6.04	1.01	170	170
Osseo	2300	96.03	94.98	.	.	.	26	26
Richfield	2500	96.27	95.25	95.46	6.05	1.01	578	578
Robbinsdal	2600	96.54	95.35	95.53	7.66	1.01	255	255

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Rogers	2800	95.64	95.64	94.86	4.85	1.01	187	187
St. Bonifa	2900	97.57	98.25	96.35	7.32	1.01	50	50
St. Louis	3000	95.47	94.91	94.79	5.28	1.01	913	913
Spring Par	3200	95.33	96.94	.	.	.	21	21
Tonka Bay	3300	96.30	95.94	.	.	.	13	13
Wayzata	3400	93.13	95.00	92.83	8.22	1.01	86	86
Bloominto	4100	96.64	95.21	95.49	7.34	1.01	1,167	1,167
New Hope	4200	97.29	95.51	96.30	7.61	1.01	221	221
Maple Grov	4400	94.89	94.71	94.47	4.68	1.00	1,271	1,271
Medina	4500	96.64	96.29	97.03	5.95	1.00	95	95
Orono	4600	94.58	95.31	94.72	3.06	1.00	114	114
Plymouth	4700	95.87	95.61	95.28	5.77	1.01	1,196	1,196
Brooklyn P	4900	97.26	95.44	95.92	8.00	1.01	1,150	1,150
Minnetonka	5200	95.59	95.22	94.46	6.52	1.01	853	853
Shorewood	5300	95.37	95.31	94.80	4.48	1.01	118	118
Independen	5400	94.72	95.73	93.11	7.65	1.01	32	32
Greenfield	5500	95.61	96.55	.	.	.	26	26
Corcoran	5600	96.26	95.67	96.05	4.37	1.00	61	61
Minnetrist	5800	97.62	95.66	96.05	7.62	1.01	99	99
Eden Prair	6000	95.85	95.30	95.00	5.87	1.01	1,080	1,080

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
Ratios reported only for jurisdictions with 6 sales or more**

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Dayton	6600	96.02	96.07	95.61	6.29	1.01	44	44
Minneapolis	8800	96.37	95.38	93.86	10.25	1.01	5,064	5,064
St. Anthon	9100	96.29	95.95	95.94	6.14	1.00	81	81

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Champlin	0200	94.60	91.92	.	.	.	9	9
Deephaven	0500	92.47	95.49	.	.	.	11	11
Edina	0700	94.40	94.98	.	.	.	6	6
Golden Val	1100	93.03	94.02	.	.	.	6	6
Minnetonka	1900	95.24	92.67	.	.	.	7	7
Mound	2100	94.15	94.61	93.31	5.19	1.01	49	49
Robbinsdal	2600	97.77	97.92	.	.	.	8	8
St. Louis	3000	96.13	95.45	.	.	.	7	7
Spring Par	3200	93.85	95.37	.	.	.	8	8
Tonka Bay	3300	94.86	95.59	.	.	.	13	13
Woodland	3700	90.57	94.90	.	.	.	6	6
Maple Grov	4400	95.50	94.36	.	.	.	22	22
Orono	4600	91.51	95.42	92.83	5.49	0.98	36	36
Plymouth	4700	96.19	95.64	.	.	.	28	28

**All sales adjusted for time and terms  
Based on sales from October 2015 through September 2016  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created FINAL**



**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
**Ratios reported only for jurisdictions with 6 sales or more**

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Greenwood	5000	95.30	95.16	.	.	.	6	6
Minnetonka	5200	94.80	94.51	.	.	.	20	20
Shorewood	5300	96.14	95.23	.	.	.	22	22
Independen	5400	94.33	95.46	.	.	.	9	9
Minnetrist	5800	96.78	97.02	.	.	.	26	26
Eden Prair	6000	96.63	96.75	.	.	.	19	19
Minneapolis	8800	92.46	95.92	.	.	.	9	0

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
Ratios reported only for jurisdictions with 6 sales or more**

CO=27 County\_Name=Hennepin

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
02	Apartment (4 or more units)	94.10	95.16	93.00	8.67	1.00	126	126
06	Commercial (with buildings)	92.66	94.49	86.11	10.92	1.07	201	201
07	Industrial (with buildings)	95.72	95.34	91.21	6.65	1.05	78	68
91	Seasonal Recreational Residential/Residential Aggregation	96.15	95.32	94.66	7.42	1.01	18,058	18,049
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	96.18	95.32	94.72	7.44	1.01	17,703	17,703
91	Seasonal Recreational Residential/Residential Aggregation-On Water	94.83	95.38	93.54	6.19	1.01	355	346

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**2016 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**Selected Countywide Ratios with Largest Cities Removed:**  
**Hennepin without Minneapolis, Ramsey without St. Paul**  
**St. Louis without Duluth, Olmsted without Rochester**  
**Benton, Sherburne and Stearns without St Cloud, Clay without Moorhead**

CO=27 County=Hennepin without Minneapolis

Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes
Apartment (4 or more units)	95.69	95.75	95.24	1.93	1.00	38
Commercial (with buildings)	95.15	95.02	92.37	4.73	1.03	106
Industrial (with buildings)	95.04	95.27	91.35	5.61	1.04	68
Seasonal Recreational Residential/Residential Aggregation	96.07	95.32	94.95	6.31	1.01	12,985
Seasonal Recreational Residential/Residential Aggregation-Off Water	96.10	95.31	95.07	6.32	1.01	12,639
Seasonal Recreational Residential/Residential Aggregation-On Water	94.89	95.37	93.51	6.06	1.01	346

**All sales adjusted for time and terms**  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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County\_Name=Houston CO=28 PT=06 Property=Commercial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Caledonia	0200	102.33	95.88	.	.	.	7	0

**All sales adjusted for time and terms**  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
Ratios reported only for jurisdictions with 6 sales or more**

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
La Crescen	0008	96.76	90.59	.	.	.	16	16
Mound Prai	0011	90.99	92.53	.	.	.	6	6
Caledonia	0200	91.56	92.88	90.53	13.17	1.00	49	49
Eitzen	0300	94.98	91.07	.	.	.	6	6
Houston	0600	95.95	95.34	.	.	.	16	16
Spring Gro	1000	95.98	87.94	.	.	.	27	27
La Crescen	9000	87.17	87.09	87.38	12.65	1.00	83	79

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
La Crescen	0008	96.76	90.59	.	.	.	16	16
Mound Prai	0011	90.99	92.53	.	.	.	6	6
Caledonia	0200	91.56	92.88	90.53	13.17	1.00	49	49
Eitzen	0300	94.98	91.07	.	.	.	6	6
Houston	0600	95.95	95.34	.	.	.	16	16
Spring Gro	1000	95.98	87.94	.	.	.	27	27
La Crescen	9000	87.25	87.09	87.54	12.41	1.00	79	79

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
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CO=28 County\_Name=Houston

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
06	Commercial (with buildings)	99.87	89.94	.	.	.	12	0
91	Seasonal Recreational Residential/Residential Aggregation	90.75	88.99	88.13	15.27	1.01	234	230
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	90.84	88.99	88.22	15.23	1.01	230	230
92	Rural Vacant Land (34.5 or more acres) Aggregation	87.90	93.06	.	.	.	9	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	99.80	100.15	.	.	.	19	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	110.68	99.99	.	.	.	24	0

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**2016 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
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County\_Name=Hubbard CO=29 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Akeley TWP	0001	95.86	94.41	.	.	.	6	0
Arago	0002	98.21	101.26	.	.	.	18	0
Clover	0005	97.84	94.79	.	.	.	6	0
Crow Wing	0006	102.19	98.53	.	.	.	14	0
Farden	0007	102.42	102.04	.	.	.	6	0
Guthrie	0009	97.24	95.30	.	.	.	7	0
Helga	0011	94.35	94.35	.	.	.	18	0
Hendrickso	0012	101.37	101.82	.	.	.	6	0
Henrietta	0013	100.13	95.69	.	.	.	20	0
Hubbard	0014	99.63	97.12	.	.	.	18	0
Lake Emma	0016	99.20	95.89	.	.	.	29	0
Lakeport	0019	103.05	98.47	.	.	.	9	0
Mantrap	0020	104.40	99.27	.	.	.	12	0
Nevis TWP	0021	95.07	94.76	93.52	.	.	30	0
Straight R	0024	97.01	92.97	.	.	.	16	0
Todd	0026	103.89	97.83	.	.	.	23	0
White Oak	0027	91.84	93.01	.	.	.	7	0
Steamboat	0028	95.86	99.41	.	.	.	8	0
Nevis	1200	95.59	96.98	.	.	.	10	0
Park Rapid	1300	98.14	96.94	98.09	11.65	1.00	54	0

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**2016 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

**City and Township Ratios by Property Type  
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County\_Name=Hubbard CO=29 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Guthrie	0009	97.24	95.30	.	.	.	7	0
Helga	0011	95.74	94.58	.	.	.	15	0
Hendrickso	0012	101.37	101.82	.	.	.	6	0
Henrietta	0013	103.58	99.99	.	.	.	10	0
Hubbard	0014	95.86	94.95	.	.	.	11	0
Lake Emma	0016	99.85	100.76	.	.	.	6	0
Nevis TWP	0021	99.63	100.21	.	.	.	9	0
Straight R	0024	94.77	92.97	.	.	.	10	0
Todd	0026	104.12	100.30	.	.	.	12	0
Nevis	1200	95.59	96.98	.	.	.	10	0
Park Rapid	1300	97.59	96.15	97.18	12.05	1.00	48	0

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Arago	0002	99.10	103.72	.	.	.	14	0
Crow Wing	0006	109.01	100.60	.	.	.	10	0
Henrietta	0013	96.69	92.80	.	.	.	10	0
Hubbard	0014	105.55	102.65	.	.	.	7	0
Lake Emma	0016	99.04	95.89	.	.	.	23	0
Lakeport	0019	89.69	96.74	.	.	.	7	0

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**2016 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

**City and Township Ratios by Property Type  
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County\_Name=Hubbard CO=29 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Mantrap	0020	105.23	103.19	.	.	.	11	0
Nevis TWP	0021	93.12	93.84	.	.	.	21	0
Straight R	0024	100.74	92.75	.	.	.	6	0
Todd	0026	103.64	95.92	.	.	.	11	0
Steamboat	0028	95.86	99.41	.	.	.	8	0
Park Rapid	1300	102.56	101.36	.	.	.	6	0

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**2016 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
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County\_Name=Hubbard CO=29 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 *	Price related differential *	# Sales with Extremes	Sales with time trends
White Oak	0027	94.67	93.91	.	.	.	6	6

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**2016 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
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County\_Name=Hubbard CO=29 PT=93 Property=Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
White Oak	0027	94.67	93.91	.	.	.	6	6

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**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
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County\_Name=Hubbard CO=29 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
White Oak	0027	94.67	93.91	.	.	.	6	6

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
Ratios reported only for jurisdictions with 6 sales or more**

CO=29 County\_Name=Hubbard

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
06	Commercial (with buildings)	88.80	92.57	.	.	.	6	0
91	Seasonal Recreational Residential/Residential Aggregation	99.08	96.10	97.06	14.48	1.01	347	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	98.61	95.51	95.98	15.11	1.01	180	0
91	Seasonal Recreational Residential/Residential Aggregation-On Water	99.58	96.88	97.71	13.79	1.02	167	0
92	Rural Vacant Land (34.5 or more acres) Aggregation	93.06	93.33	90.42	10.76	1.03	34	34
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	92.65	92.93	90.20	10.65	1.03	36	36
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	94.72	93.52	95.61	11.95	0.99	39	36

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**2016 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
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County\_Name=Isanti CO=30 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Athens	0001	96.03	91.21	.	.	.	18	18
Bradford	0002	98.22	98.45	97.02	12.53	1.01	44	32
Cambridge	0003	103.32	99.14	.	.	.	29	27
Dalbo	0004	108.88	98.81	.	.	.	7	6
Isanti TWP	0005	95.54	96.91	.	.	.	22	19
North Bran	0007	99.93	94.77	.	.	.	12	12
Oxford	0008	90.29	95.84	.	.	.	9	8
Spencer Br	0009	92.51	92.49	.	.	.	17	12
Spring Val	0010	96.08	97.17	.	.	.	22	22
Stanchfiel	0011	91.67	94.68	.	.	.	8	8
Stanford	0012	95.56	98.81	.	.	.	24	21
Wyanett	0013	97.32	96.21	.	.	.	24	18
Cambridge	0200	93.02	93.61	93.22	10.18	1.00	152	152
Isanti	0500	93.08	92.30	92.90	6.76	1.00	124	124
Braham	6000	93.25	96.19	.	.	.	17	17

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**2016 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

**City and Township Ratios by Property Type  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Athens	0001	96.03	91.21	.	.	.	18	18
Bradford	0002	96.28	98.45	95.78	12.28	1.01	32	32
Cambridge	0003	103.61	99.14	.	.	.	27	27
Dalbo	0004	94.59	97.07	.	.	.	6	6
Isanti TWP	0005	95.51	97.18	.	.	.	19	19
North Bran	0007	99.93	94.77	.	.	.	12	12
Oxford	0008	88.63	93.94	.	.	.	8	8
Spencer Br	0009	89.01	92.09	.	.	.	12	12
Spring Val	0010	96.08	97.17	.	.	.	22	22
Stanchfiel	0011	91.67	94.68	.	.	.	8	8
Stanford	0012	95.16	98.45	.	.	.	21	21
Wyanett	0013	94.71	88.91	.	.	.	18	18
Cambridge	0200	93.02	93.61	93.22	10.18	1.00	152	152
Isanti	0500	93.08	92.30	92.90	6.76	1.00	124	124
Braham	6000	93.25	96.19	.	.	.	17	17

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Bradford	0002	103.40	101.91	.	.	.	12	0
Wyanett	0013	105.13	103.76	.	.	.	6	0

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**2016 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

**Countywide Ratios by Property Type  
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CO=30 County\_Name=Isanti

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
06	Commercial (with buildings)	97.48	84.70	.	.	.	7	0
91	Seasonal Recreational Residential/Residential Aggregation	95.04	94.21	95.04	10.80	1.00	532	499
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	94.40	93.90	94.45	10.54	1.00	499	499
91	Seasonal Recreational Residential/Residential Aggregation-On Water	104.70	101.88	101.81	13.09	1.01	33	0
92	Rural Vacant Land (34.5 or more acres) Aggregation	103.31	103.13	.	.	.	16	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	104.49	103.13	.	.	.	22	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	105.05	103.13	101.21	.	.	30	0

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**2016 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Arbo	0002	91.50	90.60	.	.	.	12	6
Balsam	0004	104.64	98.17	.	.	.	9	4
Bigfork TW	0007	110.78	104.74	.	.	.	8	4
Bowstring	0009	116.44	94.81	.	.	.	6	3
Deer River	0011	92.24	99.01	.	.	.	6	4
Goodland	0014	102.14	94.97	.	.	.	9	4
Greenway	0017	96.17	91.08	.	.	.	7	4
Harris	0018	92.21	92.02	92.35	12.73	1.00	54	22
Kinghurst	0020	89.00	91.23	.	.	.	6	1
Lake Jessi	0021	103.91	101.53	.	.	.	6	1
Lawrence	0022	95.53	101.82	.	.	.	9	6
Lone Pine	0024	92.94	94.29	.	.	.	11	11
Marcell	0025	104.52	98.54	.	.	.	8	5
Sand Lake	0034	95.57	90.38	.	.	.	8	7
Stokes	0036	93.57	93.39	.	.	.	7	4
Third Rive	0037	96.49	96.09	.	.	.	6	5
Trout Lake	0038	96.55	96.15	.	.	.	8	4
Wabana	0039	98.21	94.84	.	.	.	10	5
Unorg. 54-	0064	97.08	95.29	.	.	.	16	5
Unorg. 56-	0068	93.14	92.56	.	.	.	16	7

**All sales adjusted for time and terms  
Based on sales from October 2015 through September 2016  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created FINAL**

**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
Ratios reported only for jurisdictions with 6 sales or more**

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Unorg. 57-	0070	96.62	94.23	.	.	.	13	11
Unorg. 147	0096	99.75	90.82	.	.	.	11	10
Bovey	0600	90.52	93.00	.	.	.	10	0
Cohasset	0900	91.21	90.07	94.09	11.88	0.97	32	17
Coleraine	1000	94.83	91.82	.	.	.	27	6
Deer River	1300	94.27	91.24	.	.	.	11	0
Grand Rapi	1600	94.60	93.22	93.72	13.06	1.00	139	9
La prairie	2100	96.44	93.94	.	.	.	11	0
Marble	2300	101.45	95.16	.	.	.	9	0
Nashwauk	2600	122.33	96.65	.	.	.	8	0
Taconite	3500	98.67	90.44	.	.	.	7	4

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Arbo	0002	86.99	86.49	.	.	.	6	0
Harris	0018	90.89	88.73	89.22	12.91	1.02	32	0
Unorg. 54-	0064	97.89	98.27	.	.	.	11	0
Unorg. 56-	0068	97.42	99.33	.	.	.	9	0
Bovey	0600	90.52	93.00	.	.	.	10	0
Cohasset	0900	88.47	84.05	.	.	.	15	0

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Coleraine	1000	97.04	94.76	.	.	.	21	0
Deer River	1300	94.27	91.24	.	.	.	11	0
Grand Rapi	1600	94.40	92.92	93.16	12.82	1.00	130	0
La prairie	2100	96.44	93.94	.	.	.	11	0
Marble	2300	101.45	95.16	.	.	.	9	0
Nashwauk	2600	122.33	96.65	.	.	.	8	0

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Arbo	0002	96.01	90.60	.	.	.	6	6
Harris	0018	94.13	96.48	.	.	.	22	22
Lawrence	0022	98.20	101.94	.	.	.	6	6
Lone Pine	0024	92.94	94.29	.	.	.	11	11
Sand Lake	0034	98.43	92.57	.	.	.	7	7
Unorg. 56-	0068	87.63	86.63	.	.	.	7	7
Unorg. 57-	0070	97.30	94.23	.	.	.	11	11
Unorg. 147	0096	99.95	89.47	.	.	.	10	10
Cohasset	0900	93.62	94.45	.	.	.	17	17
Coleraine	1000	87.10	89.66	.	.	.	6	6
Grand Rapi	1600	97.57	100.06	.	.	.	9	9

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
Ratios reported only for jurisdictions with 6 sales or more**

CO=31 County\_Name=Itasca

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
06	Commercial (with buildings)	103.37	96.33	.	.	.	8	0
91	Seasonal Recreational Residential/Residential Aggregation	96.48	93.94	94.45	14.81	1.00	585	211
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	95.83	93.26	92.78	15.06	1.01	374	0
91	Seasonal Recreational Residential/Residential Aggregation-On Water	97.63	95.11	96.20	14.21	1.00	211	211
92	Rural Vacant Land (34.5 or more acres) Aggregation	95.40	94.62	.	.	.	29	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	95.76	94.63	98.50	10.75	0.97	31	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	96.21	96.29	98.56	10.13	0.98	35	0

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**2016 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
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County\_Name=Jackson CO=32 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Heron Lake	0200	91.42	94.00	.	.	.	7	0
Jackson	0300	91.57	94.51	92.05	9.96	0.99	43	0
Lakefield	0400	99.15	94.17	96.11	14.50	1.00	38	0

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Heron Lake	0200	91.42	94.00	.	.	.	7	0
Jackson	0300	91.57	94.51	92.05	9.96	0.99	43	0
Lakefield	0400	99.15	94.17	96.11	14.50	1.00	38	0

**All sales adjusted for time and terms**  
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**2016 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
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County\_Name=Jackson CO=32 PT=93 Property=Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Petersburg	0014	94.37	93.60	.	.	.	6	6
Rost	0015	103.46	97.42	.	.	.	7	7

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**2016 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
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County\_Name=Jackson CO=32 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Petersburg	0014	94.37	93.60	.	.	.	6	6
Rost	0015	104.34	98.86	.	.	.	8	7

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
Ratios reported only for jurisdictions with 6 sales or more**

CO=32 County\_Name=Jackson

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	96.18	94.50	94.18	13.96	1.01	110	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	96.18	94.50	94.18	13.96	1.01	110	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	101.32	96.02	98.71	10.92	1.03	33	33
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	101.59	96.72	98.84	10.96	1.03	34	33

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Ann Lake	0001	90.26	94.11	.	.	.	7	7
Arthur	0002	86.32	86.05	.	.	.	18	18
Brunswick	0003	89.87	91.90	.	.	.	9	9
Comfort	0004	94.87	96.93	.	.	.	14	14
Hillman	0008	87.22	84.26	.	.	.	7	7
Knife Lake	0010	89.79	90.17	.	.	.	27	27
Peace	0012	97.39	94.93	.	.	.	9	9
Pomroy	0013	92.97	93.81	.	.	.	9	9
Whited	0015	86.21	79.29	.	.	.	8	8
Mora	0200	93.75	93.07	92.21	9.17	1.02	68	68
Ogilvie	0300	85.84	92.87	.	.	.	6	6

County\_Name=Kanabec CO=33 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Arthur	0002	87.99	88.71	.	.	.	8	8
Comfort	0004	94.60	95.87	.	.	.	10	10
Knife Lake	0010	89.25	90.17	.	.	.	11	11
Peace	0012	101.85	101.68	.	.	.	6	6
Pomroy	0013	92.24	92.86	.	.	.	6	6
Whited	0015	90.18	82.73	.	.	.	6	6

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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County\_Name=Kanabec CO=33 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Mora	0200	94.19	93.10	92.91	9.00	1.01	66	66
Ogilvie	0300	85.84	92.87	.	.	.	6	6

County\_Name=Kanabec CO=33 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Arthur	0002	84.98	82.54	.	.	.	10	10
Knife Lake	0010	90.15	89.79	.	.	.	16	16

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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County\_Name=Kanabec CO=33 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Whited	0015	121.18	116.69	.	.	.	6	0

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**2016 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

**Countywide Ratios by Property Type  
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CO=33 County\_Name=Kanabec

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
06	Commercial (with buildings)	97.24	96.80	.	.	.	7	0
91	Seasonal Recreational Residential/Residential Aggregation	91.33	91.74	88.59	12.18	1.03	207	207
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	93.24	93.07	91.16	11.15	1.02	147	147
91	Seasonal Recreational Residential/Residential Aggregation-On Water	86.67	87.38	84.30	14.05	1.03	60	60
92	Rural Vacant Land (34.5 or more acres) Aggregation	106.28	102.60	.	.	.	11	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	104.31	102.32	.	.	.	16	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	103.53	101.35	104.68	13.44	0.98	37	0

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**2016 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Willmar	1500	94.66	96.47	.	.	.	9	0

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Colfax	0003	99.59	95.33	.	.	.	10	0
Dovre	0004	99.87	96.54	.	.	.	18	0
Fahlun	0007	98.05	98.43	.	.	.	6	0
Green Lake	0009	98.90	97.13	.	.	.	14	0
Harrison	0010	98.50	96.23	.	.	.	9	0
Irving	0012	102.73	95.90	.	.	.	6	0
Lake Andre	0014	98.14	96.60	.	.	.	17	0
New London	0018	98.18	95.98	97.31	10.62	1.01	36	0
Atwater	0100	98.96	96.95	.	.	.	8	0
Lake Lilli	0500	92.64	97.52	.	.	.	7	0
New London	0600	96.77	97.72	.	.	.	13	0
Pennock	0700	96.07	97.08	.	.	.	8	0
Raymond	0900	99.31	99.65	.	.	.	9	0
Spicer	1200	97.60	94.79	.	.	.	14	0
Willmar	1500	99.09	96.81	98.37	10.02	1.00	247	0

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Kandiyohi CO=34 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Dovre	0004	97.15	96.54	.	.	.	10	0
Green Lake	0009	97.21	97.97	.	.	.	7	0
New London	0018	97.23	95.50	.	.	.	24	0
Atwater	0100	98.96	96.95	.	.	.	8	0
Lake Lilli	0500	92.64	97.52	.	.	.	7	0
New London	0600	96.31	95.62	.	.	.	12	0
Pennock	0700	96.07	97.08	.	.	.	8	0
Raymond	0900	99.31	99.65	.	.	.	9	0
Spicer	1200	99.46	96.38	.	.	.	12	0
Willmar	1500	98.94	96.54	98.04	9.97	1.00	244	0

County\_Name=Kandiyohi CO=34 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Dovre	0004	103.27	99.77	.	.	.	8	0
Fahlun	0007	98.05	98.43	.	.	.	6	0
Green Lake	0009	100.60	96.28	.	.	.	7	0
Harrison	0010	99.06	96.23	.	.	.	7	0
Lake Andre	0014	99.65	96.91	.	.	.	13	0
New London	0018	100.09	99.72	.	.	.	12	0

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**2016 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

**Countywide Ratios by Property Type  
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CO=34 County\_Name=Kandiyohi

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
06	Commercial (with buildings)	95.69	97.68	.	.	.	15	0
91	Seasonal Recreational Residential/Residential Aggregation	98.76	96.70	98.00	9.42	1.00	453	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	98.56	96.76	97.55	9.37	1.00	382	0
91	Seasonal Recreational Residential/Residential Aggregation-On Water	99.80	96.51	99.11	9.68	1.01	71	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	95.07	93.34	.	.	.	24	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	95.07	93.34	.	.	.	24	0

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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County\_Name=Kittson CO=35 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Hallock	0300	98.32	98.36	.	.	.	14	0
Karlstad	0600	98.60	95.17	.	.	.	11	0

County\_Name=Kittson CO=35 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Hallock	0300	98.32	98.36	.	.	.	14	0
Karlstad	0600	98.60	95.17	.	.	.	11	0

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**source: RUNDATA.RATIO\_SBE created FINAL**

**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
Ratios reported only for jurisdictions with 6 sales or more**

CO=35 County\_Name=Kittson

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	98.73	97.73	94.57	20.35	1.04	45	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	98.73	97.73	94.57	20.35	1.04	45	0
92	Rural Vacant Land (34.5 or more acres) Aggregation	99.88	85.55	.	.	.	6	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	93.95	91.01	.	.	.	14	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	93.69	93.53	.	.	.	18	0

**All sales adjusted for time and terms  
Based on sales from October 2015 through September 2016  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created FINAL**

**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Koochiching CO=36 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Unorg. #00	0096	102.08	98.44	97.46	16.11	1.03	35	0
Unorg. #00	0097	107.61	104.67	.	.	.	6	0
Unorg. #00	0098	97.03	94.75	.	.	.	8	0
Internatio	1100	96.67	97.44	95.26	13.96	1.01	62	0
Ranier	2000	92.13	91.63	.	.	.	7	0

County\_Name=Koochiching CO=36 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Unorg. #00	0096	100.68	98.40	.	.	.	18	0
Unorg. #00	0097	107.61	104.67	.	.	.	6	0
Internatio	1100	96.89	98.48	95.56	14.18	1.01	59	0

County\_Name=Koochiching CO=36 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Unorg. #00	0096	103.57	103.49	.	.	.	17	0

**All sales adjusted for time and terms  
Based on sales from October 2015 through September 2016  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created FINAL**

**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
Ratios reported only for jurisdictions with 6 sales or more**

CO=36 County\_Name=Koochiching

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
06	Commercial (with buildings)	103.39	94.42	.	.	.	7	0
91	Seasonal Recreational Residential/Residential Aggregation	97.94	97.82	95.48	14.90	1.02	128	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	97.60	98.07	96.70	14.66	1.00	99	0
91	Seasonal Recreational Residential/Residential Aggregation-On Water	99.08	97.57	.	.	.	29	0
92	Rural Vacant Land (34.5 or more acres) Aggregation	97.29	93.33	.	.	.	11	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	99.98	94.56	.	.	.	12	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	98.20	93.33	.	.	.	15	0

**All sales adjusted for time and terms  
Based on sales from October 2015 through September 2016  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Lac Qui Parle CO=37 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Dawson	0300	99.47	93.75	.	.	.	12	0
Madison	0500	104.54	98.44	.	.	.	23	0

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Dawson	0300	99.47	93.75	.	.	.	12	0
Madison	0500	104.54	98.44	.	.	.	23	0

**All sales adjusted for time and terms**  
**Based on sales from October 2015 through September 2016**  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
Ratios reported only for jurisdictions with 6 sales or more**

CO=37 County\_Name=Lac Qui Parle

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	101.39	95.18	96.17	13.10	1.01	44	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	101.39	95.18	96.17	13.10	1.01	44	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	97.08	95.52	.	.	.	17	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	97.08	95.52	.	.	.	17	0

**All sales adjusted for time and terms  
Based on sales from October 2015 through September 2016  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Lake CO=38 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Beaver Bay	0001	96.17	93.44	.	.	.	8	0
Fall Lake	0003	95.61	95.63	.	.	.	19	0
Silver Cre	0004	105.33	97.68	.	.	.	19	0
Unorg. #2	0098	95.54	94.47	94.07	12.25	1.01	38	0
Beaver Bay	0100	97.47	97.78	.	.	.	6	0
Two Harbor	0900	100.42	94.24	95.42	.	.	57	0
Silver Bay	1000	107.77	98.73	93.53	26.95	1.08	36	0

County\_Name=Lake CO=38 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Fall Lake	0003	102.69	95.63	.	.	.	7	0
Silver Cre	0004	108.49	97.68	.	.	.	11	0
Unorg. #2	0098	96.19	95.74	94.50	12.30	1.02	33	0
Two Harbor	0900	100.42	94.24	95.42	.	.	57	0
Silver Bay	1000	107.77	98.73	93.53	26.95	1.08	36	0

County\_Name=Lake CO=38 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Fall Lake	0003	91.49	94.41	.	.	.	12	0
Silver Cre	0004	100.98	96.78	.	.	.	8	0

**All sales adjusted for time and terms  
Based on sales from October 2015 through September 2016  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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County\_Name=Lake CO=38 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Silver Cre	0004	112.54	114.35	.	.	.	6	0

**All sales adjusted for time and terms**  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
Ratios reported only for jurisdictions with 6 sales or more**

CO=38 County\_Name=Lake

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	100.84	95.04	94.14	19.00	1.03	188	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	101.73	95.04	95.39	19.41	1.03	156	0
91	Seasonal Recreational Residential/Residential Aggregation-On Water	96.52	95.18	91.72	17.28	1.04	32	0
92	Rural Vacant Land (34.5 or more acres) Aggregation	110.23	97.20	.	.	.	13	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	110.23	97.20	.	.	.	13	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	109.76	100.44	.	.	.	14	0

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
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County\_Name=Lake of the Woods CO=39 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Angle	0001	97.26	91.35	.	.	.	11	9
Wabanica	0018	88.31	91.70	.	.	.	7	3
Wheeler	0020	91.33	97.80	.	.	.	9	4
Baudette	0100	95.41	93.96	.	.	.	26	5

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Baudette	0100	97.08	98.62	.	.	.	21	0

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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Angle	0001	99.67	91.35	.	.	.	9	9

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**2016 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

**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 *	Price related differential *	# Sales with Extremes	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	92.34	92.87	87.46	18.33	1.05	83	30
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	93.37	96.34	89.80	16.66	1.03	53	0
91	Seasonal Recreational Residential/Residential Aggregation-On Water	90.53	81.89	85.70	.	.	30	30
92	Rural Vacant Land (34.5 or more acres) Aggregation	92.63	93.57	.	.	.	8	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	94.85	97.50	.	.	.	9	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	94.85	97.50	.	.	.	9	0

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**2016 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

**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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Cleveland	0001	98.05	95.04	.	.	.	15	1
Elysian TW	0004	101.28	96.45	.	.	.	28	2
Kasota TWP	0005	94.77	94.13	.	.	.	18	12
Lanesburgh	0007	92.68	92.82	.	.	.	10	10
Washington	0013	103.05	102.26	.	.	.	19	1
Waterville	0014	95.48	95.11	.	.	.	9	3
Cleveland	0100	98.14	93.58	.	.	.	15	15
Le Center	0600	92.41	91.96	90.73	9.78	1.01	34	34
Le Sueur	0700	94.76	93.04	93.11	11.03	1.01	44	44
Montgomery	0800	93.45	91.97	91.72	11.84	1.01	69	69
Waterville	1100	98.53	95.37	96.64	13.18	1.02	31	24
Elysian	6800	99.97	95.52	.	.	.	12	7
New Prague	8000	92.10	92.19	91.71	6.11	1.00	58	58

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Kasota TWP	0005	97.07	94.26	.	.	.	12	12
Lanesburgh	0007	92.68	92.82	.	.	.	10	10
Cleveland	0100	98.14	93.58	.	.	.	15	15
Le Center	0600	92.41	91.96	90.73	9.78	1.01	34	34

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**2016 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

**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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Le Sueur	0700	94.76	93.04	93.11	11.03	1.01	44	44
Montgomery	0800	93.45	91.97	91.72	11.84	1.01	69	69
Waterville	1100	99.01	95.41	.	.	.	24	24
Elysian	6800	104.78	95.69	.	.	.	7	7
New Prague	8000	92.10	92.19	91.71	6.11	1.00	58	58

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Cleveland	0001	98.72	95.30	.	.	.	14	0
Elysian TW	0004	101.17	95.77	.	.	.	26	0
Kasota TWP	0005	90.15	92.16	.	.	.	6	0
Washington	0013	104.51	103.82	.	.	.	18	0
Waterville	0014	102.63	102.73	.	.	.	6	0
Waterville	1100	96.87	94.21	.	.	.	7	0

**All sales adjusted for time and terms  
Based on sales from October 2015 through September 2016  
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**2016 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
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**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Le Sueur CO=40 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Kilkenny T	0006	113.77	106.15	.	.	.	6	0

**All sales adjusted for time and terms**  
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**2016 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

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

CO=40 County\_Name=Le Sueur

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
06	Commercial (with buildings)	107.10	107.89	.	.	.	8	0
91	Seasonal Recreational Residential/Residential Aggregation	95.60	93.50	93.43	11.09	1.02	399	315
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	94.37	92.97	92.32	10.36	1.02	315	315
91	Seasonal Recreational Residential/Residential Aggregation-On Water	100.21	96.55	96.10	13.10	1.03	84	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	100.02	99.19	.	.	.	14	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	105.05	103.74	.	.	.	16	0

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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County\_Name=Lincoln CO=41 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Hendricks	0200	89.54	95.69	.	.	.	7	0
Ivanhoe	0300	104.80	98.10	.	.	.	7	0
Lake Bento	0400	104.42	97.55	.	.	.	9	0
Tyler	0500	98.98	101.92	.	.	.	15	0

County\_Name=Lincoln CO=41 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Hendricks	0200	89.54	95.69	.	.	.	7	0
Ivanhoe	0300	104.80	98.10	.	.	.	7	0
Lake Bento	0400	104.42	97.55	.	.	.	9	0
Tyler	0500	98.98	101.92	.	.	.	15	0

**All sales adjusted for time and terms**  
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**2016 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

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

CO=41 County\_Name=Lincoln

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	97.58	95.76	93.91	12.52	1.02	52	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	98.83	96.69	95.27	11.93	1.02	48	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	99.62	97.04	.	.	.	11	11
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	98.79	96.64	.	.	.	13	11

**All sales adjusted for time and terms  
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**2016 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

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

County\_Name=Lyon CO=42 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Cottonwood	0400	94.56	94.92	.	.	.	18	18
Ghent	0700	94.26	91.05	.	.	.	9	9
Lynd	0900	95.43	93.10	.	.	.	6	6
Marshall	1000	94.66	93.36	93.91	7.53	1.01	169	169
Minneota	1100	98.84	97.50	.	.	.	14	14
Tracy	1400	96.94	96.77	.	.	.	22	22

County\_Name=Lyon CO=42 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Cottonwood	0400	94.56	94.92	.	.	.	18	18
Ghent	0700	94.26	91.05	.	.	.	9	9
Lynd	0900	95.43	93.10	.	.	.	6	6
Marshall	1000	94.66	93.36	93.91	7.53	1.01	169	169
Minneota	1100	98.84	97.50	.	.	.	14	14
Tracy	1400	96.94	96.77	.	.	.	22	22

**All sales adjusted for time and terms  
Based on sales from October 2015 through September 2016  
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**2016 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

**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 *	Price related differential *	# Sales with Extremes	Sales with time trends
06	Commercial (with buildings)	101.61	104.38	.	.	.	8	0
91	Seasonal Recreational Residential/Residential Aggregation	94.44	93.46	93.16	9.10	1.01	266	266
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	94.44	93.46	93.16	9.10	1.01	266	266
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	99.05	94.94	.	.	.	20	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	97.55	93.34	.	.	.	22	0

**All sales adjusted for time and terms  
Based on sales from October 2015 through September 2016  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created FINAL**

**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=McLeod CO=43 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Acoma	0001	93.43	95.01	.	.	.	11	10
Glencoe TW	0004	90.84	89.56	.	.	.	8	8
Hale	0005	98.32	89.46	.	.	.	11	11
Hassan Val	0006	97.93	99.32	.	.	.	9	9
Helen	0007	95.08	99.90	.	.	.	7	7
Hutchinson	0008	95.80	97.87	.	.	.	7	7
Brownnton	0200	99.63	95.11	.	.	.	14	14
Glencoe	0300	96.99	92.30	93.55	15.67	1.01	86	86
Hutchinson	0400	95.24	92.59	93.15	12.43	1.01	258	255
Lester Pra	0500	96.62	95.73	.	.	.	29	29
Silver Lak	0800	92.81	89.69	.	.	.	17	17
Stewart	0900	89.03	92.74	.	.	.	9	9
Winsted	1000	96.83	95.69	95.00	11.94	1.01	44	44

County\_Name=McLeod CO=43 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Acoma	0001	93.25	93.76	.	.	.	10	10
Glencoe TW	0004	90.84	89.56	.	.	.	8	8
Hale	0005	98.32	89.46	.	.	.	11	11
Hassan Val	0006	97.93	99.32	.	.	.	9	9

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Based on sales from October 2015 through September 2016  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=McLeod CO=43 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Helen	0007	95.08	99.90	.	.	.	7	7
Hutchinson	0008	95.80	97.87	.	.	.	7	7
Brownnton	0200	99.63	95.11	.	.	.	14	14
Glencoe	0300	96.99	92.30	93.55	15.67	1.01	86	86
Hutchinson	0400	94.98	92.57	92.91	12.21	1.01	255	255
Lester Pra	0500	96.62	95.73	.	.	.	29	29
Silver Lak	0800	92.81	89.69	.	.	.	17	17
Stewart	0900	89.03	92.74	.	.	.	9	9
Winsted	1000	96.83	95.69	95.00	11.94	1.01	44	44

**All sales adjusted for time and terms**  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
Ratios reported only for jurisdictions with 6 sales or more**

CO=43 County\_Name=McLeod

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
02	Apartment (4 or more units)	85.68	85.91	.	.	.	6	0
06	Commercial (with buildings)	97.95	94.95	.	.	.	12	0
91	Seasonal Recreational Residential/Residential Aggregation	95.86	93.03	93.41	13.01	1.01	539	534
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	95.75	92.94	93.30	12.96	1.01	534	534
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	95.80	91.59	.	.	.	13	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	98.05	94.66	.	.	.	16	0

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Island Lak	0007	91.80	95.41	.	.	.	15	0
Mahnomen	0300	107.38	97.28	.	.	.	17	0

County\_Name=Mahnomen CO=44 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Mahnomen	0300	107.38	97.28	.	.	.	17	0

County\_Name=Mahnomen CO=44 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Island Lak	0007	95.44	96.26	.	.	.	11	0

**All sales adjusted for time and terms**  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
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CO=44 County\_Name=Mahnomen

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	98.16	95.77	91.80	19.45	1.04	46	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	101.62	96.71	93.90	22.50	1.04	32	0
91	Seasonal Recreational Residential/Residential Aggregation-On Water	90.25	92.61	.	.	.	14	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	100.37	90.72	.	.	.	10	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	100.33	95.69	.	.	.	11	0

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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County\_Name=Marshall CO=45 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Argyle	0200	98.65	98.74	.	.	.	8	0
Stephen	1200	113.57	96.00	.	.	.	9	0
Warren	1500	101.74	98.19	.	.	.	20	0

County\_Name=Marshall CO=45 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Argyle	0200	98.65	98.74	.	.	.	8	0
Stephen	1200	113.57	96.00	.	.	.	9	0
Warren	1500	101.74	98.19	.	.	.	20	0

**All sales adjusted for time and terms**  
**Based on sales from October 2015 through September 2016**  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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County\_Name=Marshall CO=45 PT=93 Property=Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Viking TWP	0043	122.52	109.70	.	.	.	6	0

**All sales adjusted for time and terms**  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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County\_Name=Marshall CO=45 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Viking TWP	0043	122.52	109.70	.	.	.	6	0

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
Ratios reported only for jurisdictions with 6 sales or more**

CO=45 County\_Name=Marshall

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	100.18	95.91	95.15	20.76	1.01	65	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	100.18	95.91	95.15	20.76	1.01	65	0
92	Rural Vacant Land (34.5 or more acres) Aggregation	109.82	101.54	.	.	.	11	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	101.30	100.15	93.14	.	.	30	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	103.06	100.15	94.44	15.90	1.10	36	0

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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County\_Name=Martin CO=46 PT=06 Property=Commercial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Fairmont	0300	104.76	112.74	.	.	.	6	0

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**2016 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

**City and Township Ratios by Property Type  
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County\_Name=Martin CO=46 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Fairmont	0300	96.01	93.44	93.68	11.88	1.02	154	154
Sherburn	0900	91.73	93.80	.	.	.	11	11
Truman	1200	92.86	93.69	.	.	.	20	20
Welcome	1300	97.57	93.52	.	.	.	14	14
Trimont	1400	92.91	93.41	.	.	.	14	14

County\_Name=Martin CO=46 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Fairmont	0300	96.46	94.97	93.82	12.55	1.02	135	135
Sherburn	0900	91.73	93.80	.	.	.	11	11
Truman	1200	92.86	93.69	.	.	.	20	20
Welcome	1300	97.57	93.52	.	.	.	14	14
Trimont	1400	92.91	93.41	.	.	.	14	14

County\_Name=Martin CO=46 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Fairmont	0300	92.83	92.86	.	.	.	19	19

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**2016 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

**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 *	Price related differential *	# Sales with Extremes	Sales with time trends
06	Commercial (with buildings)	94.16	106.05	.	.	.	8	0
91	Seasonal Recreational Residential/Residential Aggregation	95.22	93.44	92.47	14.05	1.02	250	243
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	95.63	93.75	92.05	14.61	1.03	224	224
91	Seasonal Recreational Residential/Residential Aggregation-On Water	91.69	92.59	.	.	.	26	19
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	100.85	94.85	.	.	.	25	25
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	100.44	94.85	.	.	.	27	25

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**2016 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Collinwood	0003	89.44	92.76	.	.	.	13	13
Darwin TWP	0006	93.61	90.73	.	.	.	12	12
Dassel TWP	0007	87.36	84.94	.	.	.	19	19
Ellsworth	0008	95.60	94.08	.	.	.	12	12
Forest Pra	0010	96.01	89.96	.	.	.	12	12
Greenleaf	0011	98.93	103.74	.	.	.	6	6
Kingston T	0013	88.03	90.74	.	.	.	9	9
Litchfield	0014	90.20	92.12	.	.	.	8	8
Darwin	0400	89.73	91.43	.	.	.	6	6
Dassel	0500	94.42	92.70	.	.	.	29	29
Grove City	0700	92.05	95.14	.	.	.	11	11
Litchfield	0800	97.63	93.29	96.45	12.24	1.00	89	89
Watkins	0900	92.90	91.85	.	.	.	14	14
Eden Valle	6700	94.02	93.07	.	.	.	10	10

**All sales adjusted for time and terms**  
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**2016 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

**City and Township Ratios by Property Type  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Collinwood	0003	94.50	96.47	.	.	.	8	8
Dassel TWP	0007	84.44	78.58	.	.	.	9	9
Forest Pra	0010	90.60	85.31	.	.	.	10	10
Kingston T	0013	92.98	91.82	.	.	.	6	6
Darwin	0400	89.73	91.43	.	.	.	6	6
Dassel	0500	94.42	92.70	.	.	.	29	29
Grove City	0700	92.05	95.14	.	.	.	11	11
Litchfield	0800	97.63	93.29	96.45	12.24	1.00	89	89
Watkins	0900	92.90	91.85	.	.	.	14	14
Eden Valle	6700	94.02	93.07	.	.	.	10	10

County\_Name=Meeker CO=47 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Darwin TWP	0006	93.76	88.64	.	.	.	7	7
Dassel TWP	0007	89.99	87.24	.	.	.	10	10
Ellsworth	0008	96.08	96.33	.	.	.	11	11

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Meeker CO=47 PT=93 Property=Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Manannah	0015	93.91	89.58	.	.	.	7	0

**All sales adjusted for time and terms**  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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County\_Name=Meeker CO=47 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Manannah	0015	93.91	89.58	.	.	.	7	0

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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CO=47 County\_Name=Meeker

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
06	Commercial (with buildings)	94.38	94.74	.	.	.	7	0
91	Seasonal Recreational Residential/Residential Aggregation	93.80	92.64	91.62	13.37	1.01	284	284
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	93.99	92.75	92.26	12.98	1.01	233	233
91	Seasonal Recreational Residential/Residential Aggregation-On Water	92.92	91.16	90.06	15.26	1.03	51	51
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	94.50	92.27	.	.	.	25	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	91.22	90.00	.	.	.	29	0

**All sales adjusted for time and terms**  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Mille Lacs CO=48 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Bogus Broo	0001	91.26	91.65	.	.	.	20	18
Borgholm	0002	97.21	91.31	.	.	.	17	15
East Side	0005	99.85	96.99	.	.	.	21	7
Greenbush	0006	95.64	91.92	.	.	.	21	21
Hayland	0007	97.48	91.72	.	.	.	6	3
Kathio	0009	119.75	98.53	.	.	.	15	12
Milaca TWP	0011	101.74	92.43	.	.	.	25	24
Milo	0012	94.11	91.03	.	.	.	26	21
Onamia TWP	0014	92.86	96.95	.	.	.	8	8
Page	0015	94.60	92.98	.	.	.	19	18
Princeton	0016	96.96	91.87	94.29	13.67	1.03	40	37
South Harb	0017	103.21	93.86	.	.	.	19	6
Foreston	0200	103.77	94.59	.	.	.	10	10
Isle	0300	105.80	93.68	.	.	.	18	13
Milaca	0500	95.70	92.57	94.05	13.96	1.00	55	51
Onamia	0600	94.94	81.73	.	.	.	7	7
Wahkon	0900	95.68	93.04	.	.	.	8	4
Princeton	9600	96.04	91.73	93.41	13.09	1.01	86	86

**All sales adjusted for time and terms  
Based on sales from October 2015 through September 2016  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created FINAL**

**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
Ratios reported only for jurisdictions with 6 sales or more**

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Bogus Broo	0001	93.00	92.96	.	.	.	18	18
Borgholm	0002	95.76	90.73	.	.	.	15	15
East Side	0005	88.33	91.34	.	.	.	7	7
Greenbush	0006	95.64	91.92	.	.	.	21	21
Kathio	0009	122.79	100.18	.	.	.	12	12
Milaca TWP	0011	102.48	93.21	.	.	.	24	24
Milo	0012	92.81	90.54	.	.	.	21	21
Onamia TWP	0014	92.86	96.95	.	.	.	8	8
Page	0015	93.99	92.72	.	.	.	18	18
Princeton	0016	94.12	91.49	92.89	11.26	1.01	37	37
South Harb	0017	105.73	94.50	.	.	.	6	6
Foreston	0200	103.77	94.59	.	.	.	10	10
Isle	0300	107.17	91.76	.	.	.	13	13
Milaca	0500	95.71	92.57	94.26	13.85	1.00	51	51
Onamia	0600	94.94	81.73	.	.	.	7	7
Princeton	9600	96.04	91.73	93.41	13.09	1.01	86	86

**All sales adjusted for time and terms  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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County\_Name=Mille Lacs CO=48 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
East Side	0005	105.61	105.14	.	.	.	14	0
South Harb	0017	102.05	93.86	.	.	.	13	0

**All sales adjusted for time and terms**  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
Ratios reported only for jurisdictions with 6 sales or more**

CO=48 County\_Name=Mille Lacs

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
06	Commercial (with buildings)	94.06	89.53	.	.	.	10	0
91	Seasonal Recreational Residential/Residential Aggregation	97.71	92.35	93.79	17.41	1.02	439	378
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	96.91	91.97	92.67	17.12	1.02	378	378
91	Seasonal Recreational Residential/Residential Aggregation-On Water	102.69	95.60	98.87	18.71	1.03	61	0
92	Rural Vacant Land (34.5 or more acres) Aggregation	106.46	86.50	.	.	.	14	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	102.52	91.25	.	.	.	19	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	105.62	100.74	101.88	20.96	1.00	44	0

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Agram	0001	97.21	95.82	.	.	.	7	3
Belle Prai	0002	94.05	92.50	.	.	.	8	8
Bellevue	0003	96.79	95.91	.	.	.	6	3
Elmdale TW	0010	95.11	93.93	.	.	.	8	5
Green Prai	0012	92.57	92.46	.	.	.	9	6
Little Fal	0016	93.78	94.41	.	.	.	19	13
Richardson	0026	97.16	102.83	.	.	.	7	2
Ripley	0027	93.01	91.19	.	.	.	10	10
Scandia Va	0029	102.94	93.67	96.70	17.92	1.02	39	10
Two Rivers	0032	90.23	90.07	.	.	.	7	7
Buckman	0200	159.41	93.62	.	.	.	11	11
Little Fal	1000	95.61	94.26	93.55	13.05	1.01	123	115
Pierz	1200	98.55	95.61	.	.	.	19	19
Randall	1300	98.00	96.40	.	.	.	9	9
Royalton	1400	102.91	94.70	.	.	.	21	18
Upsala	1700	99.06	99.39	.	.	.	10	10
Motley	7900	102.71	95.23	.	.	.	10	9

**All sales adjusted for time and terms**  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Belle Prai	0002	94.05	92.50	.	.	.	8	8
Green Prai	0012	93.65	96.11	.	.	.	6	6
Little Fal	0016	94.71	96.83	.	.	.	13	13
Ripley	0027	93.01	91.19	.	.	.	10	10
Scandia Va	0029	104.76	88.85	.	.	.	10	10
Two Rivers	0032	90.23	90.07	.	.	.	7	7
Buckman	0200	159.41	93.62	.	.	.	11	11
Little Fal	1000	95.26	94.26	93.19	13.09	1.01	115	115
Pierz	1200	98.55	95.61	.	.	.	19	19
Randall	1300	98.00	96.40	.	.	.	9	9
Royalton	1400	107.17	98.08	.	.	.	18	18
Upsala	1700	99.06	99.39	.	.	.	10	10
Motley	7900	105.31	98.98	.	.	.	9	9

County\_Name=Morrison CO=49 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Little Fal	0016	91.77	84.02	.	.	.	6	0
Scandia Va	0029	102.31	98.35	.	.	.	29	0
Little Fal	1000	100.59	95.39	.	.	.	8	0

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**2016 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

**Countywide Ratios by Property Type  
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CO=49 County\_Name=Morrison

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
06	Commercial (with buildings)	106.66	99.08	.	.	.	14	0
91	Seasonal Recreational Residential/Residential Aggregation	98.43	94.06	93.64	16.18	1.04	382	308
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	97.79	93.63	92.77	16.26	1.04	308	308
91	Seasonal Recreational Residential/Residential Aggregation-On Water	101.09	97.84	95.89	15.48	1.03	74	0
92	Rural Vacant Land (34.5 or more acres) Aggregation	96.00	94.90	.	.	.	18	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	95.23	93.69	92.25	.	.	37	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	94.98	94.15	91.38	16.17	1.03	48	0

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Austin	0200	86.36	91.66	.	.	.	8	0

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**2016 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

**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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Austin TWP	0002	106.79	102.47	.	.	.	9	9
Lansing	0008	103.92	98.64	.	.	.	8	8
Lyle TWP	0011	107.17	102.62	.	.	.	6	6
Red Rock	0016	99.24	95.46	.	.	.	9	9
Windom	0020	95.80	96.49	.	.	.	6	6
Adams	0100	97.97	98.87	.	.	.	6	6
Austin	0200	98.22	95.82	94.78	12.06	1.02	392	392
Brownsdale	0300	96.05	91.59	.	.	.	10	10
Dexter	0400	99.83	96.74	.	.	.	6	6
Grand Mead	0600	96.77	97.68	.	.	.	27	27
Le Roy	0800	101.54	99.77	.	.	.	17	17
Lyle	0900	99.48	98.87	.	.	.	9	9
Racine	1600	92.40	92.83	.	.	.	6	6

County\_Name=Mower CO=50 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Austin TWP	0002	106.79	102.47	.	.	.	9	9
Lansing	0008	103.92	98.64	.	.	.	8	8
Lyle TWP	0011	107.17	102.62	.	.	.	6	6
Red Rock	0016	99.24	95.46	.	.	.	9	9

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Windom	0020	95.80	96.49	.	.	.	6	6
Adams	0100	97.97	98.87	.	.	.	6	6
Austin	0200	98.22	95.82	94.78	12.06	1.02	392	392
Brownsdale	0300	96.05	91.59	.	.	.	10	10
Dexter	0400	99.83	96.74	.	.	.	6	6
Grand Mead	0600	96.77	97.68	.	.	.	27	27
Le Roy	0800	101.54	99.77	.	.	.	17	17
Lyle	0900	99.48	98.87	.	.	.	9	9
Racine	1600	92.40	92.83	.	.	.	6	6

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**2016 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

**Countywide Ratios by Property Type  
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CO=50 County\_Name=Mower

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
06	Commercial (with buildings)	87.16	94.59	.	.	.	11	0
91	Seasonal Recreational Residential/Residential Aggregation	98.25	96.07	94.43	12.68	1.03	548	548
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	98.25	96.07	94.43	12.68	1.03	548	548
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	97.69	95.02	.	.	.	20	20
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	99.03	95.89	.	.	.	23	20

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**2016 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

**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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Lake Sarah	0011	102.86	102.10	.	.	.	10	0
Fulda	0500	97.12	96.50	.	.	.	13	0
Slayton	1000	100.23	98.18	97.22	13.92	1.02	31	0

County\_Name=Murray CO=51 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Fulda	0500	96.17	96.20	.	.	.	12	0
Slayton	1000	100.23	98.18	97.22	13.92	1.02	31	0

County\_Name=Murray CO=51 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Lake Sarah	0011	102.86	102.10	.	.	.	10	0

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**2016 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

**Countywide Ratios by Property Type  
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CO=51 County\_Name=Murray

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	96.72	94.21	94.53	12.92	1.02	83	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	95.33	93.08	92.55	12.30	1.03	63	0
91	Seasonal Recreational Residential/Residential Aggregation-On Water	101.07	102.10	.	.	.	20	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	101.42	97.98	.	.	.	20	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	101.42	97.98	.	.	.	20	0

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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County\_Name=Nicollet CO=52 PT=06 Property=Commercial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
St. Peter	0600	98.14	92.54	.	.	.	8	0

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**2016 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

**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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Belgrade	0001	96.04	96.75	.	.	.	7	7
Courtland	0100	96.07	94.79	.	.	.	8	8
Nicollet	0400	94.59	95.63	.	.	.	10	10
St. Peter	0600	94.68	93.52	93.79	8.48	1.01	131	131
North Mank	8800	95.75	94.22	94.92	8.85	1.00	247	247

County\_Name=Nicollet CO=52 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Belgrade	0001	96.04	96.75	.	.	.	7	7
Courtland	0100	96.07	94.79	.	.	.	8	8
Nicollet	0400	94.59	95.63	.	.	.	10	10
St. Peter	0600	94.68	93.52	93.79	8.48	1.01	131	131
North Mank	8800	95.75	94.22	94.92	8.85	1.00	247	247

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**2016 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

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

CO=52 County\_Name=Nicollet

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
06	Commercial (with buildings)	87.83	89.84	.	.	.	12	0
91	Seasonal Recreational Residential/Residential Aggregation	95.19	94.11	94.36	8.64	1.01	432	432
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	95.19	94.11	94.36	8.64	1.01	432	432
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	99.14	94.59	.	.	.	10	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	99.14	94.59	.	.	.	10	0

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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County\_Name=Nobles CO=53 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Adrian	0100	93.79	95.64	.	.	.	16	0
Ellsworth	0500	87.48	93.91	.	.	.	7	0
Round Lake	1000	89.08	98.70	.	.	.	6	0
Worthingto	1300	94.63	94.02	92.94	10.59	1.01	132	132

County\_Name=Nobles CO=53 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Adrian	0100	93.79	95.64	.	.	.	16	0
Ellsworth	0500	87.48	93.91	.	.	.	7	0
Round Lake	1000	89.08	98.70	.	.	.	6	0
Worthingto	1300	94.63	94.02	92.94	10.59	1.01	132	132

**All sales adjusted for time and terms**  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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County\_Name=Nobles CO=53 PT=93 Property=Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Elk	0004	99.15	96.02	.	.	.	9	0

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Nobles CO=53 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Elk	0004	99.15	96.02	.	.	.	9	0

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
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CO=53 County\_Name=Nobles

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	94.19	94.32	92.31	11.85	1.01	187	132
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	94.19	94.32	92.31	11.85	1.01	187	132
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	96.88	97.96	93.65	12.34	1.02	46	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	96.88	97.96	93.65	12.34	1.02	46	0

**All sales adjusted for time and terms  
Based on sales from October 2015 through September 2016  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created FINAL**



**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Norman CO=54 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Ada	0100	101.88	93.54	97.21	24.52	1.01	43	43
Halstad	0500	93.86	103.39	.	.	.	7	7
Hendrum	0600	93.40	94.40	.	.	.	10	10
Twin Valle	1100	93.76	92.33	.	.	.	13	13

County\_Name=Norman CO=54 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Ada	0100	101.88	93.54	97.21	24.52	1.01	43	43
Halstad	0500	93.86	103.39	.	.	.	7	7
Hendrum	0600	93.40	94.40	.	.	.	10	10
Twin Valle	1100	93.76	92.33	.	.	.	13	13

**All sales adjusted for time and terms**  
**Based on sales from October 2015 through September 2016**  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
Ratios reported only for jurisdictions with 6 sales or more**

CO=54 County\_Name=Norman

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	97.82	92.33	93.72	19.87	1.02	97	97
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	97.82	92.33	93.72	19.87	1.02	97	97
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	93.67	95.42	.	.	.	24	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	93.67	95.42	.	.	.	24	0

**All sales adjusted for time and terms  
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**2016 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
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**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Olmsted CO=55 PT=02 Property=Apartment (4 or more units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Rochester	0800	90.04	93.60	.	.	.	24	0

**All sales adjusted for time and terms**  
**Based on sales from October 2015 through September 2016**  
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**2016 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
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**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Olmsted CO=55 PT=06 Property=Commercial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Rochester	0800	95.32	97.09	91.35	12.62	1.04	44	0

**All sales adjusted for time and terms**  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Cascade	0001	94.83	94.73	.	.	.	17	17
High Fores	0006	94.85	93.66	.	.	.	11	11
Haverhill	0007	94.03	93.53	.	.	.	6	6
Kalmar	0008	88.30	90.69	.	.	.	7	7
Marion	0009	94.97	93.51	93.80	7.01	1.01	47	47
Oronoco TW	0012	94.04	93.89	.	.	.	25	25
Rochester	0015	92.98	96.28	.	.	.	20	20
Salem	0017	93.28	91.26	.	.	.	8	8
Byron	0100	91.94	91.86	91.94	5.22	1.00	116	116
Dover	0500	95.56	99.19	.	.	.	12	12
Eyota	0600	97.06	96.20	96.02	6.34	1.01	33	33
Rochester	0800	92.63	91.66	91.69	8.19	1.00	2,103	2,103
Stewartvil	1000	94.93	93.41	94.19	5.77	1.01	94	94
Oronoco	1200	96.56	93.91	.	.	.	15	15
Chatfield	6400	97.73	96.19	.	.	.	28	28
Pine Islan	9500	94.76	94.32	.	.	.	13	13

**All sales adjusted for time and terms**  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Cascade	0001	94.83	94.73	.	.	.	17	17
High Fores	0006	94.85	93.66	.	.	.	11	11
Haverhill	0007	94.03	93.53	.	.	.	6	6
Kalmar	0008	88.30	90.69	.	.	.	7	7
Marion	0009	94.97	93.51	93.80	7.01	1.01	47	47
Oronoco TW	0012	94.04	93.89	.	.	.	25	25
Rochester	0015	92.98	96.28	.	.	.	20	20
Salem	0017	93.28	91.26	.	.	.	8	8
Byron	0100	91.94	91.86	91.94	5.22	1.00	116	116
Dover	0500	95.56	99.19	.	.	.	12	12
Eyota	0600	97.06	96.20	96.02	6.34	1.01	33	33
Rochester	0800	92.63	91.66	91.69	8.19	1.00	2,103	2,103
Stewartvil	1000	94.93	93.41	94.19	5.77	1.01	94	94
Oronoco	1200	96.56	93.91	.	.	.	15	15
Chatfield	6400	97.73	96.19	.	.	.	28	28
Pine Islan	9500	94.76	94.32	.	.	.	13	13

**All sales adjusted for time and terms  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
Ratios reported only for jurisdictions with 6 sales or more**

CO=55 County\_Name=Olmsted

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
02	Apartment (4 or more units)	93.64	93.77	.	.	.	29	0
06	Commercial (with buildings)	95.42	94.22	91.46	14.39	1.03	58	0
91	Seasonal Recreational Residential/Residential Aggregation	92.96	92.16	92.05	7.91	1.01	2,579	2,579
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	92.96	92.16	92.05	7.91	1.01	2,579	2,579
92	Rural Vacant Land (34.5 or more acres) Aggregation	121.21	104.22	.	.	.	6	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	105.05	99.76	.	.	.	20	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	104.73	101.08	.	.	.	28	0

**All sales adjusted for time and terms  
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**2016 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**Selected Countywide Ratios with Largest Cities Removed:**  
**Hennepin without Minneapolis, Ramsey without St. Paul**  
**St. Louis without Duluth, Olmsted without Rochester**  
**Benton, Sherburne and Stearns without St Cloud, Clay without Moorhead**

CO=55 County=Olmsted without Rochester

Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes
Commercial (with buildings)	95.76	92.62	.	.	.	14
Seasonal Recreational Residential/Residential Aggregation	94.41	93.56	93.48	6.48	1.01	476
Seasonal Recreational Residential/Residential Aggregation-Off Water	94.41	93.56	93.48	6.48	1.01	476
Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	104.07	97.46	.	.	.	19
Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	104.03	100.11	.	.	.	27

**All sales adjusted for time and terms**  
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**2016 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Amor	0002	98.30	97.19	.	.	.	10	10
Aurdal	0003	93.69	93.09	.	.	.	24	24
Candor	0008	99.37	91.82	.	.	.	8	8
Clitherall	0010	101.69	102.62	.	.	.	15	15
Corliss	0012	88.77	90.42	.	.	.	11	11
Dane Prair	0013	92.59	90.72	.	.	.	9	9
Dead Lake	0014	96.62	92.87	.	.	.	19	19
Dora	0016	91.59	92.60	.	.	.	11	11
Dunn	0017	93.21	92.57	89.12	19.14	1.04	38	38
Edna	0020	92.89	93.12	.	.	.	18	18
Elizabeth	0022	100.44	91.12	.	.	.	11	11
Everts	0025	99.06	91.16	.	.	.	24	24
Girard	0029	95.13	90.64	.	.	.	20	20
Hobart	0032	89.69	90.79	.	.	.	11	11
Leaf Lake	0035	96.70	96.63	.	.	.	11	11
Lida	0037	91.36	91.03	.	.	.	28	28
Maine	0038	92.14	90.83	.	.	.	14	14
Ottertail	0046	97.19	91.36	.	.	.	22	22
Otto	0047	87.36	82.12	.	.	.	9	9
Pelican	0050	87.69	90.54	.	.	.	10	10

**All sales adjusted for time and terms**  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Perham TWP	0051	91.01	91.31	.	.	.	7	7
Pine Lake	0052	98.20	97.43	.	.	.	15	15
Rush Lake	0053	95.08	92.58	.	.	.	27	27
Scambler	0055	105.50	99.60	.	.	.	14	14
Sverdrup	0057	99.03	98.82	.	.	.	13	13
Tordenskjo	0058	95.71	94.44	.	.	.	9	9
Tumuli	0060	98.38	104.80	.	.	.	6	6
Battle Lak	0200	98.48	97.17	.	.	.	23	23
Dalton	0700	112.36	104.09	.	.	.	7	7
Dent	0900	96.31	94.69	.	.	.	6	6
Fergus Fal	1300	96.94	93.35	92.28	16.17	1.02	252	252
Henning	1400	108.00	97.73	.	.	.	8	8
New York M	1600	105.91	104.16	.	.	.	20	20
Ottertail	1700	100.02	95.12	.	.	.	12	12
Parkers Pr	1800	97.51	101.40	.	.	.	24	24
Pelican Ra	1900	108.26	96.61	.	.	.	26	26
Perham	2000	91.96	91.69	90.62	12.36	1.00	48	48
Underwood	2200	110.43	103.11	.	.	.	6	6

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Otter Tail CO=56 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Aurdal	0003	91.85	90.09	.	.	.	14	14
Pelican	0050	92.26	92.73	.	.	.	7	7
Battle Lak	0200	97.59	97.17	.	.	.	21	21
Dalton	0700	112.36	104.09	.	.	.	7	7
Dent	0900	96.31	94.69	.	.	.	6	6
Fergus Fal	1300	97.23	93.45	92.81	16.00	1.02	243	243
Henning	1400	108.00	97.73	.	.	.	8	8
New York M	1600	105.91	104.16	.	.	.	20	20
Ottertail	1700	99.21	93.05	.	.	.	6	6
Parkers Pr	1800	97.32	101.40	.	.	.	22	22
Pelican Ra	1900	108.26	96.61	.	.	.	26	26
Perham	2000	91.96	91.69	90.62	12.36	1.00	48	48

County\_Name=Otter Tail CO=56 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Amor	0002	97.16	97.19	.	.	.	8	8
Aurdal	0003	96.26	96.60	.	.	.	10	10
Clitherall	0010	102.15	102.90	.	.	.	12	12
Corliss	0012	91.52	90.65	.	.	.	6	6
Dane Prair	0013	93.26	90.80	.	.	.	7	7

**All sales adjusted for time and terms  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Dead Lake	0014	95.74	92.87	.	.	.	17	17
Dora	0016	86.72	89.19	.	.	.	8	8
Dunn	0017	96.83	96.12	90.01	16.59	1.05	34	34
Edna	0020	92.59	91.93	.	.	.	14	14
Elizabeth	0022	92.00	91.12	.	.	.	7	7
Everts	0025	92.78	89.37	.	.	.	20	20
Girard	0029	93.45	88.78	.	.	.	16	16
Hobart	0032	89.63	90.79	.	.	.	9	9
Leaf Lake	0035	98.01	99.55	.	.	.	10	10
Lida	0037	94.38	93.75	.	.	.	26	26
Maine	0038	93.39	95.53	.	.	.	12	12
Ottertail	0046	93.65	91.36	.	.	.	20	20
Otto	0047	89.01	85.76	.	.	.	7	7
Pine Lake	0052	101.92	99.00	.	.	.	11	11
Rush Lake	0053	97.85	97.77	.	.	.	23	23
Scambler	0055	107.76	100.81	.	.	.	12	12
Sverdrup	0057	95.77	96.34	.	.	.	8	8
Fergus Fal	1300	89.17	81.17	.	.	.	9	9
Ottertail	1700	100.83	96.23	.	.	.	6	6

**All sales adjusted for time and terms  
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**2016 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
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County\_Name=Otter Tail CO=56 PT=93 Property=Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Blowers	0004	108.12	105.63	.	.	.	6	0
Inman	0034	92.46	90.37	.	.	.	6	0

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**2016 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
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County\_Name=Otter Tail CO=56 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Blowers	0004	104.61	104.12	.	.	.	9	0
Inman	0034	92.99	96.22	.	.	.	7	0

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
Ratios reported only for jurisdictions with 6 sales or more**

CO=56 County\_Name=Otter Tail

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
06	Commercial (with buildings)	88.63	81.17	.	.	.	23	0
91	Seasonal Recreational Residential/Residential Aggregation	96.57	92.90	93.34	16.62	1.01	948	943
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	97.22	92.98	92.84	17.90	1.01	588	583
91	Seasonal Recreational Residential/Residential Aggregation-On Water	95.51	92.86	93.68	14.70	1.01	360	360
92	Rural Vacant Land (34.5 or more acres) Aggregation	102.12	97.20	93.64	25.76	1.02	56	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	101.92	98.84	93.40	23.70	1.04	84	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	101.95	98.71	96.63	22.46	1.02	115	0

**All sales adjusted for time and terms  
Based on sales from October 2015 through September 2016  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created FINAL**

**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Pennington CO=57 PT=06 Property=Commercial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Thief Rive	0600	89.47	90.17	.	.	.	6	0

**All sales adjusted for time and terms**  
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**source: RUNDATA.RATIO\_SBE created FINAL**



**2016 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
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**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Pennington CO=57 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Rocksbury	0016	83.27	84.51	.	.	.	7	4
Thief Rive	0600	94.19	92.22	93.98	11.74	1.00	125	116

County\_Name=Pennington CO=57 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Thief Rive	0600	93.31	91.67	92.75	11.15	1.00	116	116

County\_Name=Pennington CO=57 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Thief Rive	0600	105.59	110.55	.	.	.	9	0

**All sales adjusted for time and terms**  
**Based on sales from October 2015 through September 2016**  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
Ratios reported only for jurisdictions with 6 sales or more**

CO=57 County\_Name=Pennington

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
06	Commercial (with buildings)	86.16	89.12	.	.	.	7	0
91	Seasonal Recreational Residential/Residential Aggregation	92.18	91.26	91.48	11.95	1.00	155	142
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	91.50	91.03	90.52	11.58	1.00	142	142
91	Seasonal Recreational Residential/Residential Aggregation-On Water	99.66	97.19	.	.	.	13	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	106.50	101.58	.	.	.	18	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	106.50	101.58	.	.	.	18	0

**All sales adjusted for time and terms  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Chengwatan	0009	97.47	95.03	.	.	.	17	17
Dell Grove	0013	97.98	98.51	.	.	.	10	10
Kerrick TW	0019	105.46	97.16	.	.	.	6	6
Kettle Riv	0020	83.77	91.33	.	.	.	7	7
Mission Cr	0021	97.91	91.44	.	.	.	7	7
Munch	0022	111.71	100.73	.	.	.	6	6
Ogema	0025	106.62	102.72	.	.	.	6	6
Pine City	0028	97.62	92.74	.	.	.	25	25
Pine Lake	0029	96.60	95.34	.	.	.	8	8
Pokegama	0030	97.55	93.88	94.87	16.76	1.02	55	55
Sandstone	0033	95.74	91.28	.	.	.	8	8
Windemere	0036	93.95	93.86	94.86	12.40	1.00	43	43
Askov	0100	105.37	104.93	.	.	.	6	6
Hinckley	1200	99.41	97.70	.	.	.	18	18
Pine City	1700	96.95	95.89	94.91	8.70	1.02	54	54
Sandstone	2100	96.17	92.87	.	.	.	10	10
Willow Riv	2300	98.69	100.16	.	.	.	7	7
Rock Creek	2400	96.15	95.71	.	.	.	20	20

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Chengwatan	0009	93.20	92.07	.	.	.	11	11
Dell Grove	0013	95.15	97.03	.	.	.	7	7
Mission Cr	0021	99.49	93.52	.	.	.	6	6
Pine City	0028	99.98	91.49	.	.	.	17	17
Pokegama	0030	103.58	94.13	.	.	.	20	20
Sandstone	0033	95.74	91.28	.	.	.	8	8
Windemere	0036	89.87	90.21	.	.	.	20	20
Askov	0100	105.37	104.93	.	.	.	6	6
Hinckley	1200	99.01	97.36	.	.	.	17	17
Pine City	1700	97.13	96.18	95.16	8.85	1.02	47	47
Sandstone	2100	96.17	92.87	.	.	.	10	10
Willow Riv	2300	97.64	97.76	.	.	.	6	6
Rock Creek	2400	96.15	95.71	.	.	.	20	20

County\_Name=Pine CO=58 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Chengwatan	0009	105.29	98.86	.	.	.	6	6
Pine City	0028	92.61	94.09	.	.	.	8	8
Pokegama	0030	94.10	93.88	95.07	11.48	1.02	35	35

**All sales adjusted for time and terms  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Pine CO=58 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Windemere	0036	97.50	96.24	.	.	.	23	23
Pine City	1700	95.71	93.35	.	.	.	7	7

**All sales adjusted for time and terms**  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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County\_Name=Pine CO=58 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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Brook Park	0007	100.48	102.02	.	.	.	6	0

**All sales adjusted for time and terms**  
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**2016 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
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County\_Name=Pine CO=58 PT=93 Property=Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Brook Park	0007	99.79	95.67	.	.	.	7	0
Finlayson	0015	99.80	94.70	.	.	.	7	0

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**2016 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Brook Park	0007	99.79	95.67	.	.	.	7	0
Finlayson	0015	101.19	97.58	.	.	.	10	0
Partridge	0027	96.83	101.59	.	.	.	6	0

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
Ratios reported only for jurisdictions with 6 sales or more**

CO=58 County\_Name=Pine

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
06	Commercial (with buildings)	98.73	98.98	.	.	.	13	0
91	Seasonal Recreational Residential/Residential Aggregation	97.84	95.18	94.73	12.22	1.02	387	387
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	98.62	95.18	94.70	13.05	1.03	281	281
91	Seasonal Recreational Residential/Residential Aggregation-On Water	95.78	95.24	94.77	10.00	1.01	106	106
92	Rural Vacant Land (34.5 or more acres) Aggregation	96.44	93.45	95.78	14.16	0.99	50	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	97.17	94.22	96.57	15.29	0.99	64	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	99.46	96.63	100.98	14.67	0.98	93	0

**All sales adjusted for time and terms  
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**2016 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Edgerton	0100	96.11	96.72	.	.	.	10	0
Pipestone	0700	95.86	95.01	93.99	12.25	1.01	54	0
Jasper	7600	91.99	94.10	.	.	.	12	0

County\_Name=Pipestone CO=59 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Edgerton	0100	96.11	96.72	.	.	.	10	0
Pipestone	0700	95.86	95.01	93.99	12.25	1.01	54	0
Jasper	7600	91.99	94.10	.	.	.	12	0

**All sales adjusted for time and terms**  
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**2016 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

**Countywide Ratios by Property Type  
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CO=59 County\_Name=Pipestone

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	96.20	95.73	93.94	11.54	1.02	93	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	96.20	95.73	93.94	11.54	1.02	93	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	102.41	92.39	.	.	.	12	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	105.88	93.21	.	.	.	13	0

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**2016 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

**City and Township Ratios by Property Type  
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County\_Name=Polk CO=60 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Crookston	0011	119.67	98.96	.	.	.	8	8
Gentilly	0021	99.80	95.51	.	.	.	6	6
Godfrey	0022	95.72	85.47	.	.	.	6	1
Woodside	0059	89.77	94.67	.	.	.	14	0
Crookston	0400	98.35	94.99	93.44	19.61	1.02	91	91
East Grand	0500	94.14	93.32	94.28	10.30	0.99	122	122
Fertile	0900	95.68	86.17	.	.	.	7	7
Fosston	1100	97.71	95.55	.	.	.	19	19
McIntosh	1600	87.09	86.90	.	.	.	6	6

County\_Name=Polk CO=60 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Crookston	0011	119.67	98.96	.	.	.	8	8
Gentilly	0021	99.80	95.51	.	.	.	6	6
Crookston	0400	98.35	94.99	93.44	19.61	1.02	91	91
East Grand	0500	94.14	93.32	94.28	10.30	0.99	122	122
Fertile	0900	95.68	86.17	.	.	.	7	7
Fosston	1100	97.71	95.55	.	.	.	19	19
McIntosh	1600	87.09	86.90	.	.	.	6	6

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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County\_Name=Polk CO=60 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Woodside	0059	89.77	94.67	.	.	.	14	0

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**2016 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

**Countywide Ratios by Property Type  
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CO=60 County\_Name=Polk

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
06	Commercial (with buildings)	75.35	78.33	.	.	.	17	0
91	Seasonal Recreational Residential/Residential Aggregation	95.88	92.54	91.97	17.97	1.01	349	319
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	96.02	92.54	91.54	18.08	1.02	319	319
91	Seasonal Recreational Residential/Residential Aggregation-On Water	94.36	92.34	94.81	.	.	30	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	107.29	100.08	97.06	21.27	1.01	41	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	105.24	98.44	96.78	20.42	1.01	50	0

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**2016 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
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County\_Name=Pope CO=61 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Glenwood T	0007	93.98	94.92	.	.	.	16	7
Minnewaska	0013	98.98	99.67	.	.	.	6	2
White Bear	0020	105.23	99.23	.	.	.	8	6
Glenwood	0300	95.19	94.28	93.10	10.19	1.01	32	29
Long Beach	0400	97.42	100.13	.	.	.	7	3
Lowry	0500	100.40	95.05	.	.	.	8	8
Starbuck	0800	99.20	100.53	.	.	.	17	17

County\_Name=Pope CO=61 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Glenwood T	0007	88.93	88.09	.	.	.	7	7
White Bear	0020	104.49	91.78	.	.	.	6	6
Glenwood	0300	94.99	93.70	.	.	.	29	29
Lowry	0500	100.40	95.05	.	.	.	8	8
Starbuck	0800	99.20	100.53	.	.	.	17	17

County\_Name=Pope CO=61 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Glenwood T	0007	97.90	97.11	.	.	.	9	0

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
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CO=61 County\_Name=Pope

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	96.86	96.20	95.50	10.97	1.00	122	89
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	95.87	93.70	92.97	12.36	1.02	89	89
91	Seasonal Recreational Residential/Residential Aggregation-On Water	99.52	98.11	98.80	6.88	1.01	33	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	103.92	97.46	.	.	.	7	0

**All sales adjusted for time and terms  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
St. Paul	8900	105.39	104.13	101.44	11.22	1.04	109	0

**All sales adjusted for time and terms**  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Roseville	0400	102.42	98.29	.	.	.	12	12
Maplewood	1100	90.30	92.64	.	.	.	8	8
St. Paul	8900	96.25	94.40	94.10	13.10	1.01	34	34
White Bear	9400	95.53	96.09	.	.	.	9	9

**All sales adjusted for time and terms**  
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**2016 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
St. Paul	8900	104.24	102.11	.	.	.	9	0

**All sales adjusted for time and terms**  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
White Bear	0014	96.47	96.12	95.40	6.60	1.00	174	174
New Bright	0100	93.03	93.45	92.91	6.50	1.00	226	226
North St.	0200	98.02	98.01	97.40	5.61	1.01	140	140
Roseville	0400	97.22	96.92	96.64	6.69	1.01	386	386
Falcon Hei	0500	97.50	97.24	96.90	4.20	1.01	39	39
Lauderdale	0600	98.36	95.63	.	.	.	26	26
Arden Hill	0700	94.07	94.98	93.98	7.25	1.00	83	83
Little Can	0800	93.01	93.42	92.82	6.45	1.00	126	126
North Oaks	1000	94.58	94.91	93.89	4.84	1.00	73	67
Maplewood	1100	97.57	97.68	97.25	6.05	1.00	438	438
Shoreview	1200	97.53	96.93	96.89	7.22	1.01	381	381
Vadnais He	1300	94.17	94.08	94.02	5.36	1.00	168	168
Mounds Vie	1700	97.06	97.35	97.00	4.73	1.00	113	113
St. Paul	8900	97.67	95.90	95.87	8.43	1.01	3,043	3,043
St. Anthon	9100	92.66	92.39	92.53	.	.	30	30
White Bear	9400	96.48	95.72	95.71	6.35	1.01	283	283

**All sales adjusted for time and terms**  
**Based on sales from October 2015 through September 2016**  
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**source: RUNDATA.RATIO\_SBE created FINAL**

**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Ramsey CO=62 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
White Bear	0014	96.52	96.04	95.37	6.65	1.00	169	169
New Bright	0100	93.03	93.53	92.91	6.52	1.00	222	222
North St.	0200	98.04	98.01	97.43	5.63	1.01	139	139
Roseville	0400	97.17	96.89	96.59	6.68	1.01	384	384
Falcon Hei	0500	97.50	97.24	96.90	4.20	1.01	39	39
Lauderdale	0600	98.36	95.63	.	.	.	26	26
Arden Hill	0700	94.23	95.21	94.35	7.38	0.99	79	79
Little Can	0800	92.93	93.41	92.66	6.45	1.00	123	123
North Oaks	1000	94.33	94.85	93.46	4.71	1.00	67	67
Maplewood	1100	97.57	97.68	97.24	6.07	1.00	436	436
Shoreview	1200	97.56	96.98	97.05	7.24	1.01	376	376
Vadnais He	1300	94.21	94.14	94.07	5.37	1.00	166	166
Mounds Vie	1700	97.06	97.35	97.00	4.73	1.00	113	113
St. Paul	8900	97.68	95.90	95.87	8.43	1.01	3,041	3,041
St. Anthon	9100	92.56	91.82	.	.	.	29	29
White Bear	9400	96.54	95.85	95.82	6.39	1.00	278	278

County\_Name=Ramsey CO=62 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
North Oaks	1000	97.41	98.21	.	.	.	6	0

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
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CO=62 County\_Name=Ramsey

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
02	Apartment (4 or more units)	104.79	103.99	99.62	10.95	1.04	125	0
06	Commercial (with buildings)	95.82	93.97	91.93	12.57	1.03	77	77
07	Industrial (with buildings)	103.80	99.49	.	.	.	20	0
91	Seasonal Recreational Residential/Residential Aggregation	97.02	96.00	95.75	7.50	1.01	5,731	5,725
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	97.03	96.00	95.77	7.52	1.01	5,689	5,689
91	Seasonal Recreational Residential/Residential Aggregation-On Water	94.96	95.15	94.75	5.29	1.01	42	36

**All sales adjusted for time and terms  
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**2016 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**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

<b>Property</b>	<b>Mean ratio</b>	<b>Median ratio</b>	<b>Aggregate ratio</b>	<b>Coeff. of dispersion *</b>	<b>Price related differential *</b>	<b># Sales with Extremes</b>
Apartment (4 or more units)	100.73	102.92	.	.	.	16
Commercial (with buildings)	95.49	93.83	91.30	12.09	1.03	43
Industrial (with buildings)	103.44	99.20	.	.	.	11
Seasonal Recreational Residential/Residential Aggregation	96.28	96.12	95.63	6.46	1.00	2,688
Seasonal Recreational Residential/Residential Aggregation-Off Water	96.30	96.15	95.66	6.47	1.00	2,648
Seasonal Recreational Residential/Residential Aggregation-On Water	95.09	95.15	94.79	5.14	1.01	40

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Oklee	0400	108.10	106.44	.	.	.	10	0
Red Lake F	0600	101.00	93.07	.	.	.	16	0

County\_Name=Red Lake CO=63 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Oklee	0400	108.10	106.44	.	.	.	10	0
Red Lake F	0600	101.00	93.07	.	.	.	16	0

**All sales adjusted for time and terms**  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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CO=63 County\_Name=Red Lake

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	100.34	91.86	90.56	25.32	1.06	41	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	100.34	91.86	90.56	25.32	1.06	41	0

**All sales adjusted for time and terms**  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Belview	0100	95.59	94.73	.	.	.	7	7
Lamberton	0400	102.25	91.95	.	.	.	10	10
Morgan	0700	98.01	95.13	.	.	.	14	14
Redwood Fa	0900	93.64	92.85	91.64	8.72	1.02	82	82
Sanborn	1100	93.79	92.25	.	.	.	6	6
Wabasso	1400	103.10	95.81	.	.	.	13	13
Walnut Gro	1500	86.03	90.89	.	.	.	12	12

County\_Name=Redwood CO=64 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Belview	0100	95.59	94.73	.	.	.	7	7
Lamberton	0400	102.25	91.95	.	.	.	10	10
Morgan	0700	98.01	95.13	.	.	.	14	14
Redwood Fa	0900	93.64	92.85	91.64	8.72	1.02	82	82
Sanborn	1100	93.79	92.25	.	.	.	6	6
Wabasso	1400	103.10	95.81	.	.	.	13	13
Walnut Gro	1500	86.03	90.89	.	.	.	12	12

**All sales adjusted for time and terms**  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
Ratios reported only for jurisdictions with 6 sales or more**

CO=64 County\_Name=Redwood

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
06	Commercial (with buildings)	96.34	98.00	.	.	.	9	0
91	Seasonal Recreational Residential/Residential Aggregation	93.38	91.60	89.62	12.31	1.03	190	190
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	93.38	91.60	89.62	12.31	1.03	190	190
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	101.78	102.54	.	.	.	17	17
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	102.01	104.23	.	.	.	18	17

**All sales adjusted for time and terms  
Based on sales from October 2015 through September 2016  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Bird Islan	0100	97.25	97.74	.	.	.	12	12
Buffalo La	0200	99.74	100.73	.	.	.	7	7
Danube	0300	94.18	95.30	.	.	.	11	11
Fairfax	0400	92.92	90.43	.	.	.	8	8
Hector	0600	98.90	96.30	.	.	.	8	8
Olivia	0800	93.72	95.53	.	.	.	25	25
Renville	0900	102.40	100.51	.	.	.	14	14

County\_Name=Renville CO=65 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Bird Islan	0100	97.25	97.74	.	.	.	12	12
Buffalo La	0200	99.74	100.73	.	.	.	7	7
Danube	0300	94.18	95.30	.	.	.	11	11
Fairfax	0400	92.92	90.43	.	.	.	8	8
Hector	0600	98.90	96.30	.	.	.	8	8
Olivia	0800	93.72	95.53	.	.	.	25	25
Renville	0900	102.40	100.51	.	.	.	14	14

**All sales adjusted for time and terms  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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County\_Name=Renville CO=65 PT=93 Property=Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Sacred Hea	0023	109.58	106.57	.	.	.	6	6

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**2016 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
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County\_Name=Renville CO=65 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Sacred Hea	0023	109.58	106.57	.	.	.	6	6

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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CO=65 County\_Name=Renville

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	97.15	96.67	94.38	11.72	1.02	123	120
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	97.23	96.92	94.29	11.60	1.02	120	120
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	98.05	95.98	95.90	10.20	1.01	36	36
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	98.05	95.98	95.90	10.20	1.01	36	36

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**2016 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Faribault	0300	97.53	100.34	.	.	.	13	0
Northfield	9700	92.28	94.22	.	.	.	10	0

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Bridgewater	0001	93.27	92.84	.	.	.	15	15
Cannon Cit	0002	94.50	95.47	.	.	.	11	11
Erin	0003	97.55	91.84	.	.	.	7	7
Forest	0004	89.71	91.36	.	.	.	13	13
Northfield	0006	99.12	97.82	.	.	.	11	11
Shieldsvil	0008	95.36	95.28	.	.	.	17	17
Walcott	0009	95.15	93.19	.	.	.	8	8
Warsaw	0010	96.66	93.38	.	.	.	14	14
Webster	0011	91.37	92.34	.	.	.	15	15
Wells	0012	91.53	91.63	.	.	.	25	25
Wheatland	0013	91.99	92.38	.	.	.	7	7
Dundas	0200	91.01	91.63	90.40	9.12	1.01	35	35
Faribault	0300	95.73	91.31	91.95	13.90	1.00	304	304
Lonsdale	0400	94.87	92.35	93.65	8.93	1.00	108	108
Morristown	0500	93.81	92.43	.	.	.	16	16
Nerstrand	0600	98.29	94.25	.	.	.	9	9
Northfield	9700	92.51	91.26	91.74	9.38	1.00	255	255

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Rice CO=66 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Bridgewater	0001	93.27	92.84	.	.	.	15	15
Cannon Cit	0002	94.50	95.47	.	.	.	11	11
Northfield	0006	99.12	97.82	.	.	.	11	11
Walcott	0009	95.15	93.19	.	.	.	8	8
Warsaw	0010	91.06	91.10	.	.	.	8	8
Webster	0011	91.37	92.34	.	.	.	15	15
Wells	0012	94.47	93.85	.	.	.	9	9
Wheatland	0013	91.99	92.38	.	.	.	7	7
Dundas	0200	91.13	92.14	90.48	.	.	33	33
Faribault	0300	95.67	91.29	91.82	13.88	1.00	303	303
Lonsdale	0400	94.90	92.18	93.64	9.19	1.00	104	104
Morristown	0500	94.37	92.69	.	.	.	15	15
Nerstrand	0600	98.29	94.25	.	.	.	9	9
Northfield	9700	92.74	91.76	91.89	9.52	1.00	234	234

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Forest	0004	89.32	91.32	.	.	.	10	10
Shieldsvil	0008	100.10	95.65	.	.	.	14	14
Warsaw	0010	104.12	102.22	.	.	.	6	6
Wells	0012	89.88	91.06	.	.	.	16	16
Northfield	9700	89.94	90.22	.	.	.	21	21

**All sales adjusted for time and terms**  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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County\_Name=Rice CO=66 PT=93 Property=Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Wells	0012	117.97	103.80	.	.	.	8	0

**All sales adjusted for time and terms**  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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County\_Name=Rice CO=66 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Webster	0011	87.16	92.32	.	.	.	6	0
Wells	0012	116.22	102.23	.	.	.	9	0

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
Ratios reported only for jurisdictions with 6 sales or more**

CO=66 County\_Name=Rice

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
06	Commercial (with buildings)	94.28	98.79	93.56	14.59	1.01	31	0
91	Seasonal Recreational Residential/Residential Aggregation	94.13	91.88	92.38	10.93	1.00	879	879
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	94.17	91.88	92.17	10.97	1.00	799	799
91	Seasonal Recreational Residential/Residential Aggregation-On Water	93.74	91.98	93.84	10.56	1.00	80	80
92	Rural Vacant Land (34.5 or more acres) Aggregation	101.72	96.09	.	.	.	14	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	100.43	96.57	.	.	.	29	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	100.18	96.09	90.35	21.27	1.11	38	0

**All sales adjusted for time and terms  
Based on sales from October 2015 through September 2016  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Rock CO=67 PT=06 Property=Commercial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Luverne	0900	77.19	73.53	.	.	.	6	0

**All sales adjusted for time and terms**  
**Based on sales from October 2015 through September 2016**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created FINAL**

**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Hills	0500	95.98	96.81	.	.	.	12	12
Luverne	0900	90.25	91.63	89.01	12.05	1.02	76	76

County\_Name=Rock CO=67 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Hills	0500	95.98	96.81	.	.	.	12	12
Luverne	0900	90.25	91.63	89.01	12.05	1.02	76	76

**All sales adjusted for time and terms**  
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**2016 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

**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 *	Price related differential *	# Sales with Extremes	Sales with time trends
06	Commercial (with buildings)	80.90	75.87	.	.	.	7	0
91	Seasonal Recreational Residential/Residential Aggregation	90.19	91.32	88.26	12.66	1.02	117	117
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	90.19	91.32	88.26	12.66	1.02	117	117
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	88.98	90.55	.	.	.	20	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	88.98	90.55	.	.	.	20	0

**All sales adjusted for time and terms  
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**2016 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

**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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Moranville	0021	98.81	93.25	.	.	.	7	0
Ross	0028	94.25	93.60	.	.	.	6	0
Lake	0035	97.18	94.58	.	.	.	17	0
Greenbush	0200	96.54	94.25	.	.	.	8	0
Roseau	0900	97.66	94.58	92.77	14.89	1.03	43	0
Warroad	1600	97.79	97.09	.	.	.	23	0

County\_Name=Roseau CO=68 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Moranville	0021	98.81	93.25	.	.	.	7	0
Ross	0028	94.25	93.60	.	.	.	6	0
Lake	0035	97.18	94.58	.	.	.	17	0
Greenbush	0200	96.54	94.25	.	.	.	8	0
Roseau	0900	97.66	94.58	92.77	14.89	1.03	43	0
Warroad	1600	97.79	97.09	.	.	.	23	0

**All sales adjusted for time and terms  
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**2016 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Jadis	0015	96.83	99.40	.	.	.	6	0

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**2016 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

**Countywide Ratios by Property Type  
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CO=68 County\_Name=Roseau

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
06	Commercial (with buildings)	120.89	100.74	.	.	.	6	0
91	Seasonal Recreational Residential/Residential Aggregation	98.66	94.58	94.05	16.64	1.02	149	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	98.66	94.58	94.05	16.64	1.02	149	0
92	Rural Vacant Land (34.5 or more acres) Aggregation	93.82	92.52	.	.	.	12	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	94.25	93.31	90.67	17.70	1.04	36	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	93.61	92.24	88.51	18.69	1.06	46	0

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**2016 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
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County\_Name=St. Louis CO=69 PT=02 Property=Apartment (4 or more units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Duluth	9000	103.37	99.60	.	.	.	15	0

**All sales adjusted for time and terms**  
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**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
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County\_Name=St. Louis CO=69 PT=06 Property=Commercial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Ely	2500	110.55	96.98	.	.	.	8	0
Duluth	9000	89.40	94.42	.	.	.	14	0

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**2016 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
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County\_Name=St. Louis CO=69 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Balkan	0008	87.49	91.01	.	.	.	11	10
Beatty	0010	88.97	90.50	.	.	.	19	2
Biwabik TW	0011	101.26	98.45	.	.	.	7	5
Breitung	0012	88.80	90.97	.	.	.	12	3
Canosia	0014	99.61	96.15	.	.	.	24	21
Clinton	0017	90.43	92.34	.	.	.	6	5
Duluth TWP	0021	95.39	95.69	.	.	.	22	19
Embarrass	0024	96.85	96.21	.	.	.	6	6
Fayal	0026	91.55	95.24	.	.	.	16	8
Fredenberg	0030	87.72	92.10	.	.	.	11	8
French	0031	98.61	94.36	.	.	.	12	1
Gnesen	0032	95.58	91.45	.	.	.	15	9
Grand Lake	0033	91.74	90.66	90.28	14.65	0.99	36	19
Lakewood	0040	95.19	94.77	.	.	.	24	24
Midway	0047	93.60	90.66	.	.	.	19	19
Morse	0050	89.65	91.78	.	.	.	27	19
Normanna	0054	101.26	92.63	.	.	.	7	7
Northland	0055	97.99	90.23	.	.	.	6	1
Solway	0063	94.69	90.38	.	.	.	13	13
White	0071	101.86	98.18	.	.	.	14	11

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
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County\_Name=St. Louis CO=69 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Greenwood	0074	96.95	95.24	94.22	.	.	32	1
Eagles Nes	0077	88.36	91.15	.	.	.	8	1
Unorg. 05	0090	85.10	93.99	.	.	.	9	2
Unorg. 06	0091	96.71	92.69	.	.	.	7	4
Unorg. 07	0092	100.48	97.90	.	.	.	10	3
Unorg. 08	0093	99.88	99.54	.	.	.	10	8
Unorg. 09	0094	93.67	92.69	.	.	.	6	0
Unorg. 10	0095	90.50	91.08	.	.	.	9	6
Unorg. 12	0097	120.28	100.14	.	.	.	9	5
Aurora	0600	107.42	94.94	.	.	.	19	19
Biwabik	0900	105.17	92.61	.	.	.	19	15
Buhl	1300	101.19	91.44	.	.	.	15	15
Chisholm	1800	104.35	95.56	94.19	21.28	1.04	44	44
Cook	1900	83.01	91.08	.	.	.	7	7
Ely	2500	94.41	90.97	88.96	19.04	1.04	52	51
Eveleth	2700	102.03	91.43	.	.	.	29	29
Gilbert	3500	110.95	96.48	.	.	.	21	21
Hermantown	3600	91.50	92.14	90.72	9.43	1.01	101	101
Hibbing	3800	96.97	91.81	90.47	17.99	1.03	167	167
Mountain I	5400	91.22	91.64	.	.	.	16	15

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
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County\_Name=St. Louis CO=69 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Proctor	5900	98.74	91.96	93.96	16.60	1.01	46	46
Rice Lake	6100	96.24	93.95	93.38	13.18	0.99	42	42
Virginia	6900	99.42	94.40	89.79	25.34	1.04	103	103
Hoyt Lakes	7200	101.14	96.59	93.49	21.28	1.06	33	30
Babbitt	7300	93.75	93.14	.	.	.	27	27
Duluth	9000	93.34	91.91	91.52	12.74	1.01	1,145	1,131

County\_Name=St. Louis CO=69 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Balkan	0008	87.14	90.67	.	.	.	10	10
Canosia	0014	100.60	101.76	.	.	.	21	21
Duluth TWP	0021	96.59	97.27	.	.	.	19	19
Embarrass	0024	96.85	96.21	.	.	.	6	6
Fayal	0026	89.21	94.95	.	.	.	8	8
Fredenberg	0030	89.13	95.12	.	.	.	8	8
Gnesen	0032	94.07	91.45	.	.	.	9	9
Grand Lake	0033	88.43	90.92	.	.	.	19	19
Lakewood	0040	95.19	94.77	.	.	.	24	24
Midway	0047	93.60	90.66	.	.	.	19	19
Morse	0050	89.29	89.68	.	.	.	19	19

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
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County\_Name=St. Louis CO=69 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Normanna	0054	101.26	92.63	.	.	.	7	7
Solway	0063	94.69	90.38	.	.	.	13	13
White	0071	101.09	95.64	.	.	.	11	11
Unorg. 08	0093	93.19	90.82	.	.	.	8	8
Unorg. 10	0095	87.15	80.05	.	.	.	6	6
Aurora	0600	107.42	94.94	.	.	.	19	19
Biwabik	0900	98.99	90.43	.	.	.	15	15
Buhl	1300	101.19	91.44	.	.	.	15	15
Chisholm	1800	104.35	95.56	94.19	21.28	1.04	44	44
Cook	1900	83.01	91.08	.	.	.	7	7
Ely	2500	94.60	91.04	89.21	19.01	1.04	51	51
Eveleth	2700	102.03	91.43	.	.	.	29	29
Gilbert	3500	110.95	96.48	.	.	.	21	21
Hermantown	3600	91.50	92.14	90.72	9.43	1.01	101	101
Hibbing	3800	96.97	91.81	90.47	17.99	1.03	167	167
Mountain I	5400	91.86	92.39	.	.	.	15	15
Proctor	5900	98.74	91.96	93.96	16.60	1.01	46	46
Rice Lake	6100	96.24	93.95	93.38	13.18	0.99	42	42
Virginia	6900	99.42	94.40	89.79	25.34	1.04	103	103
Hoyt Lakes	7200	101.66	95.50	93.10	.	.	30	30

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**2016 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

**City and Township Ratios by Property Type  
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County\_Name=St. Louis CO=69 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Babbitt	7300	93.75	93.14	.	.	.	27	27
Duluth	9000	93.35	91.92	91.56	12.75	1.01	1,131	1,131

County\_Name=St. Louis CO=69 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Beatty	0010	90.36	90.50	.	.	.	17	0
Breitung	0012	91.14	94.27	.	.	.	9	0
Fayal	0026	93.88	95.82	.	.	.	8	0
French	0031	99.00	94.38	.	.	.	11	0
Gnesen	0032	97.85	93.47	.	.	.	6	0
Grand Lake	0033	95.45	90.50	.	.	.	17	0
Morse	0050	90.50	91.80	.	.	.	8	0
Greenwood	0074	98.80	96.18	94.88	.	.	31	0
Eagles Nes	0077	90.45	91.82	.	.	.	7	0
Unorg. 05	0090	83.82	93.99	.	.	.	7	0
Unorg. 07	0092	103.86	101.31	.	.	.	7	0
Unorg. 09	0094	93.67	92.69	.	.	.	6	0
Duluth	9000	92.13	90.70	.	.	.	14	0

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**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Colvin	0018	94.18	94.27	.	.	.	6	0
White	0071	93.73	90.84	.	.	.	6	0
Unorg. 11	0096	101.20	94.02	.	.	.	6	0

**All sales adjusted for time and terms**  
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**2016 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
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County\_Name=St. Louis CO=69 PT=93 Property=Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Colvin	0018	94.18	94.27	.	.	.	6	0
White	0071	93.73	90.84	.	.	.	6	0
Unorg. 11	0096	101.20	94.02	.	.	.	6	0

**All sales adjusted for time and terms**  
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**2016 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
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County\_Name=St. Louis CO=69 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Colvin	0018	94.18	94.27	.	.	.	6	0
White	0071	93.73	90.84	.	.	.	6	0
Unorg. 11	0096	101.20	94.02	.	.	.	6	0

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
Ratios reported only for jurisdictions with 6 sales or more**

CO=69 County\_Name=St. Louis

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
02	Apartment (4 or more units)	100.09	96.86	.	.	.	18	0
06	Commercial (with buildings)	105.76	96.75	96.37	29.34	1.05	43	0
91	Seasonal Recreational Residential/Residential Aggregation	95.19	92.30	91.65	15.56	1.01	2,441	2,203
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	95.21	92.30	91.43	15.54	1.01	2,203	2,203
91	Seasonal Recreational Residential/Residential Aggregation-On Water	94.99	92.48	92.91	15.96	1.00	238	0
92	Rural Vacant Land (34.5 or more acres) Aggregation	99.06	94.77	92.68	25.94	1.05	116	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	99.41	94.87	92.78	26.14	1.05	117	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	99.11	94.99	91.85	25.73	1.06	120	0

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**2016 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**Selected Countywide Ratios with Largest Cities Removed:**  
**Hennepin without Minneapolis, Ramsey without St. Paul**  
**St. Louis without Duluth, Olmsted without Rochester**  
**Benton, Sherburne and Stearns without St Cloud, Clay without Moorhead**

CO=69 County=St. Louis without Duluth

Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes
Commercial (with buildings)	113.66	97.72	.	.	.	29
Seasonal Recreational Residential/Residential Aggregation	96.83	92.83	91.79	18.04	1.02	1,296
Seasonal Recreational Residential/Residential Aggregation-Off Water	97.17	92.83	91.26	18.43	1.02	1,072
Seasonal Recreational Residential/Residential Aggregation-On Water	95.17	92.83	93.26	16.18	1.00	224
Rural Vacant Land (34.5 or more acres) Aggregation	99.06	94.77	92.68	25.94	1.05	116
Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	99.41	94.87	92.78	26.14	1.05	117
Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	99.11	94.99	91.85	25.73	1.06	120

**All sales adjusted for time and terms**  
**Based on sales from October 2015 through September 2016**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created FINAL**



**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
**Ratios reported only for jurisdictions with 6 sales or more**

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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Savage	0900	103.54	101.44	.	.	.	6	0
Shakopee	1000	90.71	93.26	.	.	.	6	0

**All sales adjusted for time and terms**  
**Based on sales from October 2015 through September 2016**  
**\* Indicate calculations were done without extreme ratios**  
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**2016 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
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**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Scott CO=70 PT=07 Property=Industrial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Jackson	0008	94.98	94.99	.	.	.	6	0

**All sales adjusted for time and terms**  
**Based on sales from October 2015 through September 2016**  
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**2016 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
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**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Scott CO=70 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Belle Plai	0001	92.36	94.53	.	.	.	12	12
Cedar Lake	0003	92.49	92.14	91.04	9.12	1.01	36	36
Credit Riv	0004	93.89	93.56	93.57	6.62	1.00	63	63
Helena	0007	94.45	93.38	.	.	.	16	16
Louisville	0009	95.39	93.74	.	.	.	13	13
New Market	0010	91.82	92.24	91.71	8.62	1.00	47	47
Sand Creek	0012	86.75	94.38	.	.	.	9	9
Spring Lak	0013	97.83	97.27	96.34	.	.	32	32
Belle Plai	0100	95.52	94.30	94.85	8.56	1.00	144	144
Jordan	0400	92.86	92.76	91.70	9.15	1.00	89	89
Elko New M	0600	93.37	92.41	93.18	7.00	1.00	89	89
Prior Lake	0800	92.69	92.26	92.65	8.80	1.00	521	521
Savage	0900	93.14	92.82	92.56	5.77	1.00	562	562
Shakopee	1000	94.03	93.84	93.28	6.96	1.01	664	664
New Prague	8000	93.26	93.50	93.25	6.83	1.00	71	71

**All sales adjusted for time and terms**  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Scott CO=70 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Belle Plai	0001	92.36	94.53	.	.	.	12	12
Cedar Lake	0003	92.49	92.14	91.04	9.12	1.01	36	36
Credit Riv	0004	93.89	93.56	93.57	6.62	1.00	63	63
Helena	0007	94.45	93.38	.	.	.	16	16
Louisville	0009	95.39	93.74	.	.	.	13	13
New Market	0010	91.82	92.24	91.71	8.62	1.00	47	47
Sand Creek	0012	86.75	94.38	.	.	.	9	9
Spring Lak	0013	97.83	97.27	96.34	.	.	32	32
Belle Plai	0100	95.52	94.30	94.85	8.56	1.00	144	144
Jordan	0400	92.86	92.76	91.70	9.15	1.00	89	89
Elko New M	0600	93.37	92.41	93.18	7.00	1.00	89	89
Prior Lake	0800	92.80	92.26	93.18	8.34	1.00	471	471
Savage	0900	93.14	92.82	92.56	5.77	1.00	562	562
Shakopee	1000	94.03	93.84	93.28	6.96	1.01	664	664
New Prague	8000	93.26	93.50	93.25	6.83	1.00	71	71

County\_Name=Scott CO=70 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Prior Lake	0800	91.71	91.97	90.60	13.22	1.01	50	50

**All sales adjusted for time and terms  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
Ratios reported only for jurisdictions with 6 sales or more**

CO=70 County\_Name=Scott

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
02	Apartment (4 or more units)	96.39	93.73	.	.	.	6	0
06	Commercial (with buildings)	94.41	93.86	.	.	.	21	0
07	Industrial (with buildings)	88.45	94.95	.	.	.	16	0
90	Agricultural Bare Land (less than 34.5 acres) Aggregation	105.61	92.35	.	.	.	10	0
91	Seasonal Recreational Residential/Residential Aggregation	93.46	93.06	92.88	7.47	1.01	2,375	2,375
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	93.49	93.07	93.01	7.35	1.00	2,325	2,325
91	Seasonal Recreational Residential/Residential Aggregation-On Water	91.71	91.97	90.60	13.22	1.01	50	50
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	96.08	99.02	.	.	.	8	0

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Sherburne CO=71 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Baldwin	0001	93.57	92.30	93.24	8.52	1.00	82	82
Becker TWP	0002	94.52	93.75	94.36	6.87	1.00	69	69
Big Lake T	0003	93.54	93.00	92.46	6.97	1.01	103	103
Blue Hill	0004	95.34	94.16	.	.	.	26	26
Clear Lake	0005	93.63	95.26	.	.	.	15	15
Haven	0007	96.69	98.74	.	.	.	26	26
Livonia	0008	93.09	92.27	92.68	7.48	1.01	73	73
Orrock	0009	90.33	92.81	91.00	8.09	1.00	47	47
Palmer	0010	96.74	96.79	96.12	5.71	1.01	42	42
Santiago	0011	92.55	92.82	.	.	.	19	19
Becker	0100	95.64	95.07	95.42	4.90	1.00	93	93
Big Lake	0200	92.85	93.03	92.49	4.70	1.00	190	190
Clear Lake	0300	95.86	96.95	.	.	.	17	17
Elk River	0400	93.74	93.84	93.76	6.84	1.00	345	345
Zimmerman	0500	93.11	93.12	92.77	5.88	1.00	122	122
St. Cloud	9200	93.44	90.80	89.99	10.42	1.02	72	71

**All sales adjusted for time and terms  
Based on sales from October 2015 through September 2016  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
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County\_Name=Sherburne CO=71 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Baldwin	0001	93.60	92.36	93.55	7.56	1.00	70	70
Becker TWP	0002	94.36	93.75	94.10	6.68	1.00	64	64
Big Lake T	0003	93.62	93.00	93.14	6.20	1.01	81	81
Blue Hill	0004	95.31	94.13	.	.	.	25	25
Haven	0007	96.44	98.74	.	.	.	22	22
Livonia	0008	93.16	92.27	92.63	7.41	1.01	70	70
Oroch	0009	89.32	92.50	89.75	8.16	1.01	34	34
Palmer	0010	93.78	93.49	.	.	.	19	19
Santiago	0011	92.55	92.82	.	.	.	19	19
Becker	0100	95.64	95.07	95.42	4.90	1.00	93	93
Big Lake	0200	92.71	93.06	92.55	4.43	1.00	176	176
Clear Lake	0300	95.86	96.95	.	.	.	17	17
Elk River	0400	93.73	93.81	93.71	6.92	1.00	337	337
Zimmerman	0500	92.91	93.12	92.90	5.27	1.00	114	114
St. Cloud	9200	93.22	90.50	89.68	10.36	1.02	71	71

**All sales adjusted for time and terms  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
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County\_Name=Sherburne CO=71 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Baldwin	0001	93.38	91.35	.	.	.	12	12
Big Lake T	0003	93.24	93.44	.	.	.	22	22
Clear Lake	0005	93.44	95.81	.	.	.	11	11
Orrock	0009	92.95	93.58	.	.	.	13	13
Palmer	0010	99.19	99.75	.	.	.	23	23
Big Lake	0200	94.60	92.00	.	.	.	14	14
Elk River	0400	94.42	95.00	.	.	.	8	8
Zimmerman	0500	95.97	91.35	.	.	.	8	8

**All sales adjusted for time and terms  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
Ratios reported only for jurisdictions with 6 sales or more**

CO=71 County\_Name=Sherburne

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
06	Commercial (with buildings)	88.14	98.27	.	.	.	13	0
91	Seasonal Recreational Residential/Residential Aggregation	93.73	93.50	93.31	6.77	1.00	1,343	1,342
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	93.59	93.30	93.28	6.49	1.00	1,218	1,218
91	Seasonal Recreational Residential/Residential Aggregation-On Water	95.13	95.32	93.51	9.25	1.01	125	124

**All sales adjusted for time and terms  
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**2016 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study  
Selected Countywide Ratios with Largest Cities Removed:  
Hennepin without Minneapolis, Ramsey without St. Paul  
St. Louis without Duluth, Olmsted without Rochester  
Benton, Sherburne and Stearns without St Cloud, Clay without Moorhead**

CO=71 County=Sherburne without St. Cloud

Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes
Commercial (with buildings)	88.14	98.27	.	.	.	13
Seasonal Recreational Residential/Residential Aggregation	93.75	93.60	93.42	6.56	1.00	1,271
Seasonal Recreational Residential/Residential Aggregation-Off Water	93.61	93.48	93.42	6.25	1.00	1,147
Seasonal Recreational Residential/Residential Aggregation-On Water	95.02	95.30	93.44	9.21	1.01	124

**All sales adjusted for time and terms  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Sibley CO=72 PT=06 Property=Commercial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Gaylord	0200	88.98	83.40	.	.	.	6	0

**All sales adjusted for time and terms**  
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**2016 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

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

County\_Name=Sibley CO=72 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Arlington	0002	96.23	93.31	.	.	.	7	7
Arlington	0100	101.65	97.18	100.61	18.02	1.01	39	39
Gaylord	0200	97.79	94.32	.	.	.	21	21
Gibbon	0300	96.80	97.17	.	.	.	11	11
Green Isle	0400	99.42	96.24	.	.	.	12	12
Henderson	0500	98.90	96.95	.	.	.	17	17
Winthrop	0700	100.97	96.30	.	.	.	21	21

County\_Name=Sibley CO=72 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Arlington	0002	96.23	93.31	.	.	.	7	7
Arlington	0100	101.65	97.18	100.61	18.02	1.01	39	39
Gaylord	0200	97.79	94.32	.	.	.	21	21
Gibbon	0300	96.80	97.17	.	.	.	11	11
Green Isle	0400	99.42	96.24	.	.	.	12	12
Henderson	0500	98.90	96.95	.	.	.	17	17
Winthrop	0700	100.97	96.30	.	.	.	21	21

**All sales adjusted for time and terms  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
Ratios reported only for jurisdictions with 6 sales or more**

CO=72 County\_Name=Sibley

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
06	Commercial (with buildings)	102.15	84.64	.	.	.	13	0
91	Seasonal Recreational Residential/Residential Aggregation	98.28	95.72	94.79	17.22	1.02	161	161
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	98.28	95.72	94.79	17.22	1.02	161	161
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	100.47	98.22	.	.	.	18	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	99.73	98.22	.	.	.	20	0

**All sales adjusted for time and terms  
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**2016 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**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 *	Price related differential *	# Sales with Extremes	Sales with time trends
St. Cloud	9200	91.65	92.10	.	.	.	16	0

**All sales adjusted for time and terms**  
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**2016 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**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 *	Price related differential *	# Sales with Extremes	Sales with time trends
St. Cloud	9200	96.21	96.30	.	.	.	18	0

**All sales adjusted for time and terms**  
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**2016 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Avon TWP	0003	93.82	93.24	.	.	.	16	16
Brockway	0004	94.30	94.83	.	.	.	23	23
Collegevil	0005	98.43	94.86	.	.	.	11	11
Eden Lake	0008	97.19	93.44	95.26	13.12	1.01	32	32
Fair Haven	0009	90.57	92.60	.	.	.	11	11
LeSauk	0017	94.98	95.10	.	.	.	12	12
Lynden	0019	93.42	93.76	.	.	.	23	23
Maine Prai	0020	96.66	95.28	.	.	.	19	19
Munson	0023	92.88	93.01	.	.	.	22	22
Paynesvill	0026	90.37	96.47	.	.	.	15	15
St. Joseph	0031	93.99	96.88	.	.	.	10	10
St. Wendel	0033	93.76	94.69	.	.	.	10	10
Sauk Centr	0034	92.34	91.12	.	.	.	11	11
Wakefield	0036	95.93	93.96	94.98	9.95	1.01	38	38
Albany	0100	94.56	93.79	94.29	5.75	1.00	33	33
Avon	0200	93.80	94.10	.	.	.	26	26
Belgrade	0300	97.47	101.52	.	.	.	6	6
Brooten	0400	93.66	94.01	.	.	.	6	6
Cold Sprin	0500	93.73	94.00	92.46	7.74	1.01	69	69
Freeport	1000	93.41	92.96	.	.	.	13	13

**All sales adjusted for time and terms**  
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**2016 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Holdingfor	1300	98.11	96.26	.	.	.	17	17
Kimball	1400	94.44	92.90	.	.	.	13	13
Melrose	1700	96.41	94.93	94.29	7.58	1.02	35	35
Paynesvill	1900	95.31	94.12	93.96	10.46	1.00	32	32
Richmond	2100	95.85	93.95	.	.	.	20	20
Rockville	2200	93.27	93.74	92.65	7.00	1.01	36	36
St. Joseph	2600	95.60	94.26	95.21	5.40	1.00	78	78
St. Stephe	2900	94.80	94.45	.	.	.	8	8
Sauk Centr	3100	96.81	93.25	96.00	9.94	1.00	56	56
Waite Park	3300	97.07	94.62	94.96	10.27	1.01	84	84
St. August	3400	93.36	93.80	92.21	6.80	1.01	40	40
Sartell	8600	95.63	94.87	95.04	6.29	1.00	244	244
St. Cloud	9200	93.26	92.11	91.95	8.13	1.01	722	719

County\_Name=Stearns CO=73 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Avon TWP	0003	94.47	93.39	.	.	.	10	10
Brockway	0004	92.58	93.03	.	.	.	16	16
Eden Lake	0008	96.21	95.27	.	.	.	8	8
LeSauk	0017	93.15	94.95	.	.	.	11	11

**All sales adjusted for time and terms**  
**Based on sales from October 2015 through September 2016**  
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**source: RUNDATA.RATIO\_SBE created FINAL**

**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Stearns CO=73 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Lynden	0019	94.66	93.76	.	.	.	17	17
Maine Prai	0020	94.13	92.62	.	.	.	9	9
Paynesvill	0026	84.45	96.47	.	.	.	7	7
St. Joseph	0031	93.77	96.75	.	.	.	7	7
St. Wendel	0033	95.00	96.80	.	.	.	6	6
Sauk Centr	0034	94.70	94.12	.	.	.	8	8
Wakefield	0036	96.10	93.60	.	.	.	15	15
Albany	0100	94.56	93.79	94.29	5.75	1.00	33	33
Avon	0200	93.67	93.49	.	.	.	21	21
Belgrade	0300	97.47	101.52	.	.	.	6	6
Brooten	0400	93.66	94.01	.	.	.	6	6
Cold Sprin	0500	93.73	94.00	92.46	7.74	1.01	69	69
Freeport	1000	93.41	92.96	.	.	.	13	13
Holdingsfor	1300	98.12	95.79	.	.	.	16	16
Kimball	1400	94.44	92.90	.	.	.	13	13
Melrose	1700	96.78	95.29	94.46	7.97	1.02	32	32
Paynesvill	1900	95.31	94.12	93.96	10.46	1.00	32	32
Richmond	2100	96.63	95.25	.	.	.	18	18
Rockville	2200	93.35	93.35	.	.	.	27	27
St. Joseph	2600	95.60	94.26	95.21	5.40	1.00	78	78

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Based on sales from October 2015 through September 2016  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
St. Stephe	2900	94.80	94.45	.	.	.	8	8
Sauk Centr	3100	96.99	93.57	96.22	10.24	1.00	54	54
Waite Park	3300	96.93	94.13	94.76	10.29	1.01	81	81
St. August	3400	93.36	93.80	92.21	6.80	1.01	40	40
Sartell	8600	95.69	94.89	95.12	6.26	1.00	243	243
St. Cloud	9200	93.30	92.12	92.09	8.13	1.01	719	719

County\_Name=Stearns CO=73 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Avon TWP	0003	92.73	92.37	.	.	.	6	6
Brockway	0004	98.22	97.85	.	.	.	7	7
Collegevil	0005	98.88	94.86	.	.	.	7	7
Eden Lake	0008	97.52	91.28	.	.	.	24	24
Fair Haven	0009	93.73	97.89	.	.	.	6	6
Lynden	0019	89.89	93.73	.	.	.	6	6
Maine Prai	0020	98.94	95.65	.	.	.	10	10
Munson	0023	94.60	93.68	.	.	.	20	20
Paynesvill	0026	95.55	95.27	.	.	.	8	8
Wakefield	0036	95.82	94.71	.	.	.	23	23
Rockville	2200	93.04	96.66	.	.	.	9	9

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**2016 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
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County\_Name=Stearns CO=73 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Brockway	0004	102.72	99.58	.	.	.	7	0

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**2016 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

**Countywide Ratios by Property Type  
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CO=73 County\_Name=Stearns

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
02	Apartment (4 or more units)	92.80	93.90	.	.	.	18	0
06	Commercial (with buildings)	97.51	99.64	86.57	14.29	1.14	42	0
91	Seasonal Recreational Residential/Residential Aggregation	94.46	93.55	93.54	8.06	1.00	1,851	1,848
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	94.40	93.54	93.51	7.88	1.00	1,687	1,687
91	Seasonal Recreational Residential/Residential Aggregation-On Water	95.04	94.11	93.76	10.01	1.01	164	161
92	Rural Vacant Land (34.5 or more acres) Aggregation	91.62	87.41	.	.	.	9	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	96.49	95.58	.	.	.	22	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	95.38	93.69	96.15	.	.	31	0

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**2016 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**Selected Countywide Ratios with Largest Cities Removed:**  
**Hennepin without Minneapolis, Ramsey without St. Paul**  
**St. Louis without Duluth, Olmsted without Rochester**  
**Benton, Sherburne and Stearns without St Cloud, Clay without Moorhead**

CO=73 County=Stearns without St. Cloud

Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes
Commercial (with buildings)	98.48	99.71	.	.	.	24
Seasonal Recreational Residential/Residential Aggregation	95.22	94.31	94.35	7.97	1.00	1,129
Seasonal Recreational Residential/Residential Aggregation-Off Water	95.22	94.26	94.39	7.65	1.00	968
Seasonal Recreational Residential/Residential Aggregation-On Water	95.25	94.51	94.18	9.92	1.00	161
Rural Vacant Land (34.5 or more acres) Aggregation	91.62	87.41	.	.	.	9
Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	96.49	95.58	.	.	.	22
Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	95.38	93.69	96.15	.	.	31

**All sales adjusted for time and terms**  
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**2016 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Owatonna	0700	93.85	96.04	.	.	.	6	0

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**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
**Final ratios reflect the 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Ellendale	0300	97.77	92.18	.	.	.	8	8
Medford	0500	105.27	93.29	.	.	.	21	21
Owatonna	0700	92.30	91.95	92.08	6.62	1.00	375	373
Blooming P	7100	97.92	92.77	96.05	12.73	1.02	39	39

County\_Name=Steele CO=74 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Ellendale	0300	97.77	92.18	.	.	.	8	8
Medford	0500	105.27	93.29	.	.	.	21	21
Owatonna	0700	92.09	91.93	91.69	6.43	1.00	373	373
Blooming P	7100	97.92	92.77	96.05	12.73	1.02	39	39

**All sales adjusted for time and terms**  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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CO=74 County\_Name=Steele

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
02	Apartment (4 or more units)	93.85	96.04	.	.	.	6	0
91	Seasonal Recreational Residential/Residential Aggregation	93.55	92.20	92.66	7.68	1.00	477	473
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	93.40	92.20	92.35	7.52	1.00	473	473
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	95.78	97.28	.	.	.	13	13
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	95.44	96.80	.	.	.	14	13

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Morris	0500	98.33	94.66	.	.	.	27	0

County\_Name=Stevens CO=75 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Morris	0500	98.33	94.66	.	.	.	27	0

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**2016 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

**Countywide Ratios by Property Type  
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CO=75 County\_Name=Stevens

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	98.42	97.00	98.03	6.89	1.01	41	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	98.42	97.00	98.03	6.89	1.01	41	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	99.53	98.60	.	.	.	8	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	99.53	98.60	.	.	.	8	0

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**2016 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Appleton	0100	102.82	99.49	.	.	.	8	0
Benson	0200	99.03	100.15	97.61	9.12	1.01	32	0
Kerkhoven	0700	96.87	91.09	.	.	.	14	0

County\_Name=Swift CO=76 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Appleton	0100	102.82	99.49	.	.	.	8	0
Benson	0200	99.03	100.15	97.61	9.12	1.01	32	0
Kerkhoven	0700	96.87	91.09	.	.	.	14	0

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**2016 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
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County\_Name=Swift CO=76 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Pillsbury	0015	96.03	96.13	.	.	.	6	0

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**2016 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

**Countywide Ratios by Property Type  
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CO=76 County\_Name=Swift

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	97.47	96.91	95.89	11.28	1.01	72	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	97.63	96.99	96.21	11.24	1.00	71	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	96.97	97.31	.	.	.	16	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	96.87	97.31	.	.	.	18	0

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Birchdale	0003	95.30	92.13	.	.	.	14	0
Bruce	0004	98.72	99.52	.	.	.	6	0
Burnhamvil	0006	94.05	96.35	.	.	.	10	0
Fawn Lake	0008	93.81	95.01	.	.	.	8	0
Gordon	0010	90.09	91.44	.	.	.	7	0
Grey Eagle	0011	91.55	94.26	.	.	.	10	0
Hartford	0012	98.25	100.25	.	.	.	7	0
Kandota	0014	93.69	96.99	.	.	.	12	0
Leslie	0015	98.22	95.44	.	.	.	16	0
Little Sau	0017	101.06	100.37	.	.	.	10	0
Long Prair	0018	96.79	95.63	.	.	.	14	0
Staples TW	0022	103.52	102.41	.	.	.	9	0
Turtle Cre	0024	94.01	95.82	.	.	.	11	0
Villard	0025	104.52	99.37	.	.	.	8	0
Browerville	0200	96.69	96.23	.	.	.	10	0
Clarissa	0400	95.41	94.85	.	.	.	9	0
Eagle Bend	0500	99.83	91.53	.	.	.	7	0
Long Prair	0900	102.27	99.57	100.78	10.78	1.01	41	0
Osakis	8200	99.99	95.83	.	.	.	8	8
Staples	9300	98.39	96.57	97.08	16.71	1.04	38	0

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Hartford	0012	101.76	100.63	.	.	.	6	0
Long Prair	0018	98.05	96.85	.	.	.	13	0
Staples TW	0022	105.77	102.41	.	.	.	7	0
Browervill	0200	96.69	96.23	.	.	.	10	0
Clarissa	0400	95.41	94.85	.	.	.	9	0
Eagle Bend	0500	99.83	91.53	.	.	.	7	0
Long Prair	0900	102.27	99.57	100.78	10.78	1.01	41	0
Staples	9300	98.39	96.57	97.08	16.71	1.04	38	0

County\_Name=Todd CO=77 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Birchdale	0003	93.51	93.78	.	.	.	11	0
Burnhamvil	0006	94.34	96.35	.	.	.	8	0
Grey Eagle	0011	90.90	94.26	.	.	.	6	0
Kandota	0014	92.06	97.58	.	.	.	7	0
Leslie	0015	105.98	96.03	.	.	.	11	0
Little Sau	0017	103.29	100.37	.	.	.	6	0
Turtle Cre	0024	94.01	95.82	.	.	.	11	0
Osakis	8200	99.47	94.88	.	.	.	6	6

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
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CO=77 County\_Name=Todd

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
06	Commercial (with buildings)	90.58	75.73	.	.	.	6	0
91	Seasonal Recreational Residential/Residential Aggregation	97.78	97.26	94.21	14.99	1.03	290	8
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	98.49	97.56	95.88	15.58	1.02	202	2
91	Seasonal Recreational Residential/Residential Aggregation-On Water	96.14	96.36	92.17	13.66	1.03	88	6
92	Rural Vacant Land (34.5 or more acres) Aggregation	108.33	102.23	103.31	.	.	30	30
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	107.05	101.53	101.58	20.78	1.03	47	47
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	103.13	99.95	97.02	18.53	1.04	66	47

**All sales adjusted for time and terms  
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**2016 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Browns Val	0100	105.05	98.14	.	.	.	6	0
Wheaton	0500	98.10	99.88	.	.	.	12	0

County\_Name=Traverse CO=78 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Browns Val	0100	105.05	98.14	.	.	.	6	0
Wheaton	0500	98.10	99.88	.	.	.	12	0

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**2016 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**Countywide Ratios by Property Type**  
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**Ratios reported only for jurisdictions with 6 sales or more**

CO=78 County\_Name=Traverse

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	96.35	96.90	.	.	.	27	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	97.92	96.14	.	.	.	22	0

**All sales adjusted for time and terms**  
**Based on sales from October 2015 through September 2016**  
 \* Indicate calculations were done without extreme ratios  
 source: RUNDATA.RATIO\_SBE created FINAL

**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Wabasha CO=79 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Greenfield	0005	92.48	96.25	.	.	.	24	21
Mazeppa TW	0009	97.05	94.50	.	.	.	10	10
Minneiska	0010	91.97	93.67	.	.	.	6	5
Elgin	0100	94.50	95.19	.	.	.	16	16
Kellogg	0300	99.10	96.09	.	.	.	9	9
Mazeppa	0500	96.84	92.64	.	.	.	11	11
Plainview	0800	97.40	95.37	94.71	10.93	1.01	75	75
Wabasha	1100	101.43	97.00	96.39	14.69	1.01	38	37
Zumbro Fal	1300	96.66	95.02	.	.	.	7	7
Lake City	7700	97.53	95.64	92.41	13.72	1.03	85	0

County\_Name=Wabasha CO=79 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Greenfield	0005	93.71	97.61	.	.	.	21	21
Mazeppa TW	0009	97.05	94.50	.	.	.	10	10
Elgin	0100	94.50	95.19	.	.	.	16	16
Kellogg	0300	99.10	96.09	.	.	.	9	9
Mazeppa	0500	96.84	92.64	.	.	.	11	11
Plainview	0800	97.40	95.37	94.71	10.93	1.01	75	75
Wabasha	1100	101.54	96.83	96.35	15.12	1.01	37	37

**All sales adjusted for time and terms  
Based on sales from October 2015 through September 2016  
\* Indicate calculations were done without extreme ratios  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Wabasha CO=79 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Zumbro Fal	1300	96.66	95.02	.	.	.	7	7
Lake City	7700	98.20	95.64	93.48	13.66	1.03	81	0

**All sales adjusted for time and terms**  
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 \* Indicate calculations were done without extreme ratios  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
Ratios reported only for jurisdictions with 6 sales or more**

CO=79 County\_Name=Wabasha

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
06	Commercial (with buildings)	99.33	97.79	.	.	.	18	0
91	Seasonal Recreational Residential/Residential Aggregation	97.28	95.54	93.36	12.17	1.02	319	228
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	97.62	95.54	93.85	12.04	1.02	309	228
91	Seasonal Recreational Residential/Residential Aggregation-On Water	87.00	90.10	.	.	.	10	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	93.73	92.64	.	.	.	9	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	106.18	94.67	.	.	.	13	0

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Based on sales from October 2015 through September 2016  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Wadena CO=80 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Blueberry	0002	100.44	95.96	.	.	.	10	0
Thomastown	0013	102.46	104.80	.	.	.	15	0
Wadena TWP	0014	95.49	91.26	.	.	.	7	0
Menahga	0200	94.07	93.58	.	.	.	24	0
Sebeka	0400	95.17	95.36	.	.	.	11	0
Verndale	0500	91.31	95.59	.	.	.	7	0
Staples	9300	96.77	98.81	.	.	.	15	0
Wadena	9500	98.83	96.04	94.80	15.58	1.02	64	0

County\_Name=Wadena CO=80 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Blueberry	0002	101.65	99.72	.	.	.	8	0
Thomastown	0013	103.82	104.80	.	.	.	13	0
Wadena TWP	0014	95.49	91.26	.	.	.	7	0
Menahga	0200	94.24	93.83	.	.	.	21	0
Sebeka	0400	95.67	97.31	.	.	.	10	0
Verndale	0500	91.31	95.59	.	.	.	7	0
Staples	9300	96.77	98.81	.	.	.	15	0
Wadena	9500	98.83	96.04	94.80	15.58	1.02	64	0

**All sales adjusted for time and terms  
Based on sales from October 2015 through September 2016  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
**Ratios reported only for jurisdictions with 6 sales or more**

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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Lyons	0006	126.33	104.53	.	.	.	6	0

**All sales adjusted for time and terms**  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Lyons	0006	126.33	104.53	.	.	.	6	0

**All sales adjusted for time and terms**  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Huntersvil	0004	110.83	101.50	.	.	.	6	0
Lyons	0006	126.33	104.53	.	.	.	6	0
Wing River	0015	87.26	82.58	.	.	.	6	0

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
Ratios reported only for jurisdictions with 6 sales or more**

CO=80 County\_Name=Wadena

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	97.42	95.94	95.55	14.10	1.01	181	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	97.58	95.94	95.69	14.32	1.01	169	0
91	Seasonal Recreational Residential/Residential Aggregation-On Water	95.30	95.58	.	.	.	12	0
92	Rural Vacant Land (34.5 or more acres) Aggregation	96.99	94.16	92.65	.	.	30	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	99.53	94.16	92.22	.	.	34	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	100.75	96.25	96.54	20.96	0.97	41	0

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**2016 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Blooming G	0002	92.50	92.68	.	.	.	7	7
Iosco	0005	93.25	95.28	.	.	.	8	7
Woodville	0012	92.87	89.08	.	.	.	10	10
Janesville	0200	92.65	90.42	91.01	9.23	1.01	46	46
New Richla	0400	92.33	92.56	.	.	.	12	12
Waseca	0800	97.24	93.90	93.32	13.74	1.02	134	131

County\_Name=Waseca CO=81 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Blooming G	0002	92.50	92.68	.	.	.	7	7
Iosco	0005	91.53	94.56	.	.	.	7	7
Woodville	0012	92.87	89.08	.	.	.	10	10
Janesville	0200	92.65	90.42	91.01	9.23	1.01	46	46
New Richla	0400	92.33	92.56	.	.	.	12	12
Waseca	0800	97.37	94.52	93.38	13.88	1.02	131	131

**All sales adjusted for time and terms**  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
Ratios reported only for jurisdictions with 6 sales or more**

CO=81 County\_Name=Waseca

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
06	Commercial (with buildings)	91.01	82.23	.	.	.	8	0
91	Seasonal Recreational Residential/Residential Aggregation	94.59	91.59	91.97	12.22	1.01	235	231
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	94.58	91.59	91.83	12.36	1.01	231	231
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	100.37	96.49	.	.	.	12	12
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	100.81	98.73	.	.	.	14	12

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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County\_Name=Washington CO=82 PT=06 Property=Commercial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Oakdale	2600	114.87	103.72	.	.	.	6	0

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**2016 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Baytown	0002	95.13	95.03	.	.	.	22	22
Denmark	0004	93.32	94.90	.	.	.	17	17
May	0009	98.34	95.26	.	.	.	26	26
Stillwater	0014	97.61	95.27	.	.	.	21	21
West Lakel	0017	94.79	96.19	92.97	6.07	1.02	45	45
Afton	0100	96.07	96.13	94.87	7.08	1.01	37	37
Bayport	0200	98.47	97.60	97.98	6.35	1.01	35	35
Birchwood	0300	99.86	97.37	.	.	.	12	12
Scandia	0400	94.88	92.93	.	.	.	28	28
Dellwood	0500	100.90	98.06	.	.	.	12	12
Forest Lak	0600	96.60	95.69	96.04	6.10	1.00	313	313
Hugo	0700	96.31	95.99	95.86	4.38	1.00	307	307
Lake Elmo	0800	92.83	92.69	93.12	6.03	1.00	79	79
Mahtomedi	1000	96.61	96.10	94.97	8.07	1.02	98	98
Marine-On-	1100	95.11	93.95	.	.	.	15	15
Newport	1200	98.52	97.37	.	.	.	28	28
St. Paul P	1300	96.86	95.07	96.28	5.89	1.00	52	52
Stillwater	1500	95.88	95.21	94.44	6.48	1.01	254	254
Willernie	1600	99.03	97.16	.	.	.	12	12
Oak Park H	1700	95.75	95.24	95.16	5.69	1.01	63	63

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Washington CO=82 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
St. Mary's	1800	102.73	100.42	.	.	.	6	6
Lakeland	1900	95.32	93.83	.	.	.	23	23
Lake St. C	2000	95.74	95.44	.	.	.	16	16
Cottage Gr	2200	96.54	95.46	95.87	6.14	1.00	528	528
Woodbury	2500	96.13	95.95	95.53	4.79	1.01	1,204	1,204
Oakdale	2600	96.34	95.57	95.47	5.96	1.01	440	440
Grant	2700	96.19	93.95	95.05	6.75	1.01	42	42

County\_Name=Washington CO=82 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Baytown	0002	95.13	95.03	.	.	.	22	22
Denmark	0004	93.39	94.90	.	.	.	15	15
May	0009	98.31	91.85	.	.	.	18	18
Stillwater	0014	97.89	95.27	.	.	.	19	19
West Lakel	0017	94.79	96.19	92.97	6.07	1.02	45	45
Afton	0100	96.11	96.16	94.88	7.22	1.01	36	36
Bayport	0200	98.47	97.60	97.98	6.35	1.01	35	35
Birchwood	0300	101.62	98.13	.	.	.	11	11
Scandia	0400	95.24	92.93	.	.	.	22	22
Dellwood	0500	100.90	98.06	.	.	.	12	12

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Washington CO=82 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Forest Lak	0600	96.44	95.74	95.76	5.90	1.01	277	277
Hugo	0700	96.31	95.99	95.86	4.38	1.00	307	307
Lake Elmo	0800	92.79	92.38	93.10	6.30	1.00	75	75
Mahtomedi	1000	96.67	96.10	95.14	8.25	1.01	95	95
Marine-On-	1100	95.36	93.95	.	.	.	13	13
Newport	1200	98.63	97.81	.	.	.	27	27
St. Paul P	1300	96.86	95.07	96.28	5.89	1.00	52	52
Stillwater	1500	95.88	95.21	94.44	6.48	1.01	254	254
Willemie	1600	99.03	97.16	.	.	.	12	12
Oak Park H	1700	95.75	95.24	95.16	5.69	1.01	63	63
St. Mary's	1800	102.73	100.42	.	.	.	6	6
Lakeland	1900	94.18	93.51	.	.	.	16	16
Lake St. C	2000	95.74	95.44	.	.	.	16	16
Cottage Gr	2200	96.55	95.47	95.87	6.14	1.00	527	527
Woodbury	2500	96.13	95.95	95.53	4.79	1.01	1,204	1,204
Oakdale	2600	96.34	95.57	95.47	5.96	1.01	440	440
Grant	2700	96.19	93.95	95.05	6.75	1.01	42	42

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Washington CO=82 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
May	0009	98.42	100.56	.	.	.	8	8
Scandia	0400	93.59	95.27	.	.	.	6	6
Forest Lak	0600	97.84	94.50	96.88	7.60	1.00	36	36
Lakeland	1900	97.91	93.83	.	.	.	7	7

**All sales adjusted for time and terms**  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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CO=82 County\_Name=Washington

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
02	Apartment (4 or more units)	102.39	102.00	.	.	.	6	0
06	Commercial (with buildings)	106.19	100.19	123.97	.	.	30	0
07	Industrial (with buildings)	98.89	98.39	.	.	.	8	0
90	Agricultural Bare Land (less than 34.5 acres) Aggregation	93.97	99.46	.	.	.	7	0
91	Seasonal Recreational Residential/Residential Aggregation	96.26	95.69	95.41	5.74	1.01	3,749	3,749
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	96.25	95.71	95.41	5.69	1.01	3,675	3,675
91	Seasonal Recreational Residential/Residential Aggregation-On Water	96.50	94.26	95.45	7.82	1.00	74	74

**All sales adjusted for time and terms**  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Watonwan CO=83 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Madelia	0500	93.66	93.65	94.32	16.70	0.99	31	31
St. James	0800	94.92	94.05	91.58	16.93	1.01	50	50

County\_Name=Watonwan CO=83 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Madelia	0500	93.66	93.65	94.32	16.70	0.99	31	31
St. James	0800	94.92	94.05	91.58	16.93	1.01	50	50

**All sales adjusted for time and terms**  
**Based on sales from October 2015 through September 2016**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created FINAL**

**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Watonwan CO=83 PT=93 Property=Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Antrim	0002	103.96	93.42	.	.	.	6	6

**All sales adjusted for time and terms**  
**Based on sales from October 2015 through September 2016**  
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**2016 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
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County\_Name=Watonwan CO=83 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Antrim	0002	109.52	93.99	.	.	.	7	6

**All sales adjusted for time and terms**  
**Based on sales from October 2015 through September 2016**  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
Ratios reported only for jurisdictions with 6 sales or more**

CO=83 County\_Name=Watonwan

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
06	Commercial (with buildings)	101.89	109.50	.	.	.	7	0
91	Seasonal Recreational Residential/Residential Aggregation	94.54	93.49	92.30	17.65	1.01	103	103
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	94.54	93.49	92.30	17.65	1.01	103	103
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	97.58	95.93	.	.	.	19	19
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	99.85	96.32	.	.	.	20	19

**All sales adjusted for time and terms  
Based on sales from October 2015 through September 2016  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Breckenrid	0100	99.52	98.93	.	.	.	28	0
Rothsay	8500	103.59	96.77	.	.	.	6	0

County\_Name=Wilkin CO=84 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Breckenrid	0100	99.52	98.93	.	.	.	28	0
Rothsay	8500	103.59	96.77	.	.	.	6	0

**All sales adjusted for time and terms**  
**Based on sales from October 2015 through September 2016**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created FINAL**



**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
Ratios reported only for jurisdictions with 6 sales or more**

CO=84 County\_Name=Wilkin

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	96.39	94.85	92.90	12.35	1.04	52	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	96.39	94.85	92.90	12.35	1.04	52	0

**All sales adjusted for time and terms  
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\* Indicate calculations were done without extreme ratios  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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County\_Name=Winona CO=85 PT=02 Property=Apartment (4 or more units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Winona	1300	101.13	93.28	.	.	.	7	0

**All sales adjusted for time and terms**  
**Based on sales from October 2015 through September 2016**  
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**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
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**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Winona CO=85 PT=06 Property=Commercial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Winona	1300	93.14	94.60	.	.	.	8	0

**All sales adjusted for time and terms**  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Winona CO=85 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Homer	0006	94.63	95.37	.	.	.	23	23
New Hartfo	0008	96.08	91.75	.	.	.	8	8
Richmond	0011	92.54	94.71	.	.	.	10	10
Rollingsto	0012	92.05	92.16	.	.	.	11	11
Wilson	0018	90.32	92.02	.	.	.	11	11
Altura	0100	103.85	97.51	.	.	.	7	7
Dakota	0200	93.86	93.94	.	.	.	7	7
Goodview	0500	98.37	93.59	94.47	12.24	1.00	39	39
Lewiston	0700	95.11	94.40	.	.	.	18	18
Rollingsto	0900	98.08	95.08	.	.	.	7	7
St. Charle	1000	96.14	94.91	94.46	8.82	1.01	74	74
Stockton	1100	94.32	92.78	.	.	.	6	6
Utica	1200	92.76	92.54	.	.	.	6	6
Winona	1300	97.86	95.71	94.72	12.50	1.01	350	350

**All sales adjusted for time and terms**  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Winona CO=85 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Homer	0006	94.63	95.37	.	.	.	23	23
New Hartfo	0008	96.08	91.75	.	.	.	8	8
Richmond	0011	92.54	94.71	.	.	.	10	10
Rollingsto	0012	92.05	92.16	.	.	.	11	11
Wilson	0018	90.32	92.02	.	.	.	11	11
Altura	0100	103.85	97.51	.	.	.	7	7
Dakota	0200	93.86	93.94	.	.	.	7	7
Goodview	0500	98.37	93.59	94.47	12.24	1.00	39	39
Lewiston	0700	95.11	94.40	.	.	.	18	18
Rollingsto	0900	98.08	95.08	.	.	.	7	7
St. Charle	1000	96.14	94.91	94.46	8.82	1.01	74	74
Stockton	1100	94.32	92.78	.	.	.	6	6
Utica	1200	92.76	92.54	.	.	.	6	6
Winona	1300	97.86	95.71	94.72	12.50	1.01	350	350

**All sales adjusted for time and terms**  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
Ratios reported only for jurisdictions with 6 sales or more**

CO=85 County\_Name=Winona

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
02	Apartment (4 or more units)	101.13	93.28	.	.	.	7	0
06	Commercial (with buildings)	94.50	97.80	.	.	.	16	0
91	Seasonal Recreational Residential/Residential Aggregation	96.89	95.07	94.48	11.60	1.01	608	608
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	96.89	95.07	94.48	11.60	1.01	608	608
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	99.52	88.70	.	.	.	6	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	104.88	102.88	.	.	.	13	0

**All sales adjusted for time and terms  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Albion	0001	99.49	94.11	.	.	.	14	14
Buffalo TW	0002	96.31	97.54	.	.	.	10	10
Chatham	0003	98.71	100.10	.	.	.	6	6
Clearwater	0004	96.16	94.13	.	.	.	12	12
Cokato TWP	0005	93.69	93.79	.	.	.	11	11
Corinna	0006	97.77	96.41	96.55	8.39	1.01	55	55
Franklin	0008	96.84	95.85	.	.	.	17	17
French Lak	0009	95.29	98.08	.	.	.	11	11
Maple Lake	0010	94.06	95.90	.	.	.	23	23
Middlevill	0012	96.77	96.86	.	.	.	8	8
Monticello	0013	94.61	94.78	.	.	.	19	19
Rockford T	0015	96.27	96.81	.	.	.	22	22
Silver Cre	0016	94.89	94.25	.	.	.	23	23
Southside	0017	93.05	94.16	91.23	7.41	1.01	35	35
Stockholm	0018	96.50	96.19	.	.	.	7	7
Victor	0019	93.68	94.30	.	.	.	7	7
Albertvill	0100	94.41	93.80	93.99	6.05	1.00	140	140
Annandale	0200	96.38	97.00	95.35	6.94	1.01	51	51
Buffalo	0300	92.76	93.33	92.30	5.31	1.00	262	262
Cokato	0500	95.00	96.33	94.54	5.47	1.00	37	37

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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Wright CO=86 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Delano	0600	101.11	95.39	96.38	10.97	1.05	70	70
Howard Lak	1000	98.23	95.78	.	.	.	26	26
Maple Lake	1100	96.46	97.58	.	.	.	29	29
Monticello	1200	94.59	94.19	94.43	5.05	1.00	235	235
Montrose	1300	93.89	93.48	93.85	5.36	1.00	87	87
St. Michae	1600	95.83	95.57	95.77	5.79	1.00	261	261
Waverly	1800	94.17	94.57	93.43	6.80	1.00	33	33
Otsego	1900	93.17	93.65	93.04	5.71	1.00	336	336
Clearwater	7200	95.40	94.83	.	.	.	29	29
Hanover	7400	93.90	94.59	93.94	4.85	1.00	38	38
Rockford	8300	93.34	93.55	92.92	6.19	1.00	47	47

County\_Name=Wright CO=86 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Buffalo TW	0002	96.40	97.83	.	.	.	8	8
Clearwater	0004	97.27	93.24	.	.	.	6	6
Cokato TWP	0005	93.88	93.79	.	.	.	9	9
Corinna	0006	95.76	97.60	.	.	.	8	8
Franklin	0008	96.64	97.89	.	.	.	12	12
Maple Lake	0010	93.15	96.79	.	.	.	9	9

**All sales adjusted for time and terms  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Monticello	0013	94.62	93.95	.	.	.	16	16
Rockford T	0015	94.51	95.07	.	.	.	15	15
Silver Cre	0016	94.02	94.13	.	.	.	11	11
Albertvill	0100	93.91	93.73	93.42	5.95	1.00	117	117
Annandale	0200	96.42	97.26	95.76	7.68	1.00	42	42
Buffalo	0300	92.40	92.90	92.14	5.26	1.00	239	239
Cokato	0500	95.00	96.33	94.54	5.47	1.00	37	37
Delano	0600	101.12	94.94	96.18	11.26	1.05	67	67
Howard Lak	1000	97.47	93.86	.	.	.	21	21
Maple Lake	1100	96.46	97.58	.	.	.	29	29
Monticello	1200	94.26	94.00	94.10	4.81	1.00	213	213
Montrose	1300	94.03	93.64	94.02	5.42	1.00	83	83
St. Michae	1600	95.96	95.89	95.97	5.73	1.00	245	245
Waverly	1800	94.64	94.14	.	.	.	27	27
Otsego	1900	92.77	93.29	92.44	5.61	1.00	306	306
Clearwater	7200	94.71	94.81	.	.	.	27	27
Hanover	7400	94.00	94.59	94.02	4.89	1.00	36	36
Rockford	8300	93.34	93.55	92.92	6.19	1.00	47	47

**All sales adjusted for time and terms**  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Albion	0001	102.73	95.75	.	.	.	9	9
Clearwater	0004	95.05	95.30	.	.	.	6	6
Corinna	0006	98.12	95.91	96.73	9.14	1.01	47	47
French Lak	0009	98.95	99.37	.	.	.	7	7
Maple Lake	0010	94.65	95.89	.	.	.	14	14
Rockford T	0015	100.05	99.21	.	.	.	7	7
Silver Cre	0016	95.69	94.94	.	.	.	12	12
Southside	0017	92.83	93.97	91.13	.	.	30	30
Albertvill	0100	97.00	96.57	.	.	.	23	23
Annandale	0200	96.21	97.00	.	.	.	9	9
Buffalo	0300	96.43	95.94	.	.	.	23	23
Monticello	1200	97.79	95.93	.	.	.	22	22
St. Michae	1600	93.85	91.48	.	.	.	16	16
Waverly	1800	92.06	95.69	.	.	.	6	6
Otsego	1900	97.26	97.08	97.73	.	.	30	30

**All sales adjusted for time and terms**  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
Ratios reported only for jurisdictions with 6 sales or more**

CO=86 County\_Name=Wright

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
06	Commercial (with buildings)	101.32	98.65	.	.	.	23	0
91	Seasonal Recreational Residential/Residential Aggregation	94.74	94.48	94.33	6.12	1.00	1,977	1,977
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	94.41	94.18	94.03	5.97	1.00	1,674	1,674
91	Seasonal Recreational Residential/Residential Aggregation-On Water	96.51	95.68	95.52	6.86	1.01	303	303
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	96.31	95.92	.	.	.	13	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	95.53	95.93	.	.	.	18	0

**All sales adjusted for time and terms  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Yellow Medicine CO=87 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Canby	0200	95.48	92.57	.	.	.	24	0
Clarkfield	0300	97.11	103.94	.	.	.	9	0
Granite Fa	7000	97.12	97.70	.	.	.	22	0

County\_Name=Yellow Medicine CO=87 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Canby	0200	95.48	92.57	.	.	.	24	0
Clarkfield	0300	97.11	103.94	.	.	.	9	0
Granite Fa	7000	97.12	97.70	.	.	.	22	0

**All sales adjusted for time and terms**  
**Based on sales from October 2015 through September 2016**  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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CO=87 County\_Name=Yellow Medicine

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
91	Seasonal Recreational Residential/Residential Aggregation	97.00	96.23	94.95	11.92	1.02	86	0
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	97.00	96.23	94.95	11.92	1.02	86	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	97.60	97.18	.	.	.	21	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	97.60	97.18	.	.	.	21	0

**All sales adjusted for time and terms**  
**Based on sales from October 2015 through September 2016**  
**\* Indicate calculations were done without extreme ratios**  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Minneapolis CO=88 PT=02 Property=Apartment (4 or more units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Minneapolis	8800	93.41	93.06	87.55	11.71	1.05	88	88

**All sales adjusted for time and terms**  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Minneapolis CO=88 PT=06 Property=Commercial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Minneapolis	8800	89.89	91.68	79.13	17.77	1.12	95	95

**All sales adjusted for time and terms**  
**Based on sales from October 2015 through September 2016**  
 \* Indicate calculations were done without extreme ratios  
 source: RUNDATA.RATIO\_SBE created FINAL

**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Minneapolis CO=88 PT=07 Property=Industrial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Minneapolis	8800	100.30	100.18	.	.	.	10	0

**All sales adjusted for time and terms**  
**Based on sales from October 2015 through September 2016**  
**\* Indicate calculations were done without extreme ratios**  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Minneapolis CO=88 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Minneapolis	8800	96.36	95.38	93.86	10.25	1.01	5,073	5,064

County\_Name=Minneapolis CO=88 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Minneapolis	8800	96.37	95.38	93.86	10.25	1.01	5,064	5,064

County\_Name=Minneapolis CO=88 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Minneapolis	8800	92.46	95.92	.	.	.	9	0

**All sales adjusted for time and terms**  
**Based on sales from October 2015 through September 2016**  
**\* Indicate calculations were done without extreme ratios**  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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CO=88 County\_Name=Minneapolis

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
02	Apartment (4 or more units)	93.41	93.06	87.55	11.71	1.05	88	88
06	Commercial (with buildings)	89.89	91.68	79.13	17.77	1.12	95	95
07	Industrial (with buildings)	100.30	100.18	.	.	.	10	0
91	Seasonal Recreational Residential/Residential Aggregation	96.36	95.38	93.86	10.25	1.01	5,073	5,064
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	96.37	95.38	93.86	10.25	1.01	5,064	5,064
91	Seasonal Recreational Residential/Residential Aggregation-On Water	92.46	95.92	.	.	.	9	0

**All sales adjusted for time and terms**  
**Based on sales from October 2015 through September 2016**  
**\* Indicate calculations were done without extreme ratios**  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
St. Paul	8900	105.39	104.13	101.44	11.22	1.04	109	0

**All sales adjusted for time and terms**  
**Based on sales from October 2015 through September 2016**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created FINAL**

**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=St. Paul CO=89 PT=06 Property=Commercial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
St. Paul	8900	96.25	94.40	94.10	13.10	1.01	34	34

**All sales adjusted for time and terms**  
**Based on sales from October 2015 through September 2016**  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
St. Paul	8900	104.24	102.11	.	.	.	9	0

**All sales adjusted for time and terms**  
**Based on sales from October 2015 through September 2016**  
**\* Indicate calculations were done without extreme ratios**  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
St. Paul	8900	97.67	95.90	95.87	8.43	1.01	3,043	3,043

County\_Name=St. Paul CO=89 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
St. Paul	8900	97.68	95.90	95.87	8.43	1.01	3,041	3,041

**All sales adjusted for time and terms**  
**Based on sales from October 2015 through September 2016**  
 \* Indicate calculations were done without extreme ratios  
 source: RUNDATA.RATIO\_SBE created FINAL

**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
**Ratios reported only for jurisdictions with 6 sales or more**

CO=89 County\_Name=St. Paul

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
02	Apartment (4 or more units)	105.39	104.13	101.44	11.22	1.04	109	0
06	Commercial (with buildings)	96.25	94.40	94.10	13.10	1.01	34	34
07	Industrial (with buildings)	104.24	102.11	.	.	.	9	0
91	Seasonal Recreational Residential/Residential Aggregation	97.67	95.90	95.87	8.43	1.01	3,043	3,043
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	97.68	95.90	95.87	8.43	1.01	3,041	3,041

**All sales adjusted for time and terms**  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Duluth CO=90 PT=02 Property=Apartment (4 or more units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Duluth	9000	103.37	99.60	.	.	.	15	0

**All sales adjusted for time and terms**  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Duluth	9000	89.40	94.42	.	.	.	14	0

**All sales adjusted for time and terms**  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
Duluth	9000	93.34	91.91	91.52	12.74	1.01	1,145	1,131

County\_Name=Duluth CO=90 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Duluth	9000	93.35	91.92	91.56	12.75	1.01	1,131	1,131

County\_Name=Duluth CO=90 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-On Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Duluth	9000	92.13	90.70	.	.	.	14	0

**All sales adjusted for time and terms**  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
Ratios reported only for jurisdictions with 6 sales or more**

CO=90 County\_Name=Duluth

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
02	Apartment (4 or more units)	103.37	99.60	.	.	.	15	0
06	Commercial (with buildings)	89.40	94.42	.	.	.	14	0
91	Seasonal Recreational Residential/Residential Aggregation	93.34	91.91	91.52	12.74	1.01	1,145	1,131
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	93.35	91.92	91.56	12.75	1.01	1,131	1,131
91	Seasonal Recreational Residential/Residential Aggregation-On Water	92.13	90.70	.	.	.	14	0

**All sales adjusted for time and terms  
Based on sales from October 2015 through September 2016  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Rochester CO=91 PT=02 Property=Apartment (4 or more units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Rochester	0800	90.04	93.60	.	.	.	24	0

**All sales adjusted for time and terms**  
**Based on sales from October 2015 through September 2016**  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Rochester CO=91 PT=06 Property=Commercial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Rochester	0800	95.32	97.09	91.35	12.62	1.04	44	0

**All sales adjusted for time and terms**  
**Based on sales from October 2015 through September 2016**  
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**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
**Final ratios reflect the 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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County\_Name=Rochester CO=91 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Rochester	0800	92.63	91.66	91.69	8.19	1.00	2,103	2,103

County\_Name=Rochester CO=91 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
Rochester	0800	92.63	91.66	91.69	8.19	1.00	2,103	2,103

**All sales adjusted for time and terms**  
**Based on sales from October 2015 through September 2016**  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
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CO=91 County\_Name=Rochester

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
02	Apartment (4 or more units)	90.04	93.60	.	.	.	24	0
06	Commercial (with buildings)	95.32	97.09	91.35	12.62	1.04	44	0
91	Seasonal Recreational Residential/Residential Aggregation	92.63	91.66	91.69	8.19	1.00	2,103	2,103
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	92.63	91.66	91.69	8.19	1.00	2,103	2,103

**All sales adjusted for time and terms  
Based on sales from October 2015 through September 2016  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
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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 *	Price related differential *	# Sales with Extremes	Sales with time trends
St. Cloud	9200	92.01	92.74	.	.	.	19	0

**All sales adjusted for time and terms**  
**Based on sales from October 2015 through September 2016**  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=St. Cloud CO=92 PT=06 Property=Commercial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
St. Cloud	9200	95.94	96.30	.	.	.	20	0

**All sales adjusted for time and terms**  
**Based on sales from October 2015 through September 2016**  
**\* Indicate calculations were done without extreme ratios**  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=St. Cloud CO=92 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
St. Cloud	9200	93.28	91.90	91.77	8.33	1.01	843	839

County\_Name=St. Cloud CO=92 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation-Off Water

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
St. Cloud	9200	93.29	91.90	91.87	8.32	1.01	839	839

**All sales adjusted for time and terms**  
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**2016 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 2017 EMV/the sales price forward adjusted to Jan 2, 2017  
Ratios reported only for jurisdictions with 6 sales or more**

CO=92 County\_Name=St. Cloud

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Price related differential *	# Sales with Extremes	Sales with time trends
02	Apartment (4 or more units)	92.01	92.74	.	.	.	19	0
06	Commercial (with buildings)	95.94	96.30	.	.	.	20	0
91	Seasonal Recreational Residential/Residential Aggregation	93.28	91.90	91.77	8.33	1.01	843	839
91	Seasonal Recreational Residential/Residential Aggregation-Off Water	93.29	91.90	91.87	8.32	1.01	839	839

**All sales adjusted for time and terms  
Based on sales from October 2015 through September 2016  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created FINAL**