

**2016 Assessment Sales Ratio Study  
Sales Analysis for the Minnesota Tax Court  
9 month study**

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Aitkin TWP	0001	98.1	100.3	.	.	.	.	8	0
Farm Islan	0008	100.9	98.7	.	.	.	.	9	0
Glen	0010	96.6	94.5	.	.	.	.	9	0
Hazelton	0012	104.2	97.1	.	.	.	.	7	0
Nordland	0025	99.4	101.1	.	.	.	.	9	0
Shamrock	0030	93.5	90.2	.	.	.	.	10	0
Spencer	0032	98.3	96.7	.	.	.	.	12	0
Aitkin	0100	101.3	91.2	.	.	.	.	23	0
Hill City	0700	93.9	97.2	.	.	.	.	7	0

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

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County\_Name=Aitkin CO=01 PT=03 Property=Non-Commercial Seasonal Recreational Residential (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Farm Islan	0008	94.5	94.0	.	.	.	.	15	0
Fleming	0009	113.1	100.0	.	.	.	.	6	0
Glen	0010	84.3	84.0	.	.	.	.	6	0
Hazelton	0012	99.7	91.8	.	.	.	.	13	0
Lakeside	0017	98.9	98.0	.	.	.	.	9	0
Shamrock	0030	92.8	93.9	92.6	13.1	15.8	1.00	31	0

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County\_Name=Aitkin CO=01 PT=90 Property=Agricultural Bare Land (less than 34.5 acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Shamrock	0030	116.9	97.2	.	.	.	.	7	0

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Aitkin TWP	0001	100.4	101.4	.	.	.	.	10	0
Farm Islan	0008	96.9	97.5	.	.	.	.	24	0
Fleming	0009	113.1	100.0	.	.	.	.	6	0
Glen	0010	91.7	92.8	.	.	.	.	15	0
Hazelton	0012	101.3	96.8	.	.	.	.	20	0
Hill Lake	0013	109.9	113.9	.	.	.	.	7	0
Jevne	0015	87.6	89.0	.	.	.	.	6	0
Lakeside	0017	97.1	95.5	.	.	.	.	13	0
Nordland	0025	103.4	101.6	.	.	.	.	12	0
Shamrock	0030	93.0	93.9	92.4	13.3	15.7	1.01	41	0
Spencer	0032	98.3	96.7	.	.	.	.	12	0
Wagner	0035	93.1	90.8	.	.	.	.	6	0
Waukenabo	0036	101.3	102.3	.	.	.	.	8	0
Wealthwood	0037	102.4	93.5	.	.	.	.	6	0
Aitkin	0100	101.3	91.2	.	.	.	.	23	0
Hill City	0700	90.6	85.0	.	.	.	.	11	0

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CO=01 County\_Name=Aitkin

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	98.5	96.6	95.5	14.9	16.0	1.02	141	0
03	Non-Commercial Seasonal Recreational Residential (with buildings)	97.1	93.9	95.2	18.0	20.3	1.01	131	0
90	Agricultural Bare Land (less than 34.5 acres) Aggregation	109.0	103.6	103.7	.	.	.	31	0
91	Seasonal Recreational Residential/Residential Aggregation	97.8	94.9	95.3	16.5	18.1	1.02	272	0
92	Rural Vacant Land (34.5 or more acres) Aggregation	106.0	97.1	.	.	.	.	20	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	106.2	97.6	.	.	.	.	21	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	106.0	97.6	101.8	24.0	24.8	1.01	33	0

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**City and Township Ratios by Property Type  
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County\_Name=Anoka CO=02 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Linwood	0010	92.3	90.9	92.5	7.4	8.9	1.00	46	46
Anoka	0100	94.0	93.3	94.0	7.6	9.2	1.00	158	158
Andover	0300	90.5	89.8	90.6	7.1	8.7	1.00	367	367
Centerville	0400	91.5	91.0	91.8	6.6	7.7	1.00	47	47
Columbia H	0500	92.1	91.0	90.8	9.0	10.7	1.01	250	250
Circle Pin	0600	92.8	92.3	91.9	8.4	10.0	1.00	72	72
Nowthen	0700	97.8	97.1	97.5	8.8	10.1	1.00	37	37
Fridley	0800	93.5	92.5	92.9	7.8	9.5	1.01	253	253
Lexington	0900	97.5	95.3	.	.	.	.	17	17
Coon Rapid	1000	91.7	91.0	91.9	6.9	8.2	1.00	743	743
Ramsey	1200	92.3	92.2	92.1	6.8	8.5	1.00	333	333
Lino Lakes	1300	93.1	92.9	93.1	6.5	7.8	1.00	228	228
East Bethel	1400	92.8	91.4	91.9	9.8	11.1	1.00	125	125
St. Francis	1600	90.9	89.7	90.2	7.7	8.6	1.01	100	100
Ham Lake	1700	94.6	94.0	93.7	9.0	10.2	1.00	126	126
Oak Grove	1800	92.5	91.4	92.2	11.0	12.9	1.00	73	73
Columbus	1900	97.7	98.4	.	.	.	.	24	24
Blaine	6200	92.6	91.5	92.5	6.4	7.8	1.00	841	841
Spring Lake	8700	94.6	93.2	94.4	8.3	10.5	1.00	56	56

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County\_Name=Anoka CO=02 PT=07 Property=Industrial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Blaine	6200	94.3	97.3	.	.	.	.	7	0

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Linwood	0010	92.5	91.1	92.5	7.4	8.8	1.00	47	47
Anoka	0100	94.0	93.3	94.0	7.6	9.2	1.00	158	158
Andover	0300	90.5	89.8	90.6	7.1	8.7	1.00	367	367
Centerville	0400	91.5	91.0	91.8	6.6	7.7	1.00	47	47
Columbia H	0500	92.1	91.0	90.8	9.0	10.7	1.01	250	250
Circle Pin	0600	92.8	92.3	91.9	8.4	10.0	1.00	72	72
Nowthen	0700	97.8	97.1	97.5	8.8	10.1	1.00	37	37
Fridley	0800	93.5	92.5	92.9	7.8	9.5	1.01	253	253
Lexington	0900	97.5	95.3	.	.	.	.	17	17
Coon Rapid	1000	91.7	91.0	91.9	6.9	8.2	1.00	743	743
Ramsey	1200	92.3	92.2	92.1	6.8	8.5	1.00	333	333
Lino Lakes	1300	93.1	92.9	93.1	6.5	7.8	1.00	228	228
East Bethel	1400	92.8	91.4	91.9	9.8	11.1	1.00	125	125
St. Francis	1600	90.9	89.7	90.2	7.7	8.6	1.01	100	100
Ham Lake	1700	94.6	94.0	93.7	9.0	10.2	1.00	126	126
Oak Grove	1800	92.5	91.4	92.2	11.0	12.9	1.00	73	73
Columbus	1900	97.7	98.4	.	.	.	.	24	24
Blaine	6200	92.6	91.5	92.5	6.4	7.8	1.00	841	841
Spring Lake	8700	94.6	93.2	94.4	8.3	10.5	1.00	56	56

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County\_Name=Anoka CO=02 PT=94 Property=Commercial/Industrial Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Fridley	0800	102.6	108.5	.	.	.	.	7	0
Blaine	6200	93.8	96.7	.	.	.	.	11	0

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CO=02 County\_Name=Anoka

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	92.5	91.6	92.3	7.4	9.0	1.00	3,901	3,901
02	Apartment (4 or more units)	87.7	86.2	.	.	.	.	20	0
06	Commercial (with buildings)	97.5	98.3	78.5	.	.	.	30	0
07	Industrial (with buildings)	92.8	96.7	.	.	.	.	17	0
91	Seasonal Recreational Residential/Residential Aggregation	92.5	91.6	92.3	7.4	9.0	1.00	3,902	3,902

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County\_Name=Becker CO=03 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Burlington	0003	90.5	88.9	.	.	.	.	12	12
Cormorant	0006	96.6	97.4	.	.	.	.	13	13
Detroit	0008	95.1	90.7	.	.	.	.	16	16
Erie	0009	91.7	90.3	.	.	.	.	18	18
Lake Eunic	0016	93.1	88.0	.	.	.	.	25	25
Lake View	0018	89.7	84.1	.	.	.	.	16	16
Osage	0020	108.4	110.2	.	.	.	.	6	6
Detroit La	0300	94.9	90.6	91.0	13.8	13.8	1.02	156	156
Frazee	0400	96.6	90.4	.	.	.	.	12	12
Lake Park	0500	90.7	93.8	.	.	.	.	11	11

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Cormorant	0006	84.7	84.3	.	.	.	.	9	9
Lake Eunic	0016	100.6	97.5	.	.	.	.	16	16
Lake View	0018	89.2	82.5	.	.	.	.	11	11
Detroit La	0300	80.9	77.4	.	.	.	.	10	10

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Detroit La	0300	77.9	76.8	.	.	.	.	8	0

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Audubon TW	0002	93.1	97.0	.	.	.	.	7	7
Burlington	0003	90.1	88.9	.	.	.	.	13	13
Cormorant	0006	91.7	91.4	.	.	.	.	22	22
Detroit	0008	94.5	88.6	.	.	.	.	17	17
Erie	0009	90.9	89.7	.	.	.	.	19	19
Green Vall	0012	126.8	93.7	.	.	.	.	6	6
Holmesvill	0015	94.3	97.7	.	.	.	.	6	6
Lake Eunic	0016	96.0	93.3	93.6	14.9	15.0	1.01	41	41
Lake Park	0017	93.0	93.6	.	.	.	.	6	6
Lake View	0018	89.5	83.6	.	.	.	.	27	27
Osage	0020	102.3	106.1	.	.	.	.	8	8
Toad Lake	0032	111.6	110.3	.	.	.	.	6	6
Detroit La	0300	94.0	90.4	89.6	13.9	14.2	1.03	166	166
Frazee	0400	96.6	90.4	.	.	.	.	12	12
Lake Park	0500	90.7	93.8	.	.	.	.	11	11

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Walworth	0034	91.6	89.5	.	.	.	.	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 *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Walworth	0034	91.6	89.5	.	.	.	.	6	0

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CO=03 County\_Name=Becker

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	94.4	91.2	91.3	13.5	14.9	1.02	338	338
03	Non-Commercial Seasonal Recreational Residential (with buildings)	96.2	92.9	90.6	17.6	17.9	1.04	80	80
06	Commercial (with buildings)	88.9	85.9	.	.	.	.	19	0
90	Agricultural Bare Land (less than 34.5 acres) Aggregation	161.6	92.0	.	.	.	.	11	0
91	Seasonal Recreational Residential/Residential Aggregation	94.8	91.7	91.2	14.3	15.5	1.02	418	418
92	Rural Vacant Land (34.5 or more acres) Aggregation	145.1	98.1	.	.	.	.	23	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	127.0	97.6	102.3	49.7	21.8	1.00	41	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	121.1	94.6	99.5	43.0	21.3	1.02	51	0

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Bemidji TW	0003	92.2	91.5	.	.	.	.	21	21
Eckles	0010	90.9	90.9	.	.	.	.	16	16
Frohn	0011	100.9	91.7	.	.	.	.	13	7
Grant Vall	0012	98.6	97.5	.	.	.	.	22	18
Northern	0027	90.9	87.2	88.9	14.8	16.4	1.01	59	51
Turtle Lak	0040	93.1	92.4	.	.	.	.	8	4
Turtle Riv	0041	89.7	88.2	.	.	.	.	15	12
Bemidji	0100	98.4	96.0	96.3	15.7	16.3	1.01	143	138
Blackduck	0200	91.3	83.3	.	.	.	.	6	6

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Ten Lake	0039	110.7	104.9	.	.	.	.	6	1

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

County\_Name=Beltrami CO=04 PT=06 Property=Commercial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Bemidji	0100	84.0	85.2	.	.	.	.	12	0

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

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Bemidji TW	0003	91.9	91.4	.	.	.	.	22	21
Eckles	0010	90.9	90.9	.	.	.	.	16	16
Frohn	0011	97.5	91.2	.	.	.	.	14	7
Grant Vall	0012	98.6	97.5	.	.	.	.	22	18
Liberty	0022	85.9	86.6	.	.	.	.	6	3
Northern	0027	90.8	87.2	88.8	14.5	16.2	1.02	61	51
Port Hope	0029	87.0	76.5	.	.	.	.	9	1
Ten Lake	0039	105.9	96.4	.	.	.	.	8	2
Turtle Lak	0040	91.0	89.2	.	.	.	.	13	4
Turtle Riv	0041	89.9	88.9	.	.	.	.	16	12
Bemidji	0100	98.3	95.9	96.1	15.7	16.3	1.01	144	138
Blackduck	0200	91.3	83.3	.	.	.	.	6	6

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Bemidji	0100	85.0	85.6	.	.	.	.	13	0

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

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

CO=04 County\_Name=Beltrami

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	95.5	93.2	92.3	15.8	16.6	1.02	351	310
03	Non-Commercial Seasonal Recreational Residential (with buildings)	86.5	84.3	82.9	18.7	22.3	1.02	34	6
06	Commercial (with buildings)	85.9	84.8	.	.	.	.	15	0
91	Seasonal Recreational Residential/Residential Aggregation	94.7	92.5	91.4	16.1	17.3	1.02	385	316
92	Rural Vacant Land (34.5 or more acres) Aggregation	95.2	90.8	.	.	.	.	16	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	91.9	85.5	.	.	.	.	26	0
94	Commercial/Industrial Aggregation	86.6	85.2	.	.	.	.	16	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	92.1	87.7	87.9	21.3	28.3	1.05	34	0

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Granite Le	0005	92.4	89.4	.	.	.	.	6	6
Langola	0006	96.8	95.3	.	.	.	.	8	7
Minden	0009	91.2	90.0	.	.	.	.	14	14
St. George	0010	94.5	91.1	.	.	.	.	6	6
Sauk Rapid	0011	91.0	90.4	.	.	.	.	8	8
Watab	0012	91.0	91.6	90.5	11.6	14.1	1.00	31	18
Foley	0200	93.3	93.0	93.4	7.4	10.3	1.00	30	30
Rice	0600	94.7	91.5	93.9	.	.	.	30	30
Sauk Rapid	0900	95.4	94.6	94.7	8.3	9.4	1.01	157	156
Sartell	8600	95.8	95.4	.	.	.	.	17	17
St. Cloud	9200	92.3	89.1	86.9	9.8	9.8	1.01	44	44

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Granite Le	0005	92.4	89.4	.	.	.	.	6	6
Langola	0006	98.8	97.7	.	.	.	.	9	7
Minden	0009	91.2	90.0	.	.	.	.	14	14
St. George	0010	94.5	91.1	.	.	.	.	6	6
Sauk Rapid	0011	91.0	90.4	.	.	.	.	8	8
Watab	0012	90.4	90.6	90.3	11.7	14.2	1.00	33	18
Foley	0200	93.3	93.0	93.4	7.4	10.3	1.00	30	30
Rice	0600	94.7	91.5	93.9	.	.	.	30	30
Sauk Rapid	0900	95.4	94.6	94.7	8.3	9.4	1.01	157	156
Sartell	8600	95.8	95.4	.	.	.	.	17	17
St. Cloud	9200	92.3	89.1	86.9	9.8	9.8	1.01	44	44

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**2016 Assessment Sales Ratio Study  
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**Countywide Ratios by Property Type  
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Ratios reported only for jurisdictions with 6 sales or more**

CO=05 County\_Name=Benton

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	93.9	93.1	93.0	8.8	10.4	1.00	370	355
02	Apartment (4 or more units)	97.0	94.0	.	.	.	.	6	0
06	Commercial (with buildings)	113.8	99.5	.	.	.	.	6	0
91	Seasonal Recreational Residential/Residential Aggregation	93.9	93.1	93.0	8.9	10.5	1.00	373	355
92	Rural Vacant Land (34.5 or more acres) Aggregation	88.5	86.9	.	.	.	.	7	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	99.0	98.5	.	.	.	.	10	0
94	Commercial/Industrial Aggregation	113.8	99.5	.	.	.	.	6	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	99.4	101.1	.	.	.	.	16	0

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**2016 Assessment Sales Ratio Study  
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**Selected Countywide Ratios with Largest Cities Removed:  
Hennepin without Minneapolis, Ramsey without St. Paul  
St. Louis without Duluth, Olmsted without Rochester  
Benton, Sherburne and Stearns without St Cloud, Clay without Moorhead**

CO=05 County=Benton without St. Cloud

<b>Property</b>	<b>Mean ratio</b>	<b>Median ratio</b>	<b>Aggregate ratio</b>	<b>Coeff. of dispersion *</b>	<b>Coeff. of variation *</b>	<b>Price related differential *</b>	<b>Number of sales</b>
Residential (less than 4 units)	94.1	93.4	93.6	8.7	10.4	1.00	326
Seasonal Recreational Residential/Residential Aggregation	94.1	93.4	93.6	8.8	10.5	1.00	329
Rural Vacant Land (34.5 or more acres) Aggregation	88.5	86.9	.	.	.	.	7
Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	99.0	98.5	.	.	.	.	10
Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	99.4	101.1	.	.	.	.	16

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Ortonville	0800	92.0	90.2	90.4	9.1	10.0	1.01	32	0

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**2016 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
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Ratios reported only for jurisdictions with 6 sales or more**

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Ortonville	0800	91.1	89.7	88.6	9.9	11.0	1.02	35	0

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

CO=06 County\_Name=Big Stone

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	95.2	92.1	92.3	13.3	13.0	1.00	47	0
03	Non-Commercial Seasonal Recreational Residential (with buildings)	102.1	99.7	.	.	.	.	11	0
91	Seasonal Recreational Residential/Residential Aggregation	96.5	92.9	92.4	15.0	13.4	1.01	58	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	95.7	98.6	.	.	.	.	6	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	95.7	98.6	.	.	.	.	6	0

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**City and Township Ratios by Property Type  
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County\_Name=Blue Earth CO=07 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Decoria	0006	95.2	95.5	.	.	.	.	7	7
Le Ray	0010	84.7	86.1	.	.	.	.	7	7
Lime	0011	93.5	95.0	.	.	.	.	11	11
Mankato TW	0015	94.5	89.8	.	.	.	.	18	18
South Bend	0021	98.1	97.4	.	.	.	.	9	9
Eagle Lake	0300	92.8	91.7	92.6	7.3	9.9	1.00	44	44
Good Thund	0500	106.8	104.4	.	.	.	.	6	6
Lake Cryst	0700	97.0	96.0	94.9	9.6	12.3	1.02	40	40
Madison La	0800	103.1	98.4	.	.	.	.	13	13
Mankato	0900	94.4	93.2	93.9	8.1	10.0	1.00	374	374
Mapleton	1000	94.2	91.2	.	.	.	.	23	23
St. Clair	1300	100.3	91.3	.	.	.	.	7	7
Vernon Cen	1400	92.9	89.6	.	.	.	.	8	8

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

County\_Name=Blue Earth CO=07 PT=06 Property=Commercial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Mankato	0900	91.0	87.8	.	.	.	.	11	0

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Decoria	0006	95.2	95.5	.	.	.	.	7	7
Le Ray	0010	84.7	86.1	.	.	.	.	7	7
Lime	0011	93.5	95.0	.	.	.	.	11	11
Mankato TW	0015	94.5	89.8	.	.	.	.	18	18
South Bend	0021	98.1	97.4	.	.	.	.	9	9
Eagle Lake	0300	92.8	91.7	92.6	7.3	9.9	1.00	44	44
Good Thund	0500	106.8	104.4	.	.	.	.	6	6
Lake Cryst	0700	97.0	96.0	94.9	9.6	12.3	1.02	40	40
Madison La	0800	99.4	96.5	.	.	.	.	16	16
Mankato	0900	94.4	93.2	93.9	8.1	10.0	1.00	374	374
Mapleton	1000	94.2	91.2	.	.	.	.	23	23
St. Clair	1300	100.3	91.3	.	.	.	.	7	7
Vernon Cen	1400	92.9	89.6	.	.	.	.	8	8

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**2016 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
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Ratios reported only for jurisdictions with 6 sales or more**

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Danville	0005	95.8	100.5	.	.	.	.	6	0

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Mankato	0900	91.0	87.8	.	.	.	.	11	0

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**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 *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Danville	0005	95.8	100.5	.	.	.	.	6	0

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

CO=07 County\_Name=Blue Earth

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	94.7	93.2	93.5	9.1	10.9	1.01	612	612
06	Commercial (with buildings)	97.9	88.9	.	.	.	.	15	0
90	Agricultural Bare Land (less than 34.5 acres) Aggregation	86.1	92.3	.	.	.	.	9	0
91	Seasonal Recreational Residential/Residential Aggregation	94.7	93.1	93.5	9.1	10.9	1.01	615	615
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	94.1	93.0	.	.	.	.	25	0
94	Commercial/Industrial Aggregation	97.9	88.9	.	.	.	.	15	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	96.0	93.2	.	.	.	.	26	0

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
New Ulm	0600	93.6	94.7	92.8	8.5	10.0	1.01	127	127
Sleepy Eye	0800	98.7	95.2	96.4	14.4	18.1	1.02	30	30
Springfiel	0900	86.6	82.3	.	.	.	.	21	21

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
New Ulm	0600	93.6	94.7	92.8	8.5	10.0	1.01	127	127
Sleepy Eye	0800	98.7	95.2	96.4	14.4	18.1	1.02	30	30
Springfiel	0900	86.6	82.3	.	.	.	.	21	21

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Based on sales from January 2016 through September 2016  
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**Countywide Ratios by Property Type  
Final ratios reflect the 2016 EMV/the sales price backward adjusted to Jan 2, 2016  
Ratios reported only for jurisdictions with 6 sales or more**

CO=08 County\_Name=Brown

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	94.0	94.3	93.3	11.0	13.9	1.01	192	192
06	Commercial (with buildings)	81.5	82.0	.	.	.	.	8	0
90	Agricultural Bare Land (less than 34.5 acres) Aggregation	88.0	92.0	.	.	.	.	6	0
91	Seasonal Recreational Residential/Residential Aggregation	94.0	94.3	93.3	11.0	13.9	1.01	192	192
94	Commercial/Industrial Aggregation	88.0	82.0	.	.	.	.	10	0

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Barnum TWP	0003	95.4	95.7	.	.	.	.	11	5
Blackhoof	0005	92.6	90.9	.	.	.	.	9	8
Mahtowa	0013	94.5	94.2	.	.	.	.	7	7
Moose Lake	0014	86.3	83.1	.	.	.	.	7	6
Thomson TW	0023	92.7	93.0	92.6	8.7	11.2	1.00	53	50
Twin Lakes	0024	90.5	86.8	.	.	.	.	6	6
Carlton	0400	98.7	93.1	.	.	.	.	7	7
Cloquet	0500	94.7	93.2	92.7	12.7	13.4	1.01	136	136
Moose Lake	1200	90.9	93.4	.	.	.	.	12	10
Scanlon	1500	81.6	82.3	.	.	.	.	12	12

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

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

County\_Name=Carlton CO=09 PT=03 Property=Non-Commercial Seasonal Recreational Residential (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Barnum TWP	0003	100.1	107.1	.	.	.	.	7	1

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**2016 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
Final ratios reflect the 2016 EMV/the sales price backward adjusted to Jan 2, 2016  
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County\_Name=Carlton CO=09 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Barnum TWP	0003	97.2	96.5	.	.	.	.	18	6
Blackhoof	0005	92.6	90.9	.	.	.	.	9	8
Eagle	0008	91.9	93.1	.	.	.	.	6	1
Mahtowa	0013	96.2	94.3	.	.	.	.	8	8
Moose Lake	0014	86.8	84.8	.	.	.	.	8	7
Thomson TW	0023	92.7	93.0	92.6	8.7	11.2	1.00	53	50
Twin Lakes	0024	90.5	86.8	.	.	.	.	6	6
Carlton	0400	98.7	93.1	.	.	.	.	7	7
Cloquet	0500	94.7	93.2	92.7	12.7	13.4	1.01	136	136
Moose Lake	1200	90.9	93.4	.	.	.	.	12	10
Scanlon	1500	81.6	82.3	.	.	.	.	12	12

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**Countywide Ratios by Property Type  
Final ratios reflect the 2016 EMV/the sales price backward adjusted to Jan 2, 2016  
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CO=09 County\_Name=Carlton

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	93.4	92.6	92.2	11.4	12.8	1.01	301	280
03	Non-Commercial Seasonal Recreational Residential (with buildings)	97.2	99.3	.	.	.	.	19	9
06	Commercial (with buildings)	101.6	101.3	.	.	.	.	6	0
90	Agricultural Bare Land (less than 34.5 acres) Aggregation	148.3	98.7	.	.	.	.	14	0
91	Seasonal Recreational Residential/Residential Aggregation	93.7	92.8	92.3	11.7	13.0	1.01	320	289
92	Rural Vacant Land (34.5 or more acres) Aggregation	101.2	96.0	.	.	.	.	12	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	97.7	95.8	.	.	.	.	15	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	101.3	96.2	.	.	.	.	19	0

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Dahlgren	0005	89.9	90.7	.	.	.	.	8	8
Hollywood	0007	95.0	92.4	.	.	.	.	6	6
Laketown	0008	94.2	92.1	.	.	.	.	17	17
San Franci	0009	93.8	92.6	.	.	.	.	6	6
Waconia TW	0010	86.8	82.0	.	.	.	.	7	7
Watertown	0011	83.9	82.7	.	.	.	.	6	6
Carver	0200	94.6	94.2	93.6	8.3	9.1	1.00	77	77
Chaska	0400	94.8	94.6	94.6	8.6	9.9	1.00	357	357
Cologne	0500	94.9	98.0	94.7	10.3	10.5	1.00	35	35
Mayer	0700	94.6	93.7	94.8	6.8	8.8	1.00	47	47
New German	0800	99.3	96.6	.	.	.	.	9	9
Norwood-Yo	0900	92.7	90.5	92.6	12.0	10.6	0.99	48	48
Victoria	1000	93.7	93.6	92.3	9.9	10.8	1.01	136	136
Waconia	1100	93.3	92.8	93.7	7.0	7.7	0.99	193	193
Watertown	1200	95.9	92.4	95.4	8.2	8.8	1.00	62	62
Chanhassen	6300	93.7	92.2	93.5	8.6	9.0	1.00	373	373

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Dahlgren	0005	89.9	90.7	.	.	.	.	8	8
Hollywood	0007	95.0	92.4	.	.	.	.	6	6
Laketown	0008	94.2	92.1	.	.	.	.	17	17
San Franci	0009	93.8	92.6	.	.	.	.	6	6
Waconia TW	0010	86.8	82.0	.	.	.	.	7	7
Watertown	0011	83.9	82.7	.	.	.	.	6	6
Carver	0200	94.6	94.2	93.6	8.3	9.1	1.00	77	77
Chaska	0400	94.8	94.6	94.6	8.6	9.9	1.00	357	357
Cologne	0500	94.9	98.0	94.7	10.3	10.5	1.00	35	35
Mayer	0700	94.6	93.7	94.8	6.8	8.8	1.00	47	47
New German	0800	99.3	96.6	.	.	.	.	9	9
Norwood-Yo	0900	92.7	90.5	92.6	12.0	10.6	0.99	48	48
Victoria	1000	93.7	93.6	92.3	9.9	10.8	1.01	136	136
Waconia	1100	93.3	92.8	93.7	7.0	7.7	0.99	193	193
Watertown	1200	95.9	92.4	95.4	8.2	8.8	1.00	62	62
Chanhassen	6300	93.7	92.2	93.5	8.6	9.0	1.00	373	373

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**Countywide Ratios by Property Type  
Final ratios reflect the 2016 EMV/the sales price backward adjusted to Jan 2, 2016  
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CO=10 County\_Name=Carver

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	94.0	93.2	93.5	8.8	9.6	1.00	1,404	1,404
06	Commercial (with buildings)	79.1	81.4	.	.	.	.	13	0
91	Seasonal Recreational Residential/Residential Aggregation	94.0	93.2	93.5	8.8	9.6	1.00	1,404	1,404
94	Commercial/Industrial Aggregation	82.3	81.4	.	.	.	.	16	0

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**City and Township Ratios by Property Type  
Final ratios reflect the 2016 EMV/the sales price backward adjusted to Jan 2, 2016  
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County\_Name=Cass CO=11 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Fairview	0015	94.6	91.5	.	.	.	.	13	8
Pine River	0032	86.7	84.1	.	.	.	.	8	6
Powers	0035	104.2	104.5	.	.	.	.	9	4
Shingobee	0039	94.4	97.7	.	.	.	.	14	8
Sylvan	0042	91.6	91.3	.	.	.	.	27	22
Wabedo	0047	115.1	116.6	.	.	.	.	8	0
Wilson	0051	100.7	101.3	.	.	.	.	6	5
East Gull	0500	88.5	85.9	.	.	.	.	9	6
Lake Shore	1200	104.7	108.7	.	.	.	.	20	8
Pillager	1500	82.2	87.9	.	.	.	.	9	9
Pine River	1600	109.3	105.7	.	.	.	.	7	4
Walker	2300	102.0	98.3	.	.	.	.	12	9

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**City and Township Ratios by Property Type  
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County\_Name=Cass CO=11 PT=03 Property=Non-Commercial Seasonal Recreational Residential (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Birch Lake	0005	133.2	112.6	.	.	.	.	9	0
Crooked La	0012	104.6	106.4	.	.	.	.	12	1
Hiram	0017	106.0	99.2	.	.	.	.	6	1
Kego	0020	99.4	93.3	.	.	.	.	9	0
Meadow Bro	0028	62.4	57.2	.	.	.	.	6	2
Ponto Lake	0033	102.2	102.5	.	.	.	.	15	4
Powers	0035	98.0	99.3	.	.	.	.	12	2
Shingobee	0039	103.5	100.6	.	.	.	.	11	0
Thunder La	0043	103.5	102.7	.	.	.	.	10	2
Turtle Lak	0046	96.4	95.1	.	.	.	.	10	2
Wabedo	0047	105.6	102.3	.	.	.	.	13	2
Woodrow	0052	103.1	93.6	.	.	.	.	15	1
East Gull	0500	80.2	79.7	.	.	.	.	7	0
Lake Shore	1200	95.2	95.8	.	.	.	.	17	2
Walker	2300	109.4	98.0	.	.	.	.	11	2

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**City and Township Ratios by Property Type  
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County\_Name=Cass CO=11 PT=90 Property=Agricultural Bare Land (less than 34.5 acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Ponto Lake	0033	158.2	127.1	.	.	.	.	6	0
Shingobee	0039	143.2	111.3	.	.	.	.	6	0

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**City and Township Ratios by Property Type  
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County\_Name=Cass CO=11 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Birch Lake	0005	125.7	111.9	.	.	.	.	12	2
Crooked La	0012	100.4	100.9	.	.	.	.	17	1
Fairview	0015	95.9	91.4	.	.	.	.	17	9
Hiram	0017	98.0	96.7	.	.	.	.	10	3
Inguadona	0019	103.7	105.0	.	.	.	.	6	1
Kego	0020	99.6	93.6	.	.	.	.	12	2
Leech Lake	0022	102.6	100.7	.	.	.	.	7	1
Loon Lake	0024	83.3	80.8	.	.	.	.	6	4
Meadow Bro	0028	62.4	57.2	.	.	.	.	6	2
Pine River	0032	89.0	89.8	.	.	.	.	12	10
Ponto Lake	0033	101.4	99.2	.	.	.	.	16	5
Powers	0035	100.6	104.5	.	.	.	.	21	6
Shingobee	0039	98.4	99.5	.	.	.	.	25	8
Sylvan	0042	95.1	95.1	92.3	12.3	15.9	1.03	32	23
Thunder La	0043	102.4	100.9	.	.	.	.	11	2
Torrey	0044	99.2	102.4	.	.	.	.	7	0
Turtle Lak	0046	96.1	95.1	.	.	.	.	14	2
Wabedo	0047	109.2	111.4	.	.	.	.	21	2
Wilson	0051	100.7	101.3	.	.	.	.	6	5
Woodrow	0052	100.0	91.0	.	.	.	.	20	2
Backus	0200	93.4	103.4	.	.	.	.	7	5
East Gull	0500	84.9	84.5	.	.	.	.	16	6
Lake Shore	1200	100.3	98.5	99.8	12.4	15.2	1.01	37	10
Pillager	1500	82.2	87.9	.	.	.	.	9	9
Pine River	1600	114.0	106.0	.	.	.	.	8	4
Walker	2300	105.5	98.0	.	.	.	.	23	11
Chickamaw	2600	86.0	85.2	.	.	.	.	6	1

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CO=11 County\_Name=Cass

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	96.9	95.1	94.8	15.0	17.1	1.02	227	138
03	Non-Commercial Seasonal Recreational Residential (with buildings)	100.5	97.5	97.1	20.2	21.5	1.03	226	41
06	Commercial (with buildings)	99.3	81.4	.	.	.	.	13	0
90	Agricultural Bare Land (less than 34.5 acres) Aggregation	109.4	100.2	100.9	34.3	30.2	0.99	53	0
91	Seasonal Recreational Residential/Residential Aggregation	98.7	95.8	96.0	17.6	19.4	1.02	453	179
92	Rural Vacant Land (34.5 or more acres) Aggregation	95.7	97.0	91.4	.	.	.	31	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	93.8	95.3	91.1	16.2	24.2	1.04	42	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	95.7	96.4	94.2	15.8	22.4	1.02	53	0

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**City and Township Ratios by Property Type  
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County\_Name=Chippewa CO=12 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Clara City	0100	93.1	95.2	.	.	.	.	9	0
Montevideo	0600	97.5	94.3	95.1	11.7	14.4	1.02	58	0
Granite Fa	7000	97.7	99.0	.	.	.	.	7	0

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**City and Township Ratios by Property Type  
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County\_Name=Chippewa CO=12 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Clara City	0100	93.1	95.2	.	.	.	.	9	0
Montevideo	0600	97.5	94.3	95.1	11.7	14.4	1.02	58	0
Granite Fa	7000	97.7	99.0	.	.	.	.	7	0

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**Countywide Ratios by Property Type  
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CO=12 County\_Name=Chippewa

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	97.4	94.6	94.2	12.5	15.1	1.03	90	0
91	Seasonal Recreational Residential/Residential Aggregation	97.4	94.6	94.2	12.5	15.1	1.03	90	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	96.5	95.0	.	.	.	.	8	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	96.5	95.0	.	.	.	.	8	0

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Amador	0001	90.9	97.1	.	.	.	.	6	6
Chisago La	0003	91.6	90.0	91.3	8.7	11.2	1.00	36	36
Fish Lake	0004	94.8	96.7	.	.	.	.	17	17
Franconia	0005	96.5	100.5	.	.	.	.	10	10
Lent	0006	95.1	95.3	.	.	.	.	26	26
Nessel	0007	97.7	97.3	.	.	.	.	18	18
Shafer TWP	0009	97.6	96.3	.	.	.	.	9	9
Sunrise	0010	88.9	87.9	.	.	.	.	17	17
Center Cit	0200	99.4	101.2	.	.	.	.	7	7
Chisago Ci	0300	94.9	95.4	94.4	8.6	11.2	1.01	57	57
Harris	0400	86.6	85.4	.	.	.	.	10	10
Lindstrom	0500	93.4	91.8	92.8	10.0	11.1	1.01	68	68
North Bran	0600	93.7	93.8	93.5	7.0	8.7	1.00	133	133
Rush City	0700	90.3	87.1	.	.	.	.	19	19
Shafer	0800	88.8	88.0	.	.	.	.	19	19
Stacy	0900	91.3	90.3	.	.	.	.	18	18
Taylor's Fa	1100	103.0	99.4	.	.	.	.	12	12
Wyoming	1200	92.6	91.8	92.2	6.7	8.7	1.00	94	94

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Amador	0001	90.9	97.1	.	.	.	.	6	6
Chisago La	0003	91.7	90.0	91.3	8.7	11.1	1.00	38	38
Fish Lake	0004	95.3	97.2	.	.	.	.	18	18
Franconia	0005	94.6	99.0	.	.	.	.	11	11
Lent	0006	95.1	95.3	.	.	.	.	26	26
Nessel	0007	98.9	100.4	.	.	.	.	22	22
Shafer TWP	0009	97.6	96.3	.	.	.	.	9	9
Sunrise	0010	88.9	87.9	.	.	.	.	17	17
Center Cit	0200	99.4	101.2	.	.	.	.	7	7
Chisago Ci	0300	95.4	95.4	94.7	8.9	11.7	1.01	58	58
Harris	0400	86.6	85.4	.	.	.	.	10	10
Lindstrom	0500	93.4	91.8	92.8	10.0	11.1	1.01	68	68
North Bran	0600	93.7	93.8	93.5	7.0	8.7	1.00	133	133
Rush City	0700	90.3	87.1	.	.	.	.	19	19
Shafer	0800	88.8	88.0	.	.	.	.	19	19
Stacy	0900	91.3	90.3	.	.	.	.	18	18
Taylor's Fa	1100	103.0	99.4	.	.	.	.	12	12
Wyoming	1200	92.6	91.8	92.2	6.7	8.7	1.00	94	94

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

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

CO=13 County\_Name=Chisago

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	93.4	92.7	93.0	8.4	10.2	1.01	578	578
03	Non-Commercial Seasonal Recreational Residential (with buildings)	100.1	100.5	.	.	.	.	9	9
06	Commercial (with buildings)	94.9	92.9	.	.	.	.	9	0
90	Agricultural Bare Land (less than 34.5 acres) Aggregation	87.1	93.7	.	.	.	.	16	0
91	Seasonal Recreational Residential/Residential Aggregation	93.5	92.9	93.1	8.5	10.4	1.01	587	587
92	Rural Vacant Land (34.5 or more acres) Aggregation	80.8	80.0	.	.	.	.	7	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	84.9	86.8	.	.	.	.	10	0
94	Commercial/Industrial Aggregation	94.9	92.9	.	.	.	.	9	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	91.4	90.7	.	.	.	.	18	0

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**City and Township Ratios by Property Type  
Final ratios reflect the 2016 EMV/the sales price backward adjusted to Jan 2, 2016  
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County\_Name=Clay CO=14 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Oakport	0023	88.1	91.1	.	.	.	.	6	6
Riverton	0025	75.6	75.0	.	.	.	.	6	6
Barnesvill	0300	92.7	91.9	93.2	10.3	12.8	1.00	38	38
Dilworth	0700	89.1	90.3	89.5	8.1	11.0	1.00	61	61
Glyndon	1100	100.4	94.2	.	.	.	.	13	13
Hawley	1200	94.4	94.2	94.1	7.8	10.1	1.00	30	30
Moorhead	1600	95.7	95.4	95.3	9.0	11.0	1.00	516	516
Sabin	1800	93.8	94.7	.	.	.	.	11	11
Ulen	1900	91.4	87.8	.	.	.	.	8	8

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**City and Township Ratios by Property Type  
Final ratios reflect the 2016 EMV/the sales price backward adjusted to Jan 2, 2016  
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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 *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Moorhead	1600	96.7	103.4	.	.	.	.	10	0

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

County\_Name=Clay CO=14 PT=06 Property=Commercial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Moorhead	1600	92.6	91.2	.	.	.	.	6	0

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Oakport	0023	88.1	91.1	.	.	.	.	6	6
Riverton	0025	75.6	75.0	.	.	.	.	6	6
Barnesvill	0300	92.7	91.9	93.2	10.3	12.8	1.00	38	38
Dilworth	0700	89.1	90.3	89.5	8.1	11.0	1.00	61	61
Glyndon	1100	100.4	94.2	.	.	.	.	13	13
Hawley	1200	94.4	94.2	94.1	7.8	10.1	1.00	30	30
Moorhead	1600	95.7	95.4	95.3	9.0	11.0	1.00	516	516
Sabin	1800	93.8	94.7	.	.	.	.	11	11
Ulen	1900	91.4	87.8	.	.	.	.	8	8

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**Countywide Ratios by Property Type  
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CO=14 County\_Name=Clay

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	94.4	93.8	93.8	10.1	11.9	1.00	738	734
02	Apartment (4 or more units)	95.6	92.0	.	.	.	.	15	0
06	Commercial (with buildings)	85.5	83.6	.	.	.	.	12	0
91	Seasonal Recreational Residential/Residential Aggregation	94.4	93.8	93.7	10.1	12.0	1.00	739	734
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	107.6	109.0	.	.	.	.	27	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	106.8	107.7	.	.	.	.	28	0

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

CO=14 County=Clay without Moorhead

<b>Property</b>	<b>Mean ratio</b>	<b>Median ratio</b>	<b>Aggregate ratio</b>	<b>Coeff. of dispersion *</b>	<b>Coeff. of variation *</b>	<b>Price related differential *</b>	<b>Number of sales</b>
Residential (less than 4 units)	91.4	91.1	90.3	12.1	13.1	1.00	222
Commercial (with buildings)	78.3	79.1	.	.	.	.	6
Seasonal Recreational Residential/Residential Aggregation	91.3	91.1	90.1	12.2	13.1	1.01	223
Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	107.6	109.0	.	.	.	.	27
Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	106.8	107.7	.	.	.	.	28

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Copley	0003	81.8	84.7	.	.	.	.	12	0
Nora	0015	90.2	84.7	.	.	.	.	6	0
Bagley	0200	85.1	83.2	.	.	.	.	10	0

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Copley	0003	81.8	84.7	.	.	.	.	12	0
Nora	0015	90.2	84.7	.	.	.	.	6	0
Bagley	0200	85.1	83.2	.	.	.	.	10	0

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

CO=15 County\_Name=Clearwater

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	86.2	85.4	81.1	16.5	18.9	1.05	57	0
03	Non-Commercial Seasonal Recreational Residential (with buildings)	74.3	71.7	.	.	.	.	10	0
91	Seasonal Recreational Residential/Residential Aggregation	84.4	83.1	80.3	17.3	19.8	1.04	67	0
92	Rural Vacant Land (34.5 or more acres) Aggregation	90.3	87.9	.	.	.	.	11	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	94.3	94.6	.	.	.	.	19	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	93.2	93.4	.	.	.	.	25	0

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**City and Township Ratios by Property Type  
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County\_Name=Cook CO=16 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Unorg. Ran	0092	96.7	99.0	.	.	.	.	9	3
Grand Mara	0100	94.6	94.9	.	.	.	.	11	0

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**City and Township Ratios by Property Type  
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County\_Name=Cook CO=16 PT=03 Property=Non-Commercial Seasonal Recreational Residential (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Lutsen	0002	112.5	108.0	.	.	.	.	12	5
Unorg. Ran	0091	102.9	99.2	.	.	.	.	7	4

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**City and Township Ratios by Property Type  
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County\_Name=Cook CO=16 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Lutsen	0002	108.5	105.7	.	.	.	.	16	6
Unorg. Ran	0090	93.8	92.3	.	.	.	.	7	7
Unorg. Ran	0091	99.0	99.2	.	.	.	.	12	5
Unorg. Ran	0092	98.5	99.9	.	.	.	.	14	6
Grand Mara	0100	92.9	94.0	.	.	.	.	15	1

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**Countywide Ratios by Property Type  
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CO=16 County\_Name=Cook

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	97.1	98.1	99.3	8.4	9.8	0.99	39	10
03	Non-Commercial Seasonal Recreational Residential (with buildings)	101.6	100.8	97.7	14.7	14.9	1.02	43	26
90	Agricultural Bare Land (less than 34.5 acres) Aggregation	146.4	115.6	.	.	.	.	17	0
91	Seasonal Recreational Residential/Residential Aggregation	99.4	99.0	98.5	11.8	12.6	1.01	82	36
92	Rural Vacant Land (34.5 or more acres) Aggregation	100.0	91.3	.	.	.	.	6	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	100.0	91.3	.	.	.	.	6	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	100.0	91.3	.	.	.	.	6	0

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**City and Township Ratios by Property Type  
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County\_Name=Cottonwood CO=17 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Mountain L	0400	94.4	98.3	.	.	.	.	12	0
Windom	0700	96.6	99.3	96.8	11.2	14.1	1.00	41	0

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**City and Township Ratios by Property Type  
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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 *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Windom	0700	71.7	68.0	.	.	.	.	6	0

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**City and Township Ratios by Property Type  
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County\_Name=Cottonwood CO=17 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Mountain L	0400	94.4	98.3	.	.	.	.	12	0
Windom	0700	96.6	99.3	96.8	11.2	14.1	1.00	41	0

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**Countywide Ratios by Property Type  
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CO=17 County\_Name=Cottonwood

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	95.2	98.2	95.8	14.4	16.5	1.00	72	0
06	Commercial (with buildings)	68.8	64.4	.	.	.	.	7	0
91	Seasonal Recreational Residential/Residential Aggregation	95.2	98.2	95.8	14.4	16.5	1.00	72	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	102.3	98.5	.	.	.	.	7	7
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	102.3	98.5	.	.	.	.	7	7

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Bay Lake	0002	98.0	96.3	.	.	.	.	10	3
Center	0003	104.2	100.8	.	.	.	.	14	9
Crow Wing	0004	98.6	99.3	.	.	.	.	26	24
Deerwood T	0007	93.7	95.1	.	.	.	.	8	2
Fort Ripley	0010	89.0	86.1	.	.	.	.	6	5
Garrison T	0012	94.9	90.9	.	.	.	.	9	3
Ideal	0013	92.2	94.6	.	.	.	.	9	5
Irondale	0014	94.1	90.3	.	.	.	.	7	5
Lake Edwar	0016	100.4	98.5	.	.	.	.	15	6
Long Lake	0018	89.2	88.5	.	.	.	.	13	10
Mission	0020	94.5	97.5	.	.	.	.	9	3
Nokay Lake	0021	102.6	98.7	.	.	.	.	15	9
Oak Lawn	0022	98.1	99.5	.	.	.	.	21	17
Unorg. 1st	0099	100.4	99.4	99.2	8.2	10.5	1.01	69	53
Baxter	0100	98.0	96.2	96.1	9.2	9.9	1.01	122	114
Brainerd	0200	101.2	98.9	98.1	12.3	14.1	1.02	147	145
Crosby	0300	94.2	92.9	.	.	.	.	21	17
Deerwood	0600	91.3	86.1	.	.	.	.	6	6
Jenkins	1200	100.1	98.9	.	.	.	.	12	12
Nisswa	1600	97.1	95.9	.	.	.	.	29	17
Breezy Poi	1900	89.5	86.7	87.7	8.5	10.7	1.02	41	37
Pequot Lak	2000	100.4	99.0	.	.	.	.	21	18
Emily	2400	98.0	96.7	.	.	.	.	7	2
Crosslake	2500	91.8	91.5	89.8	12.1	14.9	1.02	34	16

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**City and Township Ratios by Property Type  
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County\_Name=Crow Wing CO=18 PT=03 Property=Non-Commercial Seasonal Recreational Residential (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Bay Lake	0002	97.4	93.3	.	.	.	.	26	2
Center	0003	94.2	97.7	.	.	.	.	6	1
Garrison T	0012	97.1	94.6	.	.	.	.	6	1
Ideal	0013	95.1	90.9	.	.	.	.	16	0
Lake Edwar	0016	104.3	96.2	.	.	.	.	13	0
Mission	0020	98.9	95.1	.	.	.	.	7	0
Roosevelt	0027	87.2	84.5	.	.	.	.	9	3
Ross Lake	0028	96.4	95.8	.	.	.	.	9	1
Unorg. 1st	0099	103.6	92.6	.	.	.	.	13	2
Nisswa	1600	93.5	98.8	.	.	.	.	11	2
Breezy Poi	1900	97.5	98.6	.	.	.	.	24	14
Pequot Lak	2000	105.5	100.0	.	.	.	.	6	1
Emily	2400	94.5	92.9	.	.	.	.	12	3
Crosslake	2500	95.3	93.4	90.2	11.2	12.3	1.04	35	9

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

**2016 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
Final ratios reflect the 2016 EMV/the sales price backward adjusted to Jan 2, 2016  
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 *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Brainerd	0200	100.6	103.4	.	.	.	.	7	0

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Bay Lake	0002	97.6	94.0	94.5	17.6	19.8	1.02	36	5
Center	0003	101.2	98.6	.	.	.	.	20	10
Crow Wing	0004	98.6	99.3	.	.	.	.	26	24
Deerwood T	0007	91.2	93.8	.	.	.	.	11	3
Fort Riple	0010	90.9	87.5	.	.	.	.	7	5
Garrison T	0012	95.8	93.4	.	.	.	.	15	4
Ideal	0013	94.1	93.7	.	.	.	.	25	5
Irondale	0014	91.3	84.9	.	.	.	.	9	5
Jenkins TW	0015	102.0	103.1	.	.	.	.	8	2
Lake Edwar	0016	102.2	98.1	.	.	.	.	28	6
Long Lake	0018	93.4	93.8	.	.	.	.	18	11
Maple Grov	0019	92.8	93.2	.	.	.	.	8	3
Mission	0020	96.4	96.3	.	.	.	.	16	3
Nokay Lake	0021	101.6	97.6	.	.	.	.	16	9
Oak Lawn	0022	98.1	99.5	.	.	.	.	21	17
Pelican	0023	87.9	86.2	.	.	.	.	9	1
Roosevelt	0027	87.3	86.4	.	.	.	.	12	5
Ross Lake	0028	98.5	102.8	.	.	.	.	11	2
St. Mathia	0029	99.6	95.0	.	.	.	.	6	4
Wolford	0034	96.8	97.2	.	.	.	.	7	2
Unorg. 1st	0099	100.9	98.5	99.9	9.7	11.3	1.01	82	55
Baxter	0100	98.0	96.2	96.1	9.2	9.9	1.01	122	114
Brainerd	0200	101.2	98.9	98.1	12.3	14.1	1.02	147	145
Crosby	0300	94.2	92.9	.	.	.	.	21	17
Deerwood	0600	91.3	86.1	.	.	.	.	6	6
Fifty Lake	0700	87.9	92.3	.	.	.	.	9	3
Jenkins	1200	101.6	100.6	.	.	.	.	13	13
Nisswa	1600	96.1	96.3	93.9	10.1	11.9	1.01	40	19
Breezy Poi	1900	92.4	90.2	90.0	11.8	14.9	1.03	65	51
Pequot Lak	2000	101.6	99.0	.	.	.	.	27	19

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Emily	2400	95.8	96.7	.	.	.	.	19	5
Crosslake	2500	93.6	92.5	90.0	11.6	13.6	1.03	69	25

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**Countywide Ratios by Property Type  
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CO=18 County\_Name=Crow Wing

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	97.8	96.6	96.1	11.1	13.4	1.01	721	569
03	Non-Commercial Seasonal Recreational Residential (with buildings)	96.4	93.4	94.0	14.8	17.0	1.02	234	45
06	Commercial (with buildings)	90.5	89.1	.	.	.	.	29	0
90	Agricultural Bare Land (less than 34.5 acres) Aggregation	94.3	93.8	.	.	.	.	21	0
91	Seasonal Recreational Residential/Residential Aggregation	97.5	96.0	95.4	12.0	14.3	1.01	955	614
92	Rural Vacant Land (34.5 or more acres) Aggregation	110.9	92.2	.	.	.	.	25	25
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	110.6	93.5	.	.	.	.	26	26
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	109.5	98.0	100.0	31.8	23.5	0.99	32	26

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**2016 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
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County\_Name=Dakota CO=19 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Castle Roc	0002	100.6	98.1	.	.	.	.	7	7
Empire	0005	96.3	96.6	96.3	7.4	8.8	1.00	46	46
Marshan	0012	97.6	101.0	.	.	.	.	6	6
Ravenna	0016	92.0	92.2	.	.	.	.	19	19
Waterford	0020	98.5	88.0	.	.	.	.	7	7
Farmington	0200	93.3	93.1	93.3	6.1	7.8	1.00	369	369
Hampton	0300	90.6	87.2	.	.	.	.	14	14
Inver Grov	0500	92.7	92.3	92.6	7.1	8.3	1.00	330	330
Lakeville	0600	94.0	93.8	93.9	6.7	7.8	1.00	860	860
Rosemount	1000	94.8	93.5	95.0	6.7	8.2	1.00	341	341
South St.	1100	92.3	90.7	91.6	9.1	11.3	1.01	211	211
West St. P	1300	92.1	90.5	92.4	10.1	11.7	1.00	219	219
Lilydale	1400	98.9	99.7	.	.	.	.	11	11
Mendota He	1600	92.9	92.5	92.4	9.0	11.2	1.01	129	129
Burnsville	1800	93.6	92.7	93.6	7.8	9.5	1.00	750	750
Apple Vall	1900	93.5	93.1	93.6	6.5	7.8	1.00	809	809
Eagan	2000	93.5	92.8	94.1	7.1	8.5	0.99	702	702
Hastings	7500	92.8	92.7	93.4	9.3	10.8	1.00	304	304
Northfield	9700	92.6	91.2	.	.	.	.	17	17

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**2016 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
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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 *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Inver Grov	0500	86.6	88.4	.	.	.	.	7	0
Lakeville	0600	81.4	90.0	.	.	.	.	6	0
West St. P	1300	92.9	95.7	.	.	.	.	6	0
Burnsville	1800	88.4	84.3	.	.	.	.	14	0
Eagan	2000	92.1	90.4	.	.	.	.	7	0

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Castle Roc	0002	100.6	98.1	.	.	.	.	7	7
Empire	0005	96.3	96.6	96.3	7.4	8.8	1.00	46	46
Marshan	0012	97.6	101.0	.	.	.	.	6	6
Ravenna	0016	92.0	92.2	.	.	.	.	19	19
Waterford	0020	98.5	88.0	.	.	.	.	7	7
Farmington	0200	93.3	93.1	93.3	6.1	7.8	1.00	369	369
Hampton	0300	90.6	87.2	.	.	.	.	14	14
Inver Grov	0500	92.7	92.3	92.6	7.1	8.3	1.00	330	330
Lakeville	0600	94.0	93.8	93.9	6.7	7.8	1.00	860	860
Rosemount	1000	94.8	93.5	95.0	6.7	8.2	1.00	341	341
South St.	1100	92.3	90.7	91.6	9.1	11.3	1.01	211	211
West St. P	1300	92.1	90.5	92.4	10.1	11.7	1.00	219	219
Lilydale	1400	98.9	99.7	.	.	.	.	11	11
Mendota He	1600	92.9	92.5	92.4	9.0	11.2	1.01	129	129
Burnsville	1800	93.6	92.7	93.6	7.8	9.5	1.00	750	750
Apple Vall	1900	93.5	93.1	93.6	6.5	7.8	1.00	809	809
Eagan	2000	93.5	92.8	94.1	7.1	8.5	0.99	702	702
Hastings	7500	92.8	92.7	93.4	9.3	10.8	1.00	304	304
Northfield	9700	92.6	91.2	.	.	.	.	17	17

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**City and Township Ratios by Property Type  
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County\_Name=Dakota CO=19 PT=94 Property=Commercial/Industrial Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Inver Grov	0500	81.6	84.5	.	.	.	.	8	0
Lakeville	0600	85.5	91.2	.	.	.	.	7	0
West St. P	1300	92.9	95.7	.	.	.	.	6	0
Burnsville	1800	90.2	86.4	.	.	.	.	16	0
Eagan	2000	95.4	90.4	.	.	.	.	9	0

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**Countywide Ratios by Property Type  
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CO=19 County\_Name=Dakota

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	93.5	92.9	93.6	7.5	9.0	1.00	5,183	5,183
02	Apartment (4 or more units)	84.6	82.4	.	.	.	.	14	14
06	Commercial (with buildings)	90.4	89.6	81.0	16.1	21.0	1.11	57	0
07	Industrial (with buildings)	97.1	102.4	.	.	.	.	7	0
90	Agricultural Bare Land (less than 34.5 acres) Aggregation	100.6	115.7	.	.	.	.	9	0
91	Seasonal Recreational Residential/Residential Aggregation	93.5	92.9	93.6	7.5	9.0	1.00	5,183	5,183
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	112.5	99.6	.	.	.	.	10	0

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**City and Township Ratios by Property Type  
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County\_Name=Dodge CO=20 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Mantorvill	0007	89.2	91.4	.	.	.	.	16	16
Claremont	0100	127.8	109.6	.	.	.	.	6	6
Dodge Cent	0200	93.2	91.8	91.7	9.7	8.9	1.00	35	35
Hayfield	0300	95.4	93.4	.	.	.	.	18	18
Kasson	0400	94.8	92.8	94.8	6.9	8.4	1.00	72	72
Mantorvill	0500	86.6	82.1	.	.	.	.	15	15
West Conco	0600	89.2	94.7	.	.	.	.	9	9

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**City and Township Ratios by Property Type  
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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 *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Mantorvill	0007	89.2	91.4	.	.	.	.	16	16
Claremont	0100	127.8	109.6	.	.	.	.	6	6
Dodge Cent	0200	93.2	91.8	91.7	9.7	8.9	1.00	35	35
Hayfield	0300	95.4	93.4	.	.	.	.	18	18
Kasson	0400	94.8	92.8	94.8	6.9	8.4	1.00	72	72
Mantorvill	0500	86.6	82.1	.	.	.	.	15	15
West Conco	0600	89.2	94.7	.	.	.	.	9	9

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**Countywide Ratios by Property Type  
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CO=20 County\_Name=Dodge

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	94.3	92.7	92.1	10.8	11.1	1.01	187	187
91	Seasonal Recreational Residential/Residential Aggregation	94.3	92.7	92.1	10.8	11.1	1.01	187	187
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	106.5	104.4	.	.	.	.	7	7
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	115.6	108.3	.	.	.	.	8	7

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**City and Township Ratios by Property Type  
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County\_Name=Douglas CO=21 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Alexandria	0001	91.7	91.6	91.3	6.3	7.5	1.01	32	32
Carlos TWP	0004	94.2	94.4	.	.	.	.	19	19
Hudson	0007	96.0	94.4	.	.	.	.	14	14
Ida	0008	97.2	96.8	.	.	.	.	11	11
La Grand	0009	93.4	93.6	93.6	6.9	8.7	1.00	53	53
Lake Mary	0010	89.7	89.2	.	.	.	.	6	6
Miltona TW	0014	92.6	92.6	.	.	.	.	10	10
Moe	0015	90.5	88.8	.	.	.	.	6	6
Alexandria	0100	97.9	98.0	98.0	7.8	9.4	1.00	140	140
Brandon	0200	94.0	95.3	.	.	.	.	7	7
Carlos	0300	96.1	100.2	.	.	.	.	7	7
Osakis	8200	98.3	97.7	.	.	.	.	18	18

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**City and Township Ratios by Property Type  
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County\_Name=Douglas CO=21 PT=03 Property=Non-Commercial Seasonal Recreational Residential (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Alexandria	0001	108.0	106.8	.	.	.	.	8	8
Carlos TWP	0004	98.4	100.4	.	.	.	.	7	7
Ida	0008	96.3	94.7	.	.	.	.	16	16
La Grand	0009	98.4	99.7	.	.	.	.	10	10
Leaf Valle	0011	99.6	100.7	.	.	.	.	6	6
Miltona TW	0014	108.5	106.7	.	.	.	.	7	7
Alexandria	0100	86.9	92.1	.	.	.	.	8	8

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Alexandria	0001	94.9	93.1	93.7	8.6	9.3	1.01	40	40
Brandon TW	0003	96.8	97.0	.	.	.	.	6	6
Carlos TWP	0004	95.4	95.0	.	.	.	.	26	26
Hudson	0007	97.8	95.0	.	.	.	.	17	17
Ida	0008	96.7	95.2	.	.	.	.	27	27
La Grand	0009	94.2	94.0	94.2	7.3	9.1	1.00	63	63
Lake Mary	0010	89.7	88.6	.	.	.	.	11	11
Leaf Valle	0011	98.1	99.3	.	.	.	.	9	9
Miltona TW	0014	99.1	96.3	.	.	.	.	17	17
Moe	0015	96.2	93.0	.	.	.	.	7	7
Osakis TWP	0017	99.8	99.9	.	.	.	.	6	6
Alexandria	0100	97.3	97.3	96.7	8.1	9.8	1.01	148	148
Brandon	0200	94.0	95.3	.	.	.	.	7	7
Carlos	0300	96.1	100.2	.	.	.	.	7	7
Osakis	8200	98.3	97.7	.	.	.	.	18	18

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**Countywide Ratios by Property Type  
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CO=21 County\_Name=Douglas

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	95.6	94.5	95.0	8.0	9.5	1.01	358	358
03	Non-Commercial Seasonal Recreational Residential (with buildings)	99.0	100.4	97.0	10.0	12.2	1.02	82	82
06	Commercial (with buildings)	87.9	92.1	.	.	.	.	6	0
90	Agricultural Bare Land (less than 34.5 acres) Aggregation	89.8	74.5	.	.	.	.	14	0
91	Seasonal Recreational Residential/Residential Aggregation	96.2	95.2	95.5	8.5	10.2	1.01	440	440
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	93.2	94.2	.	.	.	.	16	0
94	Commercial/Industrial Aggregation	87.9	92.1	.	.	.	.	6	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	94.5	96.3	.	.	.	.	23	0

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

**2016 Assessment Sales Ratio Study**  
**Sales Analysis for the Minnesota Tax Court**  
**9 month study**  
**City and Township Ratios by Property Type**  
**Final ratios reflect the 2016 EMV/the sales price backward adjusted to Jan 2, 2016**  
**Ratios reported only for jurisdictions with 6 sales or more**

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Blue Earth	0100	99.6	96.6	96.4	20.5	25.2	1.03	37	0
Elmore	0500	124.4	117.7	.	.	.	.	6	0
Kiester	0900	114.2	105.5	.	.	.	.	6	0
Wells	1200	111.3	93.6	.	.	.	.	23	0
Winnebago	1300	79.8	73.9	.	.	.	.	14	0

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Blue Earth	0100	99.6	96.6	96.4	20.5	25.2	1.03	37	0
Elmore	0500	124.4	117.7	.	.	.	.	6	0
Kiester	0900	114.2	105.5	.	.	.	.	6	0
Wells	1200	111.3	93.6	.	.	.	.	23	0
Winnebago	1300	79.8	73.9	.	.	.	.	14	0

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

CO=22 County\_Name=Faribault

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	99.8	94.3	91.4	24.3	24.8	1.04	121	0
90	Agricultural Bare Land (less than 34.5 acres) Aggregation	92.9	97.9	.	.	.	.	6	0
91	Seasonal Recreational Residential/Residential Aggregation	99.7	94.2	91.3	24.2	24.7	1.04	122	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	101.3	101.2	.	.	.	.	22	22
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	101.3	101.2	.	.	.	.	22	22

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Fountain	0300	95.6	93.2	.	.	.	.	13	13
Harmony	0500	89.4	88.3	.	.	.	.	16	16
Lanesboro	0600	108.5	102.7	.	.	.	.	12	12
Mabel	0700	104.5	97.4	.	.	.	.	13	13
Preston	1000	95.9	95.3	.	.	.	.	17	17
Rushford	1200	99.2	98.2	.	.	.	.	16	16
Spring Val	1300	98.5	88.6	88.2	24.6	18.0	1.00	40	40
Wykoff	1500	98.8	101.2	.	.	.	.	7	7
Chatfield	6400	100.8	99.4	.	.	.	.	21	21

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Fountain	0300	95.6	93.2	.	.	.	.	13	13
Harmony	0500	89.4	88.3	.	.	.	.	16	16
Lanesboro	0600	108.5	102.7	.	.	.	.	12	12
Mabel	0700	104.5	97.4	.	.	.	.	13	13
Preston	1000	91.3	93.2	.	.	.	.	19	19
Rushford	1200	99.2	98.2	.	.	.	.	16	16
Spring Val	1300	98.5	88.6	88.2	24.6	18.0	1.00	40	40
Wykoff	1500	98.8	101.2	.	.	.	.	7	7
Rushford V	1600	88.4	86.2	.	.	.	.	6	6
Chatfield	6400	100.8	99.4	.	.	.	.	21	21

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

CO=23 County\_Name=Fillmore

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	97.8	94.8	92.2	17.9	18.1	1.03	186	186
06	Commercial (with buildings)	92.1	100.8	.	.	.	.	8	0
90	Agricultural Bare Land (less than 34.5 acres) Aggregation	80.3	69.6	.	.	.	.	14	0
91	Seasonal Recreational Residential/Residential Aggregation	97.2	94.7	92.0	18.3	18.7	1.03	189	189
92	Rural Vacant Land (34.5 or more acres) Aggregation	88.5	67.8	.	.	.	.	6	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	93.2	90.4	.	.	.	.	18	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	92.5	88.6	.	.	.	.	19	0

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**2016 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
Final ratios reflect the 2016 EMV/the sales price backward adjusted to Jan 2, 2016  
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County\_Name=Freeborn CO=24 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Bancroft	0003	101.9	94.4	.	.	.	.	8	0
Albert Lea	0100	96.1	94.1	93.5	15.2	18.3	1.01	217	0
Glenville	0900	104.1	99.2	.	.	.	.	8	0

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**2016 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
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County\_Name=Freeborn CO=24 PT=06 Property=Commercial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Albert Lea	0100	162.3	117.9	.	.	.	.	10	0

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**2016 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
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County\_Name=Freeborn CO=24 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Bancroft	0003	101.9	94.4	.	.	.	.	8	0
Albert Lea	0100	96.1	94.1	93.5	15.2	18.3	1.01	217	0
Glenville	0900	104.1	99.2	.	.	.	.	8	0

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**2016 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
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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 *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Freeborn T	0006	98.5	96.8	.	.	.	.	6	6

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**2016 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
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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 *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Freeborn T	0006	98.5	96.8	.	.	.	.	6	6

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**2016 Assessment Sales Ratio Study  
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**Countywide Ratios by Property Type  
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CO=24 County\_Name=Freeborn

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	96.7	94.1	93.2	16.1	19.2	1.03	303	0
06	Commercial (with buildings)	151.7	117.9	.	.	.	.	14	0
91	Seasonal Recreational Residential/Residential Aggregation	96.7	94.1	93.2	16.1	19.2	1.03	303	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	105.7	96.8	.	.	.	.	14	14
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	105.6	98.5	.	.	.	.	15	14

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**2016 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
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County\_Name=Goodhue CO=25 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Cannon Fal	0004	90.5	90.5	.	.	.	.	9	9
Florence	0008	94.0	90.0	.	.	.	.	10	10
Stanton	0017	103.9	103.8	.	.	.	.	8	7
Cannon Fal	0200	94.9	94.0	94.5	12.7	13.6	0.99	61	61
Goodhue	0500	93.4	92.2	.	.	.	.	21	21
Kenyon	0600	95.6	92.8	.	.	.	.	20	20
Red Wing	0800	97.5	95.9	95.6	11.2	11.9	1.01	214	214
Zumbrota	1400	93.3	92.7	92.9	9.1	11.3	1.00	51	51
Lake City	7700	93.4	94.7	.	.	.	.	10	0
Pine Islan	9500	91.7	88.6	90.5	11.3	15.0	1.01	38	38

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**2016 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
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County\_Name=Goodhue CO=25 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Cannon Fal	0004	90.5	90.5	.	.	.	.	9	9
Florence	0008	94.0	90.0	.	.	.	.	10	10
Stanton	0017	103.9	103.8	.	.	.	.	8	7
Cannon Fal	0200	94.9	94.0	94.5	12.7	13.6	0.99	61	61
Goodhue	0500	93.4	92.2	.	.	.	.	21	21
Kenyon	0600	95.6	92.8	.	.	.	.	20	20
Red Wing	0800	97.4	95.9	95.6	11.1	11.9	1.01	216	216
Zumbrota	1400	93.3	92.7	92.9	9.1	11.3	1.00	51	51
Lake City	7700	96.5	99.4	.	.	.	.	13	0
Pine Islan	9500	91.7	88.6	90.5	11.3	15.0	1.01	38	38

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**Countywide Ratios by Property Type  
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CO=25 County\_Name=Goodhue

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	95.7	94.5	94.4	11.1	12.4	1.00	487	472
06	Commercial (with buildings)	92.4	87.5	.	.	.	.	11	0
90	Agricultural Bare Land (less than 34.5 acres) Aggregation	82.9	94.8	.	.	.	.	12	0
91	Seasonal Recreational Residential/Residential Aggregation	95.7	94.5	94.5	11.0	12.4	1.00	492	474
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	79.1	82.1	.	.	.	.	8	0
94	Commercial/Industrial Aggregation	92.3	89.1	.	.	.	.	12	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	85.8	88.8	.	.	.	.	16	0

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Elbow Lake	0300	98.4	101.6	.	.	.	.	12	0

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**2016 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
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County\_Name=Grant CO=26 PT=03 Property=Non-Commercial Seasonal Recreational Residential (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Pelican La	0012	87.3	90.5	.	.	.	.	7	0

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**2016 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
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Ratios reported only for jurisdictions with 6 sales or more**

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Pelican La	0012	91.9	95.1	.	.	.	.	10	0
Elbow Lake	0300	95.0	95.1	.	.	.	.	13	0

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**2016 Assessment Sales Ratio Study  
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**Countywide Ratios by Property Type  
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CO=26 County\_Name=Grant

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	92.4	91.5	90.2	17.3	19.9	1.03	42	0
03	Non-Commercial Seasonal Recreational Residential (with buildings)	87.6	90.5	.	.	.	.	11	0
91	Seasonal Recreational Residential/Residential Aggregation	91.4	90.5	89.7	18.2	21.4	1.03	53	0

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Brooklyn C	0100	94.0	91.9	93.2	9.8	10.4	1.00	300	300
Champlin	0200	92.2	91.6	92.3	8.2	8.7	1.00	302	302
Crystal	0300	94.9	92.7	93.5	11.1	12.4	1.01	310	310
Deephaven	0500	98.5	97.7	93.1	10.6	11.5	1.04	45	45
Edina	0700	92.8	92.8	92.8	9.7	12.2	1.00	697	697
Excelsior	0900	93.3	92.1	.	.	.	.	23	23
Golden Val	1100	92.2	91.0	92.2	10.0	12.0	1.00	292	292
Hopkins	1400	93.1	91.9	93.0	8.8	10.9	1.00	190	190
Long Lake	1600	94.5	92.2	.	.	.	.	18	18
Loretto	1700	91.0	95.2	.	.	.	.	9	9
Maple Plai	1800	92.9	94.2	.	.	.	.	19	19
Minnetonka	1900	92.8	90.9	.	.	.	.	9	9
Mound	2100	93.7	93.5	92.0	10.4	12.1	1.01	172	172
Osseo	2300	86.0	87.3	.	.	.	.	18	18
Richfield	2500	91.9	90.2	91.2	8.8	10.3	1.01	460	460
Robbinsdal	2600	90.1	88.6	89.2	11.3	13.6	1.01	201	201
Rogers	2800	92.7	93.2	92.0	6.8	7.9	1.00	146	146
St. Bonifa	2900	95.2	93.4	94.6	8.2	9.3	1.00	42	42
St. Louis	3000	95.1	94.4	94.6	9.5	11.2	1.00	736	736
Spring Par	3200	92.6	89.6	.	.	.	.	19	19
Tonka Bay	3300	91.3	95.4	.	.	.	.	19	19
Wayzata	3400	90.9	92.9	90.5	13.0	14.2	1.02	69	69
Woodland	3700	100.9	104.5	.	.	.	.	6	6
Bloominto	4100	93.8	92.6	93.4	9.3	10.7	1.00	923	923
New Hope	4200	91.2	91.0	91.9	8.1	8.3	1.00	170	170
Maple Grov	4400	94.1	93.4	94.3	6.1	7.2	1.00	1,028	1,028
Medina	4500	101.0	99.0	102.3	11.3	10.7	1.00	79	79
Orono	4600	95.5	96.4	95.8	10.3	12.8	1.00	113	113
Plymouth	4700	95.2	95.1	95.3	7.7	9.2	1.00	999	999
Brooklyn P	4900	93.8	92.7	93.5	9.5	10.1	1.00	940	940

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**City and Township Ratios by Property Type  
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County\_Name=Hennepin CO=27 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Greenwood	5000	87.1	80.8	.	.	.	.	7	7
Minnetonka	5200	94.9	94.0	95.0	10.1	11.6	0.99	704	704
Shorewood	5300	92.4	93.8	93.5	10.2	12.8	0.99	104	104
Independen	5400	93.8	93.5	91.1	.	.	.	30	30
Greenfield	5500	92.5	93.1	.	.	.	.	24	24
Corcoran	5600	93.0	92.6	92.1	7.3	8.9	1.01	46	46
Minnetrist	5800	97.8	96.7	96.9	10.2	12.0	1.00	98	98
Eden Prair	6000	94.3	93.9	94.5	7.2	8.1	1.00	863	863
Dayton	6600	92.0	92.7	93.2	10.7	11.8	0.99	39	39
Minneapolis	8800	95.5	93.8	93.5	12.4	13.7	1.00	4,007	4,001
St. Anthon	9100	94.2	95.1	93.3	8.4	11.0	1.01	51	51

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

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Bloomington	4100	91.7	92.7	.	.	.	.	8	8
Minneapolis	8800	96.2	94.5	94.7	13.7	16.3	0.99	66	66

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Based on sales from January 2016 through September 2016  
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**2016 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
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County\_Name=Hennepin CO=27 PT=03 Property=Non-Commercial Seasonal Recreational Residential (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Champlin	0200	100.2	100.4	.	.	.	.	8	8
Golden Val	1100	94.3	95.2	.	.	.	.	6	6
Rogers	2800	96.5	96.4	.	.	.	.	6	6
Bloomington	4100	105.6	97.3	.	.	.	.	14	14
New Hope	4200	89.3	92.9	.	.	.	.	8	8
Maple Grov	4400	95.4	95.1	94.7	.	.	.	30	30

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**2016 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
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County\_Name=Hennepin CO=27 PT=06 Property=Commercial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Plymouth	4700	80.1	87.3	.	.	.	.	7	7
Minnetonka	5200	85.3	90.5	.	.	.	.	8	8
Eden Prair	6000	93.3	94.8	.	.	.	.	11	11
Minneapolis	8800	95.4	92.7	80.5	24.6	25.8	1.15	70	70

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**City and Township Ratios by Property Type  
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County\_Name=Hennepin CO=27 PT=07 Property=Industrial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Plymouth	4700	81.8	78.9	.	.	.	.	7	7
Minneapolis	8800	98.2	93.5	.	.	.	.	9	0

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**City and Township Ratios by Property Type  
Final ratios reflect the 2016 EMV/the sales price backward adjusted to Jan 2, 2016  
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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 *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Brooklyn C	0100	94.0	91.9	93.2	9.8	10.4	1.00	300	300
Champlin	0200	92.4	91.9	92.5	8.2	8.7	1.00	310	310
Crystal	0300	95.0	92.7	93.6	11.2	12.4	1.01	312	312
Deephaven	0500	99.5	98.6	94.7	11.2	11.3	1.04	47	47
Edina	0700	92.8	92.8	92.8	9.7	12.2	1.00	697	697
Excelsior	0900	93.3	92.1	.	.	.	.	23	23
Golden Val	1100	92.3	91.1	92.2	10.1	12.3	1.00	298	298
Hopkins	1400	93.1	91.9	93.0	8.7	10.9	1.00	191	191
Long Lake	1600	94.5	92.2	.	.	.	.	18	18
Loretto	1700	91.0	95.2	.	.	.	.	9	9
Maple Plai	1800	92.9	94.2	.	.	.	.	19	19
Minnetonka	1900	96.4	91.6	.	.	.	.	10	10
Mound	2100	93.7	93.5	92.0	10.4	12.1	1.01	172	172
Osseo	2300	86.0	87.3	.	.	.	.	18	18
Richfield	2500	91.9	90.1	91.2	8.8	10.3	1.01	461	461
Robbinsdal	2600	90.5	88.6	89.4	11.7	13.5	1.01	206	206
Rogers	2800	92.9	93.2	92.1	6.9	8.0	1.00	152	152
St. Bonifa	2900	95.2	93.4	94.6	8.2	9.3	1.00	42	42
St. Louis	3000	95.1	94.4	94.6	9.5	11.2	1.00	736	736
Spring Par	3200	92.9	90.0	.	.	.	.	23	23
Tonka Bay	3300	91.3	95.4	.	.	.	.	19	19
Wayzata	3400	91.1	92.9	90.8	13.0	14.2	1.02	71	71
Woodland	3700	100.8	102.1	.	.	.	.	7	7
Bloomington	4100	93.9	92.7	93.5	9.4	10.8	1.00	937	937
New Hope	4200	91.2	91.0	91.8	8.2	8.3	1.00	178	178
Maple Grov	4400	94.1	93.5	94.4	6.2	7.3	1.00	1,058	1,058
Medina	4500	100.9	98.8	102.2	11.3	10.6	1.00	80	80
Orono	4600	95.6	96.5	95.7	10.5	13.1	1.00	116	116
Plymouth	4700	95.2	95.1	95.3	7.7	9.2	1.00	999	999
Brooklyn P	4900	93.8	92.7	93.5	9.5	10.1	1.00	941	941

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**2016 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
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County\_Name=Hennepin CO=27 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Greenwood	5000	87.1	80.8	.	.	.	.	7	7
Minnetonka	5200	95.0	94.1	95.1	10.1	11.6	0.99	705	705
Shorewood	5300	92.8	93.8	93.9	10.2	12.9	0.99	109	109
Independen	5400	93.4	93.5	91.3	12.1	15.2	1.02	34	34
Greenfield	5500	92.5	93.1	.	.	.	.	24	24
Corcoran	5600	93.0	92.6	92.1	7.3	8.9	1.01	46	46
Minnetrist	5800	97.6	96.7	96.7	10.3	12.1	1.00	100	100
Eden Prair	6000	94.3	93.8	94.5	7.2	8.1	1.00	864	864
Dayton	6600	91.3	92.6	92.7	11.3	11.8	0.99	40	40
Minneapolis	8800	95.5	93.8	93.5	12.4	13.7	1.00	4,007	4,001
St. Anthon	9100	94.2	95.1	93.3	8.4	11.0	1.01	51	51

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**2016 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
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County\_Name=Hennepin CO=27 PT=94 Property=Commercial/Industrial Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Golden Val	1100	93.4	95.1	.	.	.	.	6	6
Rogers	2800	85.4	82.6	.	.	.	.	7	7
St. Louis	3000	81.5	81.5	.	.	.	.	8	8
Bloomington	4100	94.7	92.1	.	.	.	.	8	8
New Hope	4200	92.7	92.8	.	.	.	.	6	6
Maple Grov	4400	101.5	101.3	.	.	.	.	8	8
Brooklyn P	4900	98.6	91.0	.	.	.	.	9	9
Minnetonka	5200	85.3	90.5	.	.	.	.	8	8
Eden Prair	6000	92.9	93.7	.	.	.	.	16	16

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

CO=27 County\_Name=Hennepin

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	94.3	93.3	93.7	9.9	11.5	1.00	14,330	14,324
02	Apartment (4 or more units)	95.7	94.5	95.5	11.4	14.2	0.99	92	92
03	Non-Commercial Seasonal Recreational Residential (with buildings)	97.8	96.9	98.2	11.7	12.6	1.00	110	110
06	Commercial (with buildings)	94.1	92.8	83.2	19.7	21.6	1.12	148	148
07	Industrial (with buildings)	92.7	91.4	86.4	14.3	19.2	1.07	56	47
91	Seasonal Recreational Residential/Residential Aggregation	94.3	93.4	93.8	10.0	11.5	1.00	14,440	14,434

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**2016 Assessment Sales Ratio Study  
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**Selected Countywide Ratios with Largest Cities Removed:  
Hennepin without Minneapolis, Ramsey without St. Paul  
St. Louis without Duluth, Olmsted without Rochester  
Benton, Sherburne and Stearns without St Cloud, Clay without Moorhead**

CO=27 County=Hennepin without Minneapolis

<b>Property</b>	<b>Mean ratio</b>	<b>Median ratio</b>	<b>Aggregate ratio</b>	<b>Coeff. of dispersion *</b>	<b>Coeff. of variation *</b>	<b>Price related differential *</b>	<b>Number of sales</b>
Residential (less than 4 units)	93.9	93.3	93.8	9.0	10.5	1.00	10,323
Apartment (4 or more units)	94.4	93.9	.	.	.	.	26
Non-Commercial Seasonal Recreational Residential (with buildings)	97.8	96.9	98.2	11.7	12.6	1.00	110
Commercial (with buildings)	92.9	92.8	86.8	15.3	17.1	1.08	78
Industrial (with buildings)	91.6	91.1	86.5	13.7	18.9	1.05	47
Seasonal Recreational Residential/Residential Aggregation	93.9	93.3	93.8	9.0	10.5	1.00	10,433

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**City and Township Ratios by Property Type  
Final ratios reflect the 2016 EMV/the sales price backward adjusted to Jan 2, 2016  
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County\_Name=Houston CO=28 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
La Crescen	0008	103.5	90.4	.	.	.	.	11	11
Caledonia	0200	89.9	90.3	89.3	11.7	13.7	1.01	41	41
Houston	0600	99.5	98.0	.	.	.	.	11	11
Spring Gro	1000	104.7	92.1	.	.	.	.	22	22
La Crescen	9000	93.8	93.2	93.1	13.5	17.0	0.99	63	61

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**2016 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
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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 *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Caledonia	0200	105.0	89.3	.	.	.	.	7	0

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**2016 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
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County\_Name=Houston CO=28 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
La Crescen	0008	103.5	90.4	.	.	.	.	11	11
Caledonia	0200	89.9	90.3	89.3	11.7	13.7	1.01	41	41
Houston	0600	99.5	98.0	.	.	.	.	11	11
Spring Gro	1000	104.7	92.1	.	.	.	.	22	22
La Crescen	9000	94.4	93.2	93.7	14.0	17.6	0.99	64	61

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**Countywide Ratios by Property Type  
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CO=28 County\_Name=Houston

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	94.4	90.8	89.4	15.7	15.8	1.01	177	175
06	Commercial (with buildings)	102.5	86.6	.	.	.	.	10	0
91	Seasonal Recreational Residential/Residential Aggregation	94.7	90.8	89.7	15.9	16.1	1.01	178	175
92	Rural Vacant Land (34.5 or more acres) Aggregation	80.9	89.3	.	.	.	.	8	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	100.6	102.8	.	.	.	.	16	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	113.7	102.8	.	.	.	.	21	0

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**City and Township Ratios by Property Type  
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County\_Name=Hubbard CO=29 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Crow Wing	0006	93.6	93.0	.	.	.	.	7	0
Helga	0011	96.3	94.9	.	.	.	.	15	0
Henrietta	0013	106.6	105.0	.	.	.	.	9	0
Hubbard	0014	99.9	102.9	.	.	.	.	9	0
Lake Emma	0016	104.5	103.6	.	.	.	.	8	0
Nevis TWP	0021	91.4	96.9	.	.	.	.	8	0
Straight R	0024	94.5	93.1	.	.	.	.	10	0
Todd	0026	103.9	95.1	.	.	.	.	13	0
Nevis	1200	97.4	97.8	.	.	.	.	7	0
Park Rapid	1300	95.0	94.4	94.6	12.7	16.6	1.00	38	0

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**City and Township Ratios by Property Type  
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County\_Name=Hubbard CO=29 PT=03 Property=Non-Commercial Seasonal Recreational Residential (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Arago	0002	95.4	99.6	.	.	.	.	9	0
Crow Wing	0006	116.5	110.7	.	.	.	.	7	0
Henrietta	0013	100.5	100.2	.	.	.	.	8	0
Hubbard	0014	97.7	86.4	.	.	.	.	7	0
Lake Emma	0016	99.4	97.2	.	.	.	.	18	0
Nevis TWP	0021	89.1	88.3	.	.	.	.	14	0

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**2016 Assessment Sales Ratio Study  
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**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 *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Arago	0002	96.4	99.7	.	.	.	.	12	0
Clover	0005	95.4	91.5	.	.	.	.	6	0
Crow Wing	0006	105.1	101.7	.	.	.	.	14	0
Helga	0011	96.3	94.9	.	.	.	.	15	0
Henrietta	0013	103.7	101.8	.	.	.	.	17	0
Hubbard	0014	99.0	96.0	.	.	.	.	16	0
Lake Emma	0016	101.0	98.7	.	.	.	.	26	0
Lakeport	0019	121.0	126.9	.	.	.	.	8	0
Mantrap	0020	116.4	122.6	.	.	.	.	7	0
Nevis TWP	0021	89.9	90.7	.	.	.	.	22	0
Straight R	0024	102.4	92.9	.	.	.	.	13	0
Todd	0026	105.4	101.5	.	.	.	.	18	0
White Oak	0027	88.1	84.6	.	.	.	.	6	0
Steamboat	0028	102.0	104.9	.	.	.	.	7	0
Nevis	1200	97.4	97.4	.	.	.	.	8	0
Park Rapid	1300	95.3	94.3	95.1	12.9	16.6	1.00	43	0

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**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 *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
White Oak	0027	99.1	97.6	.	.	.	.	6	6

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**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 *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
White Oak	0027	99.1	97.6	.	.	.	.	6	6

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\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_TXCT created FINAL**

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

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 *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
White Oak	0027	99.1	97.6	.	.	.	.	6	6

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

CO=29 County\_Name=Hubbard

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	98.5	96.1	97.1	13.4	16.7	1.01	168	0
03	Non-Commercial Seasonal Recreational Residential (with buildings)	103.8	99.6	101.2	19.7	20.3	1.00	115	0
90	Agricultural Bare Land (less than 34.5 acres) Aggregation	77.0	74.7	.	.	.	.	8	0
91	Seasonal Recreational Residential/Residential Aggregation	100.6	97.5	98.8	16.2	18.2	1.01	283	0
92	Rural Vacant Land (34.5 or more acres) Aggregation	95.9	95.2	.	.	.	.	26	26
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	95.0	94.0	.	.	.	.	27	27
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	96.7	95.2	97.4	14.9	18.5	0.99	30	27

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Athens	0001	88.8	86.4	.	.	.	.	10	10
Bradford	0002	96.4	95.7	94.3	13.9	18.0	1.02	30	23
Cambridge	0003	98.4	89.3	.	.	.	.	24	23
Isanti TWP	0005	91.8	92.9	.	.	.	.	18	16
North Bran	0007	102.3	99.1	.	.	.	.	11	11
Spencer Br	0009	101.8	95.0	.	.	.	.	12	8
Spring Val	0010	96.3	98.5	.	.	.	.	18	18
Stanford	0012	99.4	102.6	.	.	.	.	17	15
Wyanett	0013	103.1	94.5	.	.	.	.	14	10
Cambridge	0200	90.1	92.3	90.4	12.0	15.4	1.00	114	114
Isanti	0500	91.7	89.6	91.4	9.6	12.1	1.00	94	94
Braham	6000	93.7	95.7	.	.	.	.	15	15

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Athens	0001	88.8	86.4	.	.	.	.	10	10
Bradford	0002	96.9	95.8	94.9	13.4	17.4	1.02	33	23
Cambridge	0003	97.9	88.7	.	.	.	.	25	23
Isanti TWP	0005	91.8	92.9	.	.	.	.	18	16
North Bran	0007	102.3	99.1	.	.	.	.	11	11
Oxford	0008	95.8	98.5	.	.	.	.	6	4
Spencer Br	0009	100.4	94.7	.	.	.	.	13	8
Spring Val	0010	96.3	98.5	.	.	.	.	18	18
Stanford	0012	99.4	102.6	.	.	.	.	17	15
Wyannett	0013	102.2	94.2	.	.	.	.	15	11
Cambridge	0200	90.1	92.3	90.4	12.0	15.4	1.00	114	114
Isanti	0500	91.7	89.6	91.4	9.6	12.1	1.00	94	94
Braham	6000	93.7	95.7	.	.	.	.	15	15

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**2016 Assessment Sales Ratio Study  
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**Countywide Ratios by Property Type  
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Ratios reported only for jurisdictions with 6 sales or more**

CO=30 County\_Name=Isanti

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	93.7	92.7	94.3	12.6	15.2	0.99	392	372
03	Non-Commercial Seasonal Recreational Residential (with buildings)	91.5	91.4	.	.	.	.	8	1
90	Agricultural Bare Land (less than 34.5 acres) Aggregation	92.3	86.5	.	.	.	.	11	0
91	Seasonal Recreational Residential/Residential Aggregation	93.7	92.7	94.2	12.5	15.2	0.99	400	373
92	Rural Vacant Land (34.5 or more acres) Aggregation	101.4	102.3	.	.	.	.	12	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	103.1	102.6	.	.	.	.	16	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	103.2	102.3	.	.	.	.	21	0

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Arbo	0002	90.5	88.8	.	.	.	.	7	2
Harris	0018	95.9	95.1	95.0	12.7	15.6	1.01	39	12
Lone Pine	0024	91.2	86.9	.	.	.	.	8	8
Trout Lake	0038	99.1	100.8	.	.	.	.	8	4
Unorg. 56-	0068	95.6	92.9	.	.	.	.	12	5
Unorg. 57-	0070	94.7	94.6	.	.	.	.	6	5
Bovey	0600	93.8	95.7	.	.	.	.	9	0
Cohasset	0900	89.0	88.2	.	.	.	.	23	11
Coleraine	1000	91.2	92.1	.	.	.	.	23	5
Deer River	1300	91.9	88.1	.	.	.	.	9	0
Grand Rapi	1600	95.8	94.0	95.4	13.7	14.7	1.00	107	7
La prairie	2100	96.6	95.7	.	.	.	.	8	0
Marble	2300	96.4	89.4	.	.	.	.	8	0
Nashwauk	2600	122.3	96.7	.	.	.	.	8	0
Taconite	3500	99.9	95.7	.	.	.	.	6	3

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**City and Township Ratios by Property Type  
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County\_Name=Itasca CO=31 PT=03 Property=Non-Commercial Seasonal Recreational Residential (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Harris	0018	108.2	101.4	.	.	.	.	6	6

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**2016 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
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County\_Name=Itasca CO=31 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Arbo	0002	93.1	89.4	.	.	.	.	9	4
Balsam	0004	117.6	114.5	.	.	.	.	9	4
Bigfork TW	0007	126.5	118.4	.	.	.	.	6	3
Goodland	0014	104.8	97.9	.	.	.	.	8	4
Greenway	0017	93.0	88.8	.	.	.	.	7	4
Harris	0018	97.5	95.4	96.2	13.8	15.4	1.01	45	18
Lawrence	0022	99.5	106.2	.	.	.	.	6	3
Lone Pine	0024	92.1	86.9	.	.	.	.	9	9
Marcell	0025	97.2	92.4	.	.	.	.	7	4
Sand Lake	0034	90.3	95.3	.	.	.	.	6	5
Trout Lake	0038	99.1	100.8	.	.	.	.	8	4
Wabana	0039	99.9	99.1	.	.	.	.	10	5
Unorg. 54-	0064	93.1	95.6	.	.	.	.	8	3
Unorg. 56-	0068	93.8	91.1	.	.	.	.	14	7
Unorg. 57-	0070	107.1	98.8	.	.	.	.	9	8
Unorg. 147	0096	99.7	87.9	.	.	.	.	6	5
Bovey	0600	93.8	95.7	.	.	.	.	9	0
Cohasset	0900	89.4	89.8	.	.	.	.	25	13
Coleraine	1000	91.2	92.1	.	.	.	.	23	5
Deer River	1300	91.9	88.1	.	.	.	.	9	0
Grand Rapi	1600	95.8	94.0	95.4	13.7	14.7	1.00	107	7
La prairie	2100	96.6	95.7	.	.	.	.	8	0
Marble	2300	96.4	89.4	.	.	.	.	8	0
Nashwauk	2600	122.3	96.7	.	.	.	.	8	0
Taconite	3500	99.2	94.6	.	.	.	.	7	4

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

CO=31 County\_Name=Itasca

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	96.8	94.2	95.0	15.6	17.0	1.00	368	95
03	Non-Commercial Seasonal Recreational Residential (with buildings)	103.9	99.2	102.5	19.2	18.2	1.00	84	66
06	Commercial (with buildings)	109.4	106.0	.	.	.	.	8	0
90	Agricultural Bare Land (less than 34.5 acres) Aggregation	119.4	100.0	110.7	42.9	42.7	1.06	31	0
91	Seasonal Recreational Residential/Residential Aggregation	98.2	95.0	96.3	16.5	17.2	1.00	452	161
92	Rural Vacant Land (34.5 or more acres) Aggregation	94.0	93.9	.	.	.	.	19	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	94.5	93.9	.	.	.	.	21	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	94.8	94.2	.	.	.	.	25	0

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**2016 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
Final ratios reflect the 2016 EMV/the sales price backward adjusted to Jan 2, 2016  
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County\_Name=Jackson CO=32 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Heron Lake	0200	92.0	94.1	.	.	.	.	7	0
Jackson	0300	90.9	93.6	91.9	11.3	14.2	0.99	32	0
Lakefield	0400	94.7	89.2	.	.	.	.	29	0

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**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 *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Heron Lake	0200	92.0	94.1	.	.	.	.	7	0
Jackson	0300	90.9	93.6	91.9	11.3	14.2	0.99	32	0
Lakefield	0400	94.7	89.2	.	.	.	.	29	0

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**2016 Assessment Sales Ratio Study  
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**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 *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Rost	0015	107.2	100.2	.	.	.	.	6	6

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**2016 Assessment Sales Ratio Study  
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**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 *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Rost	0015	107.9	100.4	.	.	.	.	7	6

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

CO=32 County\_Name=Jackson

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	95.6	93.5	94.3	13.8	14.8	1.00	83	0
91	Seasonal Recreational Residential/Residential Aggregation	95.6	93.5	94.3	13.8	14.8	1.00	83	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	106.3	106.8	.	.	.	.	16	16
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	106.6	108.2	.	.	.	.	17	16

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**City and Township Ratios by Property Type  
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County\_Name=Kanabec CO=33 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Ann Lake	0001	91.9	93.7	.	.	.	.	6	6
Arthur	0002	92.6	90.5	.	.	.	.	13	13
Comfort	0004	103.8	100.3	.	.	.	.	10	10
Knife Lake	0010	93.0	90.5	.	.	.	.	15	15
Whited	0015	82.9	77.8	.	.	.	.	7	7
Mora	0200	92.7	89.7	91.1	10.7	13.1	1.02	54	54
Ogilvie	0300	90.1	97.4	.	.	.	.	6	6

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**City and Township Ratios by Property Type  
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County\_Name=Kanabec CO=33 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Ann Lake	0001	91.9	93.7	.	.	.	.	6	6
Arthur	0002	92.6	90.5	.	.	.	.	13	13
Brunswick	0003	86.5	90.0	.	.	.	.	8	8
Comfort	0004	103.6	101.5	.	.	.	.	12	12
Knife Lake	0010	94.8	90.5	.	.	.	.	19	19
Peace	0012	104.1	101.2	.	.	.	.	7	7
Pomroy	0013	100.7	105.7	.	.	.	.	8	8
Whited	0015	82.9	77.8	.	.	.	.	7	7
Mora	0200	92.7	89.7	91.1	10.7	13.1	1.02	54	54
Ogilvie	0300	90.1	97.4	.	.	.	.	6	6

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**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 *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	93.4	90.7	90.5	13.3	15.7	1.03	142	142
03	Non-Commercial Seasonal Recreational Residential (with buildings)	97.6	100.7	.	.	.	.	19	19
06	Commercial (with buildings)	97.6	98.5	.	.	.	.	6	0
90	Agricultural Bare Land (less than 34.5 acres) Aggregation	102.2	105.0	.	.	.	.	15	0
91	Seasonal Recreational Residential/Residential Aggregation	93.9	91.0	90.4	14.7	16.8	1.03	161	161
92	Rural Vacant Land (34.5 or more acres) Aggregation	87.9	82.9	.	.	.	.	6	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	95.9	97.2	.	.	.	.	11	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	97.9	97.6	.	.	.	.	26	0

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**City and Township Ratios by Property Type  
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County\_Name=Kandiyohi CO=34 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Colfax	0003	101.0	99.9	.	.	.	.	6	0
Dovre	0004	100.2	101.8	.	.	.	.	11	0
Green Lake	0009	99.8	95.5	.	.	.	.	8	0
Lake Andre	0014	88.3	93.0	.	.	.	.	6	0
New London	0018	101.0	99.1	.	.	.	.	26	0
Atwater	0100	93.8	91.8	.	.	.	.	7	0
New London	0600	95.4	93.5	.	.	.	.	7	0
Raymond	0900	95.5	96.3	.	.	.	.	7	0
Spicer	1200	95.2	93.4	.	.	.	.	10	0
Willmar	1500	96.9	94.1	96.0	12.7	13.6	1.00	196	0

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**City and Township Ratios by Property Type  
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County\_Name=Kandiyohi CO=34 PT=03 Property=Non-Commercial Seasonal Recreational Residential (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Lake Andre	0014	99.9	100.2	.	.	.	.	6	0

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source: RUNDATA.RATIO\_TXCT created FINAL**

**2016 Assessment Sales Ratio Study  
Sales Analysis for the Minnesota Tax Court  
9 month study**

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

County\_Name=Kandiyohi CO=34 PT=06 Property=Commercial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Willmar	1500	100.4	104.0	.	.	.	.	7	0

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



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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Colfax	0003	100.1	99.2	.	.	.	.	8	0
Dovre	0004	99.2	101.0	.	.	.	.	12	0
Green Lake	0009	97.3	92.7	.	.	.	.	12	0
Lake Andre	0014	94.1	94.8	.	.	.	.	12	0
New London	0018	98.7	95.7	96.3	.	.	.	30	0
Atwater	0100	93.8	91.8	.	.	.	.	7	0
New London	0600	95.4	93.5	.	.	.	.	7	0
Raymond	0900	95.5	96.3	.	.	.	.	7	0
Spicer	1200	95.2	93.4	.	.	.	.	10	0
Willmar	1500	96.9	94.1	96.0	12.7	13.6	1.00	196	0

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

County\_Name=Kandiyohi CO=34 PT=94 Property=Commercial/Industrial Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Willmar	1500	99.4	98.5	.	.	.	.	8	0

**All sales adjusted for time and terms  
Based on sales from January 2016 through September 2016  
\* Indicate calculations were done without extreme ratios  
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**2016 Assessment Sales Ratio Study  
Sales Analysis for the Minnesota Tax Court  
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**Countywide Ratios by Property Type  
Final ratios reflect the 2016 EMV/the sales price backward adjusted to Jan 2, 2016  
Ratios reported only for jurisdictions with 6 sales or more**

CO=34 County\_Name=Kandiyohi

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	97.0	94.4	95.7	12.3	13.3	1.01	323	0
03	Non-Commercial Seasonal Recreational Residential (with buildings)	93.6	90.5	.	.	.	.	25	0
06	Commercial (with buildings)	99.2	98.0	.	.	.	.	13	0
91	Seasonal Recreational Residential/Residential Aggregation	96.8	94.1	95.4	12.2	13.2	1.01	348	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	95.4	95.7	.	.	.	.	13	0
94	Commercial/Industrial Aggregation	99.9	98.0	.	.	.	.	15	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	95.4	95.7	.	.	.	.	13	0

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

County\_Name=Kittson CO=35 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Hallock	0300	101.1	103.0	.	.	.	.	7	0
Karlstad	0600	93.5	91.1	.	.	.	.	8	0

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Hallock	0300	101.1	103.0	.	.	.	.	7	0
Karlstad	0600	93.5	91.1	.	.	.	.	8	0

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**2016 Assessment Sales Ratio Study  
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**Countywide Ratios by Property Type  
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Ratios reported only for jurisdictions with 6 sales or more**

CO=35 County\_Name=Kittson

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	92.0	95.4	.	.	.	.	27	0
91	Seasonal Recreational Residential/Residential Aggregation	92.0	95.4	.	.	.	.	29	0
92	Rural Vacant Land (34.5 or more acres) Aggregation	74.2	72.6	.	.	.	.	6	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	77.5	79.3	.	.	.	.	11	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	78.6	80.5	.	.	.	.	13	0

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**2016 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
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Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Koochiching CO=36 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Unorg. #00	0096	103.5	98.4	.	.	.	.	15	0
Internatio	1100	92.5	90.6	89.5	15.7	18.8	1.03	53	0
Ranier	2000	90.5	87.3	.	.	.	.	6	0

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**2016 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
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County\_Name=Koochiching CO=36 PT=03 Property=Non-Commercial Seasonal Recreational Residential (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Unorg. #00	0096	111.1	105.1	.	.	.	.	8	0

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Unorg. #00	0096	106.1	102.5	.	.	.	.	23	0
Unorg. #00	0098	99.7	103.4	.	.	.	.	7	0
Internatio	1100	92.5	90.6	89.5	15.7	18.8	1.03	53	0
Ranier	2000	90.5	87.3	.	.	.	.	6	0

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**Countywide Ratios by Property Type  
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CO=36 County\_Name=Koochiching

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	94.5	94.1	92.5	16.5	19.4	1.02	85	0
03	Non-Commercial Seasonal Recreational Residential (with buildings)	107.2	103.5	.	.	.	.	13	0
90	Agricultural Bare Land (less than 34.5 acres) Aggregation	116.2	101.3	.	.	.	.	6	0
91	Seasonal Recreational Residential/Residential Aggregation	96.2	94.9	93.2	17.4	19.8	1.03	98	0
92	Rural Vacant Land (34.5 or more acres) Aggregation	103.6	93.3	.	.	.	.	7	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	106.4	96.0	.	.	.	.	8	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	104.2	93.3	.	.	.	.	9	0

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**2016 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
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County\_Name=Lac Qui Parle CO=37 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Dawson	0300	93.7	86.5	.	.	.	.	8	0
Madison	0500	109.6	105.4	.	.	.	.	17	0

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**2016 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
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County\_Name=Lac Qui Parle CO=37 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Dawson	0300	93.7	86.5	.	.	.	.	8	0
Madison	0500	109.6	105.4	.	.	.	.	17	0

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**2016 Assessment Sales Ratio Study  
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**Countywide Ratios by Property Type  
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CO=37 County\_Name=Lac Qui Parle

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	102.0	93.5	93.4	.	.	.	34	0
91	Seasonal Recreational Residential/Residential Aggregation	102.0	93.5	93.4	.	.	.	34	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	105.9	106.0	.	.	.	.	12	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	105.9	106.0	.	.	.	.	12	0

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**City and Township Ratios by Property Type  
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County\_Name=Lake CO=38 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Silver Cre	0004	108.0	94.4	.	.	.	.	9	0
Unorg. #2	0098	89.8	89.0	.	.	.	.	23	0
Two Harbor	0900	98.4	90.5	93.1	.	.	.	46	0
Silver Bay	1000	104.4	100.0	.	.	.	.	23	0

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**2016 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
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County\_Name=Lake CO=38 PT=03 Property=Non-Commercial Seasonal Recreational Residential (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Fall Lake	0003	97.2	85.0	.	.	.	.	13	0

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**City and Township Ratios by Property Type  
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County\_Name=Lake CO=38 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Beaver Bay	0001	99.5	101.0	.	.	.	.	7	0
Fall Lake	0003	100.3	89.4	.	.	.	.	18	0
Silver Cre	0004	109.3	104.4	.	.	.	.	14	0
Unorg. #2	0098	92.6	90.9	.	.	.	.	26	0
Two Harbor	0900	98.4	90.5	93.1	.	.	.	46	0
Silver Bay	1000	107.5	100.0	.	.	.	.	24	0

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**2016 Assessment Sales Ratio Study  
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**Countywide Ratios by Property Type  
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CO=38 County\_Name=Lake

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	98.7	92.6	91.5	18.9	19.2	1.04	116	0
03	Non-Commercial Seasonal Recreational Residential (with buildings)	104.4	97.7	.	.	.	.	28	0
90	Agricultural Bare Land (less than 34.5 acres) Aggregation	95.2	92.9	.	.	.	.	14	0
91	Seasonal Recreational Residential/Residential Aggregation	99.8	92.9	92.0	21.5	26.1	1.05	144	0
92	Rural Vacant Land (34.5 or more acres) Aggregation	123.7	92.7	.	.	.	.	9	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	123.7	92.7	.	.	.	.	9	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	123.7	92.7	.	.	.	.	9	0

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

County\_Name=Lake of the Woods CO=39 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Baudette	0100	102.5	102.3	.	.	.	.	19	4

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**2016 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
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County\_Name=Lake of the Woods CO=39 PT=03 Property=Non-Commercial Seasonal Recreational Residential (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Angle	0001	113.7	115.8	.	.	.	.	6	4
Wheeler	0020	86.5	87.0	.	.	.	.	7	3

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**City and Township Ratios by Property Type  
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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 *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Angle	0001	108.9	108.9	.	.	.	.	8	6
Wabanica	0018	93.0	92.9	.	.	.	.	7	3
Wheeler	0020	83.9	84.7	.	.	.	.	8	3
Baudette	0100	102.5	102.3	.	.	.	.	19	4

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**Countywide Ratios by Property Type  
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CO=39 County\_Name=Lake of the Woods

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	93.6	94.2	91.4	17.7	20.8	1.01	41	13
03	Non-Commercial Seasonal Recreational Residential (with buildings)	103.5	92.9	.	.	.	.	23	9
91	Seasonal Recreational Residential/Residential Aggregation	97.2	93.8	93.7	20.9	21.1	1.02	64	22
92	Rural Vacant Land (34.5 or more acres) Aggregation	99.6	106.0	.	.	.	.	7	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	102.9	107.2	.	.	.	.	8	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	102.9	107.2	.	.	.	.	8	0

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**City and Township Ratios by Property Type  
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County\_Name=Le Sueur CO=40 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Cleveland	0001	88.3	87.0	.	.	.	.	7	1
Elysian TW	0004	103.1	96.9	.	.	.	.	13	1
Kasota TWP	0005	90.1	90.1	.	.	.	.	16	11
Washington	0013	107.4	99.4	.	.	.	.	7	0
Waterville	0014	94.1	92.9	.	.	.	.	8	3
Cleveland	0100	105.0	105.2	.	.	.	.	11	11
Le Center	0600	97.6	96.6	.	.	.	.	24	24
Le Sueur	0700	96.8	93.9	94.7	11.8	12.4	1.02	39	39
Montgomery	0800	92.1	90.6	90.5	13.1	15.9	1.01	61	61
Waterville	1100	97.6	94.0	.	.	.	.	21	17
Elysian	6800	96.9	98.0	.	.	.	.	10	6
New Prague	8000	95.4	95.2	94.9	6.4	8.8	1.00	49	49

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**City and Township Ratios by Property Type  
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County\_Name=Le Sueur CO=40 PT=03 Property=Non-Commercial Seasonal Recreational Residential (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Elysian TW	0004	106.0	98.5	.	.	.	.	10	0
Washington	0013	101.3	102.3	.	.	.	.	7	0

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Cleveland	0001	93.7	91.7	.	.	.	.	12	1
Elysian TW	0004	104.4	96.9	.	.	.	.	23	1
Kasota TWP	0005	90.6	91.0	.	.	.	.	17	11
Washington	0013	104.3	99.8	.	.	.	.	14	0
Waterville	0014	94.1	92.9	.	.	.	.	8	3
Cleveland	0100	105.0	105.2	.	.	.	.	11	11
Le Center	0600	97.6	96.6	.	.	.	.	24	24
Le Sueur	0700	96.8	93.9	94.7	11.8	12.4	1.02	39	39
Montgomery	0800	92.1	90.6	90.5	13.1	15.9	1.01	61	61
Waterville	1100	97.7	94.0	.	.	.	.	23	17
Elysian	6800	95.2	98.0	.	.	.	.	11	6
New Prague	8000	95.4	95.2	94.9	6.4	8.8	1.00	49	49

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



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

CO=40 County\_Name=Le Sueur

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	96.1	93.9	93.9	12.0	13.5	1.02	301	258
03	Non-Commercial Seasonal Recreational Residential (with buildings)	103.3	101.2	.	.	.	.	27	0
06	Commercial (with buildings)	119.1	105.0	.	.	.	.	7	0
91	Seasonal Recreational Residential/Residential Aggregation	96.7	94.0	94.1	12.6	14.1	1.02	328	258
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	96.9	94.9	.	.	.	.	9	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	103.8	97.0	.	.	.	.	11	0

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

County\_Name=Lincoln CO=41 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Hendricks	0200	85.4	88.6	.	.	.	.	6	0
Lake Bento	0400	97.9	97.6	.	.	.	.	7	0
Tyler	0500	96.3	96.1	.	.	.	.	11	0

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Hendricks	0200	85.4	88.6	.	.	.	.	6	0
Lake Bento	0400	97.9	97.6	.	.	.	.	7	0
Tyler	0500	96.3	96.1	.	.	.	.	11	0

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**Countywide Ratios by Property Type  
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CO=41 County\_Name=Lincoln

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	98.7	97.6	94.6	13.3	16.3	1.03	37	0
91	Seasonal Recreational Residential/Residential Aggregation	98.5	96.8	94.4	13.2	16.1	1.03	38	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	124.2	120.9	.	.	.	.	6	6
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	122.4	119.3	.	.	.	.	8	6

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

County\_Name=Lyon CO=42 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Cottonwood	0400	99.6	102.6	.	.	.	.	15	15
Ghent	0700	91.9	89.2	.	.	.	.	9	9
Lynd	0900	92.1	88.3	.	.	.	.	6	6
Marshall	1000	93.7	92.4	93.3	7.3	8.9	1.00	134	134
Minneota	1100	107.1	101.1	.	.	.	.	10	10
Tracy	1400	97.9	94.2	.	.	.	.	14	14

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Cottonwood	0400	99.6	102.6	.	.	.	.	15	15
Ghent	0700	91.9	89.2	.	.	.	.	9	9
Lynd	0900	92.1	88.3	.	.	.	.	6	6
Marshall	1000	93.7	92.4	93.3	7.3	8.9	1.00	134	134
Minneota	1100	107.1	101.1	.	.	.	.	10	10
Tracy	1400	97.9	94.2	.	.	.	.	14	14

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**Countywide Ratios by Property Type  
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CO=42 County\_Name=Lyon

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	94.6	93.4	93.1	9.8	12.2	1.01	212	212
06	Commercial (with buildings)	104.5	104.4	.	.	.	.	6	0
91	Seasonal Recreational Residential/Residential Aggregation	94.6	93.4	93.1	9.8	12.2	1.01	212	212
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	113.3	101.8	.	.	.	.	9	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	110.1	101.3	.	.	.	.	10	0

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

County\_Name=McLeod CO=43 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Acoma	0001	96.0	99.0	.	.	.	.	8	7
Glencoe TW	0004	88.3	84.0	.	.	.	.	8	8
Hale	0005	82.3	81.2	.	.	.	.	9	9
Hassan Val	0006	100.8	101.3	.	.	.	.	7	7
Hutchinson	0008	99.1	104.3	.	.	.	.	7	7
Brownton	0200	77.2	73.5	.	.	.	.	8	8
Glencoe	0300	97.7	93.5	94.8	14.9	13.6	1.01	61	61
Hutchinson	0400	97.2	94.5	95.1	12.1	13.5	1.02	194	191
Lester Pra	0500	92.2	94.5	.	.	.	.	22	22
Silver Lak	0800	85.8	84.6	.	.	.	.	14	14
Stewart	0900	105.7	102.9	.	.	.	.	6	6
Winsted	1000	106.0	107.0	103.3	11.3	13.1	1.02	32	32

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Acoma	0001	96.0	99.0	.	.	.	.	8	7
Glencoe TW	0004	88.3	84.0	.	.	.	.	8	8
Hale	0005	82.3	81.2	.	.	.	.	9	9
Hassan Val	0006	100.8	101.3	.	.	.	.	7	7
Hutchinson	0008	99.1	104.3	.	.	.	.	7	7
Brownton	0200	77.2	73.5	.	.	.	.	8	8
Glencoe	0300	97.7	93.5	94.8	14.9	13.6	1.01	61	61
Hutchinson	0400	97.2	94.5	95.1	12.1	13.5	1.02	194	191
Lester Pra	0500	92.2	94.5	.	.	.	.	22	22
Silver Lak	0800	85.8	84.6	.	.	.	.	14	14
Stewart	0900	105.7	102.9	.	.	.	.	6	6
Winsted	1000	106.0	107.0	103.3	11.3	13.1	1.02	32	32

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

CO=43 County\_Name=McLeod

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	97.0	94.4	94.5	13.4	14.2	1.01	400	395
06	Commercial (with buildings)	100.1	91.2	.	.	.	.	10	0
91	Seasonal Recreational Residential/Residential Aggregation	97.0	94.4	94.5	13.4	14.2	1.01	400	395
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	107.8	110.9	.	.	.	.	8	0
94	Commercial/Industrial Aggregation	100.1	91.2	.	.	.	.	10	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	106.7	113.9	.	.	.	.	11	0

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**City and Township Ratios by Property Type  
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County\_Name=Mahnomen CO=44 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Island Lak	0007	93.2	87.6	.	.	.	.	12	0
Mahnomen	0300	106.7	94.8	.	.	.	.	15	0

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**City and Township Ratios by Property Type  
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County\_Name=Mahnomen CO=44 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Island Lak	0007	93.2	87.6	.	.	.	.	12	0
Mahnomen	0300	106.7	94.8	.	.	.	.	15	0

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**Countywide Ratios by Property Type  
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CO=44 County\_Name=Mahnomen

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	99.8	93.9	92.8	21.3	21.1	1.04	38	0
90	Agricultural Bare Land (less than 34.5 acres) Aggregation	110.0	102.5	.	.	.	.	7	0
91	Seasonal Recreational Residential/Residential Aggregation	99.8	93.9	92.8	21.3	21.1	1.04	38	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	95.2	85.8	.	.	.	.	8	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	95.2	90.3	.	.	.	.	9	0

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**City and Township Ratios by Property Type  
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County\_Name=Marshall CO=45 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Argyle	0200	91.1	94.8	.	.	.	.	6	0
Warren	1500	95.2	89.5	.	.	.	.	16	0

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**City and Township Ratios by Property Type  
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County\_Name=Marshall CO=45 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Argyle	0200	91.1	94.8	.	.	.	.	6	0
Warren	1500	95.2	89.5	.	.	.	.	16	0

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**City and Township Ratios by Property Type  
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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 *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Viking TWP	0043	134.3	128.8	.	.	.	.	6	0

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

County\_Name=Marshall CO=45 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Viking TWP	0043	134.3	128.8	.	.	.	.	6	0

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**Countywide Ratios by Property Type  
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CO=45 County\_Name=Marshall

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	96.4	88.8	91.2	25.2	20.0	1.02	43	0
91	Seasonal Recreational Residential/Residential Aggregation	95.7	88.0	90.7	25.6	20.6	1.02	44	0
92	Rural Vacant Land (34.5 or more acres) Aggregation	117.7	105.7	.	.	.	.	6	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	105.8	101.4	.	.	.	.	23	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	104.6	101.4	.	.	.	.	28	0

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

County\_Name=Martin CO=46 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Fairmont	0300	99.2	96.0	96.1	15.0	16.0	1.02	121	121
Sherburn	0900	88.5	91.8	.	.	.	.	7	7
Truman	1200	93.9	93.4	.	.	.	.	16	16
Welcome	1300	123.5	111.6	.	.	.	.	8	8
Trimont	1400	96.5	91.9	.	.	.	.	10	10

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Fairmont	0300	99.2	96.0	96.1	15.0	16.0	1.02	121	121
Sherburn	0900	88.5	91.8	.	.	.	.	7	7
Truman	1200	93.9	93.4	.	.	.	.	16	16
Welcome	1300	123.5	111.6	.	.	.	.	8	8
Trimont	1400	96.5	91.9	.	.	.	.	10	10

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**Countywide Ratios by Property Type  
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CO=46 County\_Name=Martin

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	97.7	95.0	93.3	16.5	17.7	1.03	188	185
91	Seasonal Recreational Residential/Residential Aggregation	97.7	94.6	93.3	16.4	17.7	1.03	189	185
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	94.1	90.3	.	.	.	.	13	13
94	Commercial/Industrial Aggregation	100.4	116.2	.	.	.	.	6	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	94.3	91.3	.	.	.	.	14	13

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**City and Township Ratios by Property Type  
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County\_Name=Meeker CO=47 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Collinwood	0003	95.6	101.4	.	.	.	.	10	10
Dassel TWP	0007	92.5	93.4	.	.	.	.	12	12
Ellsworth	0008	102.0	101.0	.	.	.	.	9	9
Forest Pra	0010	100.0	88.6	.	.	.	.	11	11
Litchfield	0014	97.0	97.3	.	.	.	.	7	7
Dassel	0500	101.9	99.4	.	.	.	.	21	21
Grove City	0700	114.6	120.1	.	.	.	.	8	8
Litchfield	0800	96.4	93.3	97.0	10.7	13.2	1.00	73	73
Watkins	0900	88.5	86.3	.	.	.	.	12	12
Eden Valle	6700	87.1	86.2	.	.	.	.	7	7

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

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Collinwood	0003	95.6	97.5	.	.	.	.	11	11
Darwin TWP	0006	100.5	99.8	.	.	.	.	9	9
Dassel TWP	0007	95.7	95.9	.	.	.	.	17	17
Ellsworth	0008	104.7	105.4	.	.	.	.	11	11
Forest Pra	0010	103.1	94.3	.	.	.	.	12	12
Kingston T	0013	81.1	75.6	.	.	.	.	6	6
Litchfield	0014	97.9	97.8	.	.	.	.	8	8
Dassel	0500	101.9	99.4	.	.	.	.	21	21
Grove City	0700	114.6	120.1	.	.	.	.	8	8
Litchfield	0800	96.4	93.3	97.0	10.7	13.2	1.00	73	73
Watkins	0900	88.5	86.3	.	.	.	.	12	12
Eden Valle	6700	87.1	86.2	.	.	.	.	7	7

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**2016 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
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County\_Name=Meeker CO=47 PT=93 Property=Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Manannah	0015	81.3	80.6	.	.	.	.	7	0

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**2016 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
Final ratios reflect the 2016 EMV/the sales price backward adjusted to Jan 2, 2016  
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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 *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Manannah	0015	81.3	80.6	.	.	.	.	7	0

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

CO=47 County\_Name=Meeker

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	96.5	93.8	95.2	14.8	17.4	1.01	210	210
03	Non-Commercial Seasonal Recreational Residential (with buildings)	98.2	95.7	.	.	.	.	21	21
90	Agricultural Bare Land (less than 34.5 acres) Aggregation	219.3	129.0	.	.	.	.	6	0
91	Seasonal Recreational Residential/Residential Aggregation	96.7	93.9	94.9	15.3	18.1	1.01	231	231
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	92.2	90.4	.	.	.	.	20	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	89.9	89.4	.	.	.	.	21	0

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

County\_Name=Mille Lacs CO=48 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Bogus Broo	0001	83.5	84.9	.	.	.	.	16	14
Borgholm	0002	91.0	83.8	.	.	.	.	15	13
East Side	0005	99.7	95.0	.	.	.	.	7	2
Greenbush	0006	92.1	85.3	.	.	.	.	14	14
Milaca TWP	0011	107.5	97.0	.	.	.	.	21	20
Milo	0012	89.9	85.4	.	.	.	.	17	12
Page	0015	91.5	92.2	.	.	.	.	17	16
Princeton	0016	92.8	87.6	.	.	.	.	28	26
Foreston	0200	103.4	91.2	.	.	.	.	8	8
Isle	0300	121.8	103.0	.	.	.	.	13	9
Milaca	0500	100.4	98.3	97.9	14.6	15.6	1.01	45	41
Onamia	0600	93.1	79.4	.	.	.	.	7	7
Princeton	9600	93.2	90.8	91.2	11.9	14.8	1.02	64	64

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**2016 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
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County\_Name=Mille Lacs CO=48 PT=03 Property=Non-Commercial Seasonal Recreational Residential (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
East Side	0005	109.1	104.3	.	.	.	.	11	3
Kathio	0009	126.2	100.0	.	.	.	.	9	7
South Harb	0017	93.1	90.0	.	.	.	.	9	0

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**City and Township Ratios by Property Type  
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County\_Name=Mille Lacs CO=48 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Bogus Broo	0001	83.5	84.9	.	.	.	.	16	14
Borgholm	0002	91.0	83.8	.	.	.	.	15	13
East Side	0005	105.4	102.2	.	.	.	.	18	5
Greenbush	0006	91.1	84.1	.	.	.	.	15	15
Kathio	0009	119.7	107.0	.	.	.	.	13	10
Milaca TWP	0011	107.5	97.0	.	.	.	.	21	20
Milo	0012	89.9	85.4	.	.	.	.	17	12
Onamia TWP	0014	97.4	96.8	.	.	.	.	7	7
Page	0015	91.5	92.2	.	.	.	.	17	16
Princeton	0016	92.8	87.6	.	.	.	.	28	26
South Harb	0017	101.4	95.2	.	.	.	.	14	5
Foreston	0200	103.4	91.2	.	.	.	.	8	8
Isle	0300	119.2	102.4	.	.	.	.	14	10
Milaca	0500	100.4	98.3	97.9	14.6	15.6	1.01	45	41
Onamia	0600	93.1	79.4	.	.	.	.	7	7
Wahkon	0900	106.5	101.3	.	.	.	.	6	3
Princeton	9600	93.2	90.8	91.2	11.9	14.8	1.02	64	64

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

CO=48 County\_Name=Mille Lacs

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	96.1	91.7	91.7	17.8	18.9	1.03	300	270
03	Non-Commercial Seasonal Recreational Residential (with buildings)	108.6	97.7	100.7	26.3	23.1	1.03	42	19
06	Commercial (with buildings)	113.6	96.2	.	.	.	.	7	0
90	Agricultural Bare Land (less than 34.5 acres) Aggregation	75.3	74.6	.	.	.	.	15	0
91	Seasonal Recreational Residential/Residential Aggregation	97.6	92.2	92.8	19.1	19.5	1.03	342	289
92	Rural Vacant Land (34.5 or more acres) Aggregation	119.1	86.2	.	.	.	.	11	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	111.0	86.2	.	.	.	.	15	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	105.7	99.9	97.1	27.7	23.7	1.00	33	0

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**City and Township Ratios by Property Type  
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County\_Name=Morrison CO=49 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Elmdale TW	0010	92.3	86.1	.	.	.	.	7	5
Green Prai	0012	92.4	91.3	.	.	.	.	8	5
Little Fal	0016	96.9	100.2	.	.	.	.	16	11
Ripley	0027	97.0	92.4	.	.	.	.	9	9
Scandia Va	0029	95.1	88.3	.	.	.	.	11	6
Two Rivers	0032	95.2	99.3	.	.	.	.	7	7
Buckman	0200	99.1	86.5	.	.	.	.	6	6
Little Fal	1000	95.1	93.0	92.6	13.0	14.9	1.02	93	87
Pierz	1200	98.9	98.5	.	.	.	.	18	18
Randall	1300	97.1	93.3	.	.	.	.	6	6
Royalton	1400	91.6	84.3	.	.	.	.	19	17
Upsala	1700	103.6	103.0	.	.	.	.	8	8
Motley	7900	87.9	89.8	.	.	.	.	9	8

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**City and Township Ratios by Property Type  
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County\_Name=Morrison CO=49 PT=03 Property=Non-Commercial Seasonal Recreational Residential (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Scandia Va	0029	103.0	93.3	.	.	.	.	21	3

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**City and Township Ratios by Property Type  
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County\_Name=Morrison CO=49 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Elmdale TW	0010	92.3	86.1	.	.	.	.	7	5
Green Prai	0012	92.4	91.3	.	.	.	.	8	5
Little Fal	0016	96.9	100.2	.	.	.	.	16	11
Ripley	0027	97.0	92.4	.	.	.	.	9	9
Scandia Va	0029	100.3	91.8	94.0	17.8	14.6	1.02	32	9
Two Rivers	0032	95.2	99.3	.	.	.	.	7	7
Buckman	0200	99.1	86.5	.	.	.	.	6	6
Little Fal	1000	95.1	93.0	92.6	13.0	14.9	1.02	93	87
Pierz	1200	98.9	98.5	.	.	.	.	18	18
Randall	1300	97.1	93.3	.	.	.	.	6	6
Royalton	1400	91.6	84.3	.	.	.	.	19	17
Upsala	1700	103.6	103.0	.	.	.	.	8	8
Motley	7900	87.9	89.8	.	.	.	.	9	8

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**2016 Assessment Sales Ratio Study  
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**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 *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	95.6	93.0	91.8	14.7	15.5	1.03	271	242
03	Non-Commercial Seasonal Recreational Residential (with buildings)	103.5	98.4	96.8	.	.	.	31	3
06	Commercial (with buildings)	107.8	103.7	.	.	.	.	13	0
90	Agricultural Bare Land (less than 34.5 acres) Aggregation	101.9	92.2	.	.	.	.	16	0
91	Seasonal Recreational Residential/Residential Aggregation	96.4	93.6	92.6	15.0	15.6	1.02	302	245
92	Rural Vacant Land (34.5 or more acres) Aggregation	89.2	90.4	.	.	.	.	9	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	89.3	91.3	.	.	.	.	22	0
94	Commercial/Industrial Aggregation	108.2	104.7	.	.	.	.	14	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	92.3	92.2	.	.	.	.	29	0

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**2016 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
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County\_Name=Mower CO=50 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Lyle TWP	0011	108.3	107.4	.	.	.	.	6	6
Austin	0200	99.1	97.4	95.5	12.5	14.0	1.03	299	299
Brownsdale	0300	89.1	97.8	.	.	.	.	7	7
Grand Mead	0600	100.6	102.1	.	.	.	.	17	17
Le Roy	0800	94.0	98.3	.	.	.	.	11	11
Lyle	0900	105.1	111.4	.	.	.	.	9	9

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**2016 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
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County\_Name=Mower CO=50 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Lyle TWP	0011	108.3	107.4	.	.	.	.	6	6
Austin	0200	99.1	97.4	95.5	12.5	14.0	1.03	299	299
Brownsdale	0300	89.1	97.8	.	.	.	.	7	7
Grand Mead	0600	100.6	102.1	.	.	.	.	17	17
Le Roy	0800	94.0	98.3	.	.	.	.	11	11
Lyle	0900	105.1	111.4	.	.	.	.	9	9

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**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 *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	98.3	97.0	94.0	13.8	15.1	1.03	408	408
06	Commercial (with buildings)	86.2	97.9	.	.	.	.	8	0
91	Seasonal Recreational Residential/Residential Aggregation	98.3	97.0	94.0	13.8	15.1	1.03	408	408
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	106.2	98.2	.	.	.	.	13	13
94	Commercial/Industrial Aggregation	86.2	97.9	.	.	.	.	8	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	106.9	104.0	.	.	.	.	16	13

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**City and Township Ratios by Property Type  
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County\_Name=Murray CO=51 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Fulda	0500	88.9	92.3	.	.	.	.	10	0
Slayton	1000	102.2	98.4	.	.	.	.	24	0

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Lake Sarah	0011	109.2	110.1	.	.	.	.	7	0
Fulda	0500	88.9	92.3	.	.	.	.	10	0
Slayton	1000	102.2	98.4	.	.	.	.	24	0

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**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 *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	96.5	92.6	94.7	16.3	19.5	1.01	57	0
03	Non-Commercial Seasonal Recreational Residential (with buildings)	96.1	88.0	.	.	.	.	8	0
91	Seasonal Recreational Residential/Residential Aggregation	96.4	92.5	93.8	16.4	19.4	1.02	65	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	101.0	96.7	.	.	.	.	12	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	101.0	96.7	.	.	.	.	12	0

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

County\_Name=Nicollet CO=52 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Courtland	0100	94.6	93.5	.	.	.	.	6	6
Nicollet	0400	101.4	100.7	.	.	.	.	8	8
St. Peter	0600	95.7	94.5	94.3	9.1	10.9	1.01	108	108
North Mank	8800	95.9	94.0	94.3	9.8	10.8	1.01	198	198

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**City and Township Ratios by Property Type  
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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 *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
St. Peter	0600	89.0	83.3	.	.	.	.	7	0

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

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Courtland	0100	94.6	93.5	.	.	.	.	6	6
Nicollet	0400	101.4	100.7	.	.	.	.	8	8
St. Peter	0600	95.7	94.5	94.3	9.1	10.9	1.01	108	108
North Mank	8800	95.9	94.0	94.3	9.8	10.8	1.01	198	198

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

CO=52 County\_Name=Nicollet

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	95.7	94.2	94.2	9.4	11.0	1.01	347	347
06	Commercial (with buildings)	83.4	82.3	.	.	.	.	9	0
90	Agricultural Bare Land (less than 34.5 acres) Aggregation	121.9	128.8	.	.	.	.	8	0
91	Seasonal Recreational Residential/Residential Aggregation	95.7	94.2	94.2	9.4	11.0	1.01	347	347
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	106.5	106.6	.	.	.	.	7	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	106.5	106.6	.	.	.	.	7	0

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

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

County\_Name=Nobles CO=53 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Adrian	0100	105.9	104.3	.	.	.	.	13	0
Worthingto	1300	100.7	100.6	100.7	12.9	15.3	1.00	106	106

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Adrian	0100	105.9	104.3	.	.	.	.	13	0
Worthingto	1300	100.7	100.6	100.7	12.9	15.3	1.00	106	106

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

County\_Name=Nobles CO=53 PT=93 Property=Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Elk	0004	112.2	96.0	.	.	.	.	7	0

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Elk	0004	112.2	96.0	.	.	.	.	7	0

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

CO=53 County\_Name=Nobles

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	101.0	99.2	98.9	15.4	16.7	1.00	151	106
91	Seasonal Recreational Residential/Residential Aggregation	101.0	99.2	98.9	15.4	16.7	1.00	151	106
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	100.8	97.4	.	.	.	.	26	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	100.8	97.4	.	.	.	.	26	0

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

County\_Name=Norman CO=54 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Ada	0100	95.5	87.8	90.6	26.4	22.9	1.00	33	33
Halstad	0500	109.0	108.7	.	.	.	.	6	6
Hendrum	0600	88.7	81.3	.	.	.	.	6	6
Twin Valle	1100	85.6	82.9	.	.	.	.	10	10

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Ada	0100	95.5	87.8	90.6	26.4	22.9	1.00	33	33
Halstad	0500	109.0	108.7	.	.	.	.	6	6
Hendrum	0600	88.7	81.3	.	.	.	.	6	6
Twin Valle	1100	85.6	82.9	.	.	.	.	10	10

**All sales adjusted for time and terms  
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**2016 Assessment Sales Ratio Study  
Sales Analysis for the Minnesota Tax Court  
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**Countywide Ratios by Property Type  
Final ratios reflect the 2016 EMV/the sales price backward adjusted to Jan 2, 2016  
Ratios reported only for jurisdictions with 6 sales or more**

CO=54 County\_Name=Norman

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	94.1	89.6	90.8	23.6	23.7	1.01	75	75
91	Seasonal Recreational Residential/Residential Aggregation	94.1	89.6	90.8	23.6	23.7	1.01	75	75
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	94.4	95.3	.	.	.	.	13	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	94.4	95.3	.	.	.	.	13	0

**All sales adjusted for time and terms  
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**2016 Assessment Sales Ratio Study  
Sales Analysis for the Minnesota Tax Court  
9 month study**

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

County\_Name=Olmsted CO=55 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Cascade	0001	96.0	95.4	.	.	.	.	11	11
High Fores	0006	91.3	93.8	.	.	.	.	9	9
Marion	0009	96.0	93.2	93.4	9.4	9.8	1.02	35	35
Oronoco TW	0012	94.6	93.3	.	.	.	.	18	18
Rochester	0015	97.0	97.3	.	.	.	.	18	18
Byron	0100	95.3	94.9	95.7	5.8	7.3	1.00	91	91
Dover	0500	96.4	98.6	.	.	.	.	10	10
Eyota	0600	94.6	93.6	.	.	.	.	25	25
Rochester	0800	93.3	92.3	92.8	9.2	10.4	1.00	1,653	1,653
Stewartvil	1000	95.6	93.8	95.0	8.3	9.9	1.00	66	66
Oronoco	1200	100.3	96.4	.	.	.	.	11	11
Chatfield	6400	98.7	95.2	.	.	.	.	24	24
Pine Islan	9500	95.5	96.4	.	.	.	.	8	8

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Rochester	0800	85.1	85.2	.	.	.	.	14	0

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source: RUNDATA.RATIO\_TXCT created FINAL**

**2016 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
Final ratios reflect the 2016 EMV/the sales price backward adjusted to Jan 2, 2016  
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 *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Rochester	0800	89.8	94.8	85.7	19.3	25.2	1.00	36	0

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**2016 Assessment Sales Ratio Study  
Sales Analysis for the Minnesota Tax Court  
9 month study**

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

County\_Name=Olmsted CO=55 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Cascade	0001	96.0	95.4	.	.	.	.	11	11
High Fores	0006	91.3	93.8	.	.	.	.	9	9
Marion	0009	96.0	93.2	93.4	9.4	9.8	1.02	35	35
Oronoco TW	0012	94.6	93.3	.	.	.	.	18	18
Rochester	0015	97.0	97.3	.	.	.	.	18	18
Byron	0100	95.3	94.9	95.7	5.8	7.3	1.00	91	91
Dover	0500	96.4	98.6	.	.	.	.	10	10
Eyota	0600	94.6	93.6	.	.	.	.	25	25
Rochester	0800	93.3	92.3	92.8	9.2	10.4	1.00	1,653	1,653
Stewartvil	1000	95.6	93.8	95.0	8.3	9.9	1.00	66	66
Oronoco	1200	100.3	96.4	.	.	.	.	11	11
Chatfield	6400	98.7	95.2	.	.	.	.	24	24
Pine Islan	9500	95.5	96.4	.	.	.	.	8	8

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**2016 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
Final ratios reflect the 2016 EMV/the sales price backward adjusted to Jan 2, 2016  
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County\_Name=Olmsted CO=55 PT=94 Property=Commercial/Industrial Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Rochester	0800	89.5	94.1	85.6	19.3	25.0	1.00	37	0

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

CO=55 County\_Name=Olmsted

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	93.7	92.7	93.2	9.1	10.5	1.00	2,010	2,010
02	Apartment (4 or more units)	95.9	89.3	.	.	.	.	19	0
06	Commercial (with buildings)	89.9	93.3	85.8	20.3	24.9	0.99	47	0
90	Agricultural Bare Land (less than 34.5 acres) Aggregation	86.7	86.6	.	.	.	.	8	0
91	Seasonal Recreational Residential/Residential Aggregation	93.7	92.7	93.2	9.1	10.5	1.00	2,010	2,010
92	Rural Vacant Land (34.5 or more acres) Aggregation	132.3	108.7	.	.	.	.	6	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	109.5	102.9	.	.	.	.	17	0
94	Commercial/Industrial Aggregation	89.7	93.2	85.7	20.3	24.7	0.99	48	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	105.5	102.2	.	.	.	.	23	0

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**2016 Assessment Sales Ratio Study  
Sales Analysis for the Minnesota Tax Court  
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**Selected Countywide Ratios with Largest Cities Removed:  
Hennepin without Minneapolis, Ramsey without St. Paul  
St. Louis without Duluth, Olmsted without Rochester  
Benton, Sherburne and Stearns without St Cloud, Clay without Moorhead**

CO=55 County=Olmsted without Rochester

<b>Property</b>	<b>Mean ratio</b>	<b>Median ratio</b>	<b>Aggregate ratio</b>	<b>Coeff. of dispersion *</b>	<b>Coeff. of variation *</b>	<b>Price related differential *</b>	<b>Number of sales</b>
Residential (less than 4 units)	95.8	94.9	94.9	8.4	10.3	1.01	357
Commercial (with buildings)	90.3	91.9	.	.	.	.	11
Agricultural Bare Land (less than 34.5 acres) Aggregation	86.7	86.6	.	.	.	.	8
Seasonal Recreational Residential/Residential Aggregation	95.8	94.9	94.9	8.4	10.3	1.01	357
Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	107.4	102.6	.	.	.	.	16
Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	103.8	101.9	.	.	.	.	22

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

County\_Name=Otter Tail CO=56 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Aurdal	0003	96.7	94.1	.	.	.	.	17	17
Corliss	0012	91.3	92.0	.	.	.	.	6	6
Dead Lake	0014	102.7	101.5	.	.	.	.	6	6
Dunn	0017	82.5	83.8	.	.	.	.	8	8
Elizabeth	0022	98.5	86.6	.	.	.	.	8	8
Girard	0029	107.0	105.9	.	.	.	.	7	7
Maine	0038	104.6	99.9	.	.	.	.	6	6
Pine Lake	0052	100.7	92.8	.	.	.	.	8	8
Rush Lake	0053	91.2	92.4	.	.	.	.	9	9
Battle Lak	0200	92.3	92.5	.	.	.	.	11	11
Dent	0900	86.2	84.4	.	.	.	.	6	6
Fergus Fal	1300	97.6	94.0	93.5	15.1	15.5	1.02	195	195
Henning	1400	82.3	85.3	.	.	.	.	7	7
New York M	1600	115.9	109.8	.	.	.	.	16	16
Parkers Pr	1800	105.9	107.9	.	.	.	.	16	16
Pelican Ra	1900	111.4	97.9	.	.	.	.	20	20
Perham	2000	95.2	93.8	93.3	13.1	15.5	1.01	36	36

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

County\_Name=Otter Tail CO=56 PT=03 Property=Non-Commercial Seasonal Recreational Residential (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Clitherall	0010	109.0	106.8	.	.	.	.	7	7
Dead Lake	0014	85.6	84.9	.	.	.	.	9	9
Dunn	0017	106.7	100.6	.	.	.	.	18	18
Edna	0020	86.9	89.3	.	.	.	.	10	10
Everts	0025	87.0	89.5	.	.	.	.	12	12
Girard	0029	85.8	85.0	.	.	.	.	10	10
Lida	0037	94.1	93.6	.	.	.	.	18	18
Maine	0038	83.6	82.3	.	.	.	.	7	7
Ottertail	0046	96.0	93.9	.	.	.	.	12	12
Rush Lake	0053	103.9	100.4	.	.	.	.	14	14
Scambler	0055	113.6	102.5	.	.	.	.	9	9
Sverdrup	0057	100.6	97.9	.	.	.	.	7	7

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Amor	0002	101.5	103.3	.	.	.	.	7	7
Aurdal	0003	95.1	92.8	.	.	.	.	18	18
Clitherall	0010	107.9	106.8	.	.	.	.	12	12
Corliss	0012	91.9	92.5	.	.	.	.	9	9
Dane Prair	0013	89.9	89.3	.	.	.	.	6	6
Dead Lake	0014	92.5	93.6	.	.	.	.	15	15
Dora	0016	94.4	92.4	.	.	.	.	6	6
Dunn	0017	99.2	97.2	.	.	.	.	26	26
Edna	0020	88.7	90.3	.	.	.	.	13	13
Elizabeth	0022	95.8	86.0	.	.	.	.	11	11
Everts	0025	99.7	92.9	.	.	.	.	17	17
Girard	0029	94.5	93.0	.	.	.	.	17	17
Hobart	0032	88.0	87.4	.	.	.	.	10	10
Leaf Lake	0035	104.6	102.0	.	.	.	.	7	7
Lida	0037	94.5	94.9	.	.	.	.	23	23
Maine	0038	93.3	90.8	.	.	.	.	13	13
Ottertail	0046	100.0	92.9	.	.	.	.	17	17
Otto	0047	81.2	80.9	.	.	.	.	7	7
Pelican	0050	88.2	93.6	.	.	.	.	6	6
Pine Lake	0052	100.7	95.8	.	.	.	.	10	10
Rush Lake	0053	98.9	95.5	.	.	.	.	23	23
Scambler	0055	108.8	101.1	.	.	.	.	12	12
Sverdrup	0057	104.7	103.8	.	.	.	.	12	12
Tordenskjo	0058	100.4	97.1	.	.	.	.	8	8
Battle Lak	0200	93.0	92.5	.	.	.	.	13	13
Dent	0900	86.2	84.4	.	.	.	.	6	6
Fergus Fal	1300	97.6	94.0	93.5	15.1	15.5	1.02	195	195
Henning	1400	82.3	85.3	.	.	.	.	7	7
New York M	1600	115.9	109.8	.	.	.	.	16	16
Ottertail	1700	102.7	102.6	.	.	.	.	8	8

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

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Parkers Pr	1800	105.9	107.9	.	.	.	.	16	16
Pelican Ra	1900	109.9	97.9	.	.	.	.	21	21
Perham	2000	95.2	93.8	93.3	13.1	15.5	1.01	36	36

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**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 *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Inman	0034	82.1	82.2	.	.	.	.	6	0

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**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 *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Blowers	0004	101.6	108.0	.	.	.	.	7	0
Inman	0034	83.7	93.2	.	.	.	.	7	0

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**2016 Assessment Sales Ratio Study  
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**Countywide Ratios by Property Type  
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CO=56 County\_Name=Otter Tail

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	98.9	94.2	95.1	16.8	17.2	1.01	524	520
03	Non-Commercial Seasonal Recreational Residential (with buildings)	95.3	93.0	93.8	16.7	19.2	1.01	195	195
06	Commercial (with buildings)	79.4	69.1	.	.	.	.	15	0
90	Agricultural Bare Land (less than 34.5 acres) Aggregation	78.1	73.1	.	.	.	.	7	0
91	Seasonal Recreational Residential/Residential Aggregation	97.9	93.9	94.6	16.8	17.8	1.01	719	715
92	Rural Vacant Land (34.5 or more acres) Aggregation	92.5	95.3	91.8	19.0	24.5	1.01	43	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	95.9	99.4	92.7	19.4	24.8	1.03	64	0
94	Commercial/Industrial Aggregation	75.2	64.1	.	.	.	.	18	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	97.2	96.9	93.5	19.6	26.4	1.04	83	0

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**City and Township Ratios by Property Type  
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County\_Name=Pennington CO=57 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Rocksbury	0016	83.7	84.8	.	.	.	.	6	4
Thief Rive	0600	94.8	93.9	95.1	11.6	14.0	0.99	105	98

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Rocksbury	0016	83.7	84.8	.	.	.	.	6	4
Thief Rive	0600	94.8	93.9	95.1	11.6	14.0	0.99	105	98

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**City and Township Ratios by Property Type  
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County\_Name=Pennington CO=57 PT=94 Property=Commercial/Industrial Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Thief Rive	0600	80.3	82.5	.	.	.	.	6	0

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**Countywide Ratios by Property Type  
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CO=57 County\_Name=Pennington

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	93.4	92.9	93.3	11.8	14.3	1.00	130	120
91	Seasonal Recreational Residential/Residential Aggregation	93.4	92.9	93.3	11.8	14.3	1.00	130	120
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	99.8	103.3	.	.	.	.	11	0
94	Commercial/Industrial Aggregation	80.3	82.5	.	.	.	.	6	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	99.8	103.3	.	.	.	.	11	0

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**City and Township Ratios by Property Type  
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County\_Name=Pine CO=58 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Chengwatan	0009	86.8	85.6	.	.	.	.	8	8
Dell Grove	0013	96.4	98.7	.	.	.	.	7	7
Pine City	0028	84.5	80.5	.	.	.	.	17	17
Pokegama	0030	107.7	98.9	.	.	.	.	19	19
Sandstone	0033	83.9	75.1	.	.	.	.	6	6
Windemere	0036	88.9	90.3	.	.	.	.	16	16
Hinckley	1200	99.0	101.1	.	.	.	.	14	14
Pine City	1700	101.3	96.7	97.0	14.2	13.3	1.02	39	39
Sandstone	2100	90.3	84.2	.	.	.	.	8	8
Rock Creek	2400	90.4	90.4	.	.	.	.	13	13

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**City and Township Ratios by Property Type  
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County\_Name=Pine CO=58 PT=03 Property=Non-Commercial Seasonal Recreational Residential (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Pine City	0028	102.8	92.6	.	.	.	.	6	6
Pokegama	0030	92.9	92.8	.	.	.	.	26	26
Windemere	0036	100.6	103.5	.	.	.	.	19	19

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Chengwatan	0009	90.2	88.6	.	.	.	.	11	11
Dell Grove	0013	96.6	98.3	.	.	.	.	8	8
Pine City	0028	89.3	83.8	.	.	.	.	23	23
Pine Lake	0029	94.6	94.2	.	.	.	.	7	7
Poekagama	0030	99.1	93.9	94.9	19.5	18.1	1.02	45	45
Sandstone	0033	83.9	75.1	.	.	.	.	6	6
Windemere	0036	95.3	92.9	95.0	16.4	19.8	1.01	35	35
Hinckley	1200	99.0	101.1	.	.	.	.	14	14
Pine City	1700	101.0	95.7	96.5	14.3	13.3	1.02	40	40
Sandstone	2100	90.3	84.2	.	.	.	.	8	8
Rock Creek	2400	90.4	90.4	.	.	.	.	13	13

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**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 *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Finlayson	0015	97.7	95.0	.	.	.	.	7	0

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Finlayson	0015	97.5	95.4	.	.	.	.	10	0

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**Countywide Ratios by Property Type  
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CO=58 County\_Name=Pine

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	97.0	93.1	92.6	16.4	17.2	1.03	211	211
03	Non-Commercial Seasonal Recreational Residential (with buildings)	95.2	92.4	91.7	18.8	19.5	1.02	86	86
06	Commercial (with buildings)	99.6	103.5	.	.	.	.	9	0
90	Agricultural Bare Land (less than 34.5 acres) Aggregation	104.1	96.4	.	.	.	.	20	0
91	Seasonal Recreational Residential/Residential Aggregation	96.5	93.0	92.3	17.1	17.9	1.03	297	297
92	Rural Vacant Land (34.5 or more acres) Aggregation	93.6	92.5	86.1	23.8	26.6	1.00	41	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	96.5	95.9	90.5	22.4	25.9	0.98	53	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	98.2	96.3	96.2	20.5	23.8	0.98	76	0

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**City and Township Ratios by Property Type  
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County\_Name=Pipestone CO=59 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Edgerton	0100	99.3	96.5	.	.	.	.	8	0
Pipestone	0700	99.0	97.7	96.1	11.5	12.5	1.01	41	0
Jasper	7600	86.0	85.8	.	.	.	.	9	0

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Edgerton	0100	99.3	96.5	.	.	.	.	8	0
Pipestone	0700	99.0	97.7	96.1	11.5	12.5	1.01	41	0
Jasper	7600	86.0	85.8	.	.	.	.	9	0

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**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 *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	96.8	95.8	94.1	15.3	18.8	1.02	72	0
91	Seasonal Recreational Residential/Residential Aggregation	96.8	95.8	94.1	15.3	18.8	1.02	72	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	95.5	94.2	.	.	.	.	7	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	102.0	97.4	.	.	.	.	8	0

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**City and Township Ratios by Property Type  
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County\_Name=Polk CO=60 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Crookston	0011	161.8	121.7	.	.	.	.	6	6
Crookston	0400	93.5	91.7	89.1	20.7	20.8	1.02	75	75
East Grand	0500	90.2	88.9	90.1	10.9	10.9	0.99	97	97
Fosston	1100	94.5	98.5	.	.	.	.	10	10
McIntosh	1600	85.9	86.2	.	.	.	.	6	6

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**City and Township Ratios by Property Type  
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County\_Name=Polk CO=60 PT=03 Property=Non-Commercial Seasonal Recreational Residential (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Woodside	0059	80.5	78.4	.	.	.	.	8	0

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**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 *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Crookston	0011	161.8	121.7	.	.	.	.	6	6
Godfrey	0022	86.9	81.6	.	.	.	.	6	1
Woodside	0059	82.7	83.4	.	.	.	.	9	0
Crookston	0400	93.5	91.7	89.1	20.7	20.8	1.02	75	75
East Grand	0500	90.2	88.9	90.1	10.9	10.9	0.99	97	97
Fosston	1100	94.5	98.5	.	.	.	.	10	10
McIntosh	1600	85.9	86.2	.	.	.	.	6	6

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**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 *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	93.5	89.6	89.0	20.2	19.3	1.01	251	246
03	Non-Commercial Seasonal Recreational Residential (with buildings)	85.9	83.3	.	.	.	.	18	0
06	Commercial (with buildings)	79.5	90.3	.	.	.	.	13	0
91	Seasonal Recreational Residential/Residential Aggregation	93.0	88.9	88.6	20.0	19.3	1.01	269	246
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	106.5	98.4	.	.	.	.	26	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	104.4	97.8	91.0	.	.	.	34	0

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**City and Township Ratios by Property Type  
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County\_Name=Pope CO=61 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Glenwood T	0007	92.3	90.3	.	.	.	.	10	6
Glenwood	0300	98.0	95.5	.	.	.	.	23	22
Lowry	0500	89.4	89.3	.	.	.	.	8	8
Starbuck	0800	105.4	103.9	.	.	.	.	15	15

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County\_Name=Pope CO=61 PT=03 Property=Non-Commercial Seasonal Recreational Residential (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Glenwood T	0007	97.4	96.4	.	.	.	.	6	1

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Ratios reported only for jurisdictions with 6 sales or more**

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Glenwood T	0007	94.2	93.9	.	.	.	.	16	7
Minnewaska	0013	93.3	93.9	.	.	.	.	6	2
White Bear	0020	99.1	99.7	.	.	.	.	7	5
Glenwood	0300	97.1	95.5	.	.	.	.	25	23
Lowry	0500	89.4	89.3	.	.	.	.	8	8
Starbuck	0800	105.4	103.9	.	.	.	.	15	15

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

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

CO=61 County\_Name=Pope

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	97.2	96.5	95.6	11.8	14.6	1.01	83	73
03	Non-Commercial Seasonal Recreational Residential (with buildings)	95.8	96.8	.	.	.	.	20	4
91	Seasonal Recreational Residential/Residential Aggregation	96.9	96.5	95.6	11.3	14.4	1.01	103	77

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Based on sales from January 2016 through September 2016  
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source: RUNDATA.RATIO\_TXCT created FINAL**

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

County\_Name=Ramsey CO=62 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
White Bear	0014	94.1	93.6	94.7	9.7	10.9	1.00	134	134
New Bright	0100	94.0	94.8	94.0	9.4	11.1	1.00	179	179
North St.	0200	95.2	95.0	94.7	9.5	11.6	1.00	106	106
Roseville	0400	95.3	93.7	95.1	10.1	12.3	1.00	309	309
Falcon Hei	0500	92.9	91.3	92.0	9.4	11.9	1.01	30	30
Lauderdale	0600	104.7	97.7	.	.	.	.	20	20
Arden Hill	0700	95.2	94.8	94.8	10.8	13.0	1.00	66	66
Little Can	0800	94.2	95.0	95.2	9.8	12.5	0.99	103	103
North Oaks	1000	103.2	103.0	103.7	9.3	12.5	1.00	59	53
Maplewood	1100	96.4	96.4	96.4	8.5	10.3	1.00	347	347
Shoreview	1200	96.3	96.0	95.7	9.5	11.5	1.01	288	288
Vadnais He	1300	94.3	94.1	94.3	8.5	10.5	1.00	138	138
Mounds Vie	1700	93.7	95.0	93.2	9.3	11.5	1.01	89	89
St. Paul	8900	94.9	93.9	93.9	12.5	14.1	1.00	2,456	2,456
St. Anthon	9100	94.6	91.5	.	.	.	.	23	23
White Bear	9400	95.4	92.9	95.7	9.4	9.8	1.00	223	223

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



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

County\_Name=Ramsey CO=62 PT=02 Property=Apartment (4 or more units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
St. Paul	8900	99.2	98.9	95.1	15.7	19.1	1.03	80	0

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

County\_Name=Ramsey CO=62 PT=06 Property=Commercial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Roseville	0400	98.8	101.8	.	.	.	.	11	11
St. Paul	8900	93.6	92.8	.	.	.	.	28	28
White Bear	9400	112.6	105.3	.	.	.	.	7	7

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
White Bear	0014	94.1	93.6	94.7	9.7	10.9	1.00	134	134
New Bright	0100	94.0	94.8	94.0	9.4	11.1	1.00	179	179
North St.	0200	95.2	95.0	94.7	9.5	11.6	1.00	106	106
Roseville	0400	95.3	93.7	95.1	10.1	12.3	1.00	309	309
Falcon Hei	0500	92.9	91.3	92.0	9.4	11.9	1.01	30	30
Lauderdale	0600	104.7	97.7	.	.	.	.	20	20
Arden Hill	0700	95.2	94.8	94.8	10.8	13.0	1.00	66	66
Little Can	0800	94.2	95.0	95.2	9.8	12.5	0.99	103	103
North Oaks	1000	103.2	103.0	103.7	9.3	12.5	1.00	59	53
Maplewood	1100	96.4	96.4	96.4	8.5	10.3	1.00	347	347
Shoreview	1200	96.3	96.0	95.7	9.5	11.5	1.01	288	288
Vadnais He	1300	94.3	94.1	94.3	8.5	10.5	1.00	138	138
Mounds Vie	1700	93.7	95.0	93.2	9.3	11.5	1.01	89	89
St. Paul	8900	94.9	93.9	93.9	12.5	14.1	1.00	2,456	2,456
St. Anthon	9100	94.6	91.5	.	.	.	.	23	23
White Bear	9400	95.4	92.9	95.7	9.4	9.8	1.00	223	223

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

County\_Name=Ramsey CO=62 PT=94 Property=Commercial/Industrial Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Roseville	0400	98.8	101.8	.	.	.	.	11	11
Maplewood	1100	89.3	94.6	.	.	.	.	6	5
St. Paul	8900	91.3	89.4	86.8	19.9	22.5	1.02	32	28
White Bear	9400	112.6	105.3	.	.	.	.	7	7

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

CO=62 County\_Name=Ramsey

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	95.2	94.4	94.9	11.1	12.9	1.00	4,572	4,566
02	Apartment (4 or more units)	98.0	98.2	93.1	15.2	18.5	1.03	91	0
06	Commercial (with buildings)	96.2	93.8	85.2	19.6	20.8	1.10	61	61
07	Industrial (with buildings)	87.2	77.4	.	.	.	.	12	0
91	Seasonal Recreational Residential/Residential Aggregation	95.2	94.4	94.9	11.1	12.9	1.00	4,572	4,566

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**2016 Assessment Sales Ratio Study  
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**Selected Countywide Ratios with Largest Cities Removed:  
Hennepin without Minneapolis, Ramsey without St. Paul  
St. Louis without Duluth, Olmsted without Rochester  
Benton, Sherburne and Stearns without St Cloud, Clay without Moorhead**

CO=62 County=Ramsey without St. Paul

<b>Property</b>	<b>Mean ratio</b>	<b>Median ratio</b>	<b>Aggregate ratio</b>	<b>Coeff. of dispersion *</b>	<b>Coeff. of variation *</b>	<b>Price related differential *</b>	<b>Number of sales</b>
Residential (less than 4 units)	95.5	94.9	95.8	9.6	11.5	1.00	2,116
Apartment (4 or more units)	89.4	93.9	.	.	.	.	11
Commercial (with buildings)	98.4	101.8	84.4	19.6	19.1	1.13	33
Industrial (with buildings)	93.1	83.6	.	.	.	.	8
Seasonal Recreational Residential/Residential Aggregation	95.5	94.9	95.8	9.6	11.5	1.00	2,116

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

County\_Name=Red Lake CO=63 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Oklee	0400	96.5	88.2	.	.	.	.	6	0
Red Lake F	0600	101.2	88.6	.	.	.	.	9	0

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Oklee	0400	96.5	88.2	.	.	.	.	6	0
Red Lake F	0600	101.2	88.6	.	.	.	.	9	0

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

CO=63 County\_Name=Red Lake

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	92.9	86.9	.	.	.	.	26	0
91	Seasonal Recreational Residential/Residential Aggregation	92.9	86.9	.	.	.	.	26	0

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

County\_Name=Redwood CO=64 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Lamberton	0400	114.9	99.7	.	.	.	.	8	8
Morgan	0700	97.8	101.2	.	.	.	.	8	8
Redwood Fa	0900	96.2	95.0	93.2	14.4	19.2	1.03	62	62
Wabasso	1400	90.4	80.4	.	.	.	.	10	10
Walnut Gro	1500	87.7	98.7	.	.	.	.	7	7

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Lamberton	0400	114.9	99.7	.	.	.	.	8	8
Morgan	0700	97.8	101.2	.	.	.	.	8	8
Redwood Fa	0900	96.2	95.0	93.2	14.4	19.2	1.03	62	62
Wabasso	1400	90.4	80.4	.	.	.	.	10	10
Walnut Gro	1500	87.7	98.7	.	.	.	.	7	7

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**Countywide Ratios by Property Type  
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CO=64 County\_Name=Redwood

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	96.2	94.9	91.6	17.1	20.0	1.04	138	138
06	Commercial (with buildings)	87.3	82.6	.	.	.	.	8	0
91	Seasonal Recreational Residential/Residential Aggregation	96.2	94.9	91.6	17.1	20.0	1.04	138	138
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	103.4	109.7	.	.	.	.	13	13
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	104.2	111.0	.	.	.	.	14	13

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

County\_Name=Renville CO=65 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Bird Islan	0100	99.1	98.2	.	.	.	.	11	11
Danube	0300	97.0	96.0	.	.	.	.	9	9
Fairfax	0400	87.4	82.5	.	.	.	.	6	6
Hector	0600	99.0	95.8	.	.	.	.	7	7
Olivia	0800	93.4	98.7	.	.	.	.	21	21
Renville	0900	111.1	102.5	.	.	.	.	12	12

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Bird Islan	0100	99.1	98.2	.	.	.	.	11	11
Danube	0300	97.0	96.0	.	.	.	.	9	9
Fairfax	0400	87.4	82.5	.	.	.	.	6	6
Hector	0600	99.0	95.8	.	.	.	.	7	7
Olivia	0800	93.4	98.7	.	.	.	.	21	21
Renville	0900	111.1	102.5	.	.	.	.	12	12

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

CO=65 County\_Name=Renville

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	98.5	98.7	95.3	13.4	15.6	1.02	99	98
91	Seasonal Recreational Residential/Residential Aggregation	98.1	98.5	94.8	13.4	15.7	1.02	101	98
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	98.1	97.4	.	.	.	.	20	20
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	98.1	97.4	.	.	.	.	20	20

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

County\_Name=Rice CO=66 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Bridgewater	0001	94.8	92.1	.	.	.	.	13	13
Cannon Cit	0002	96.7	95.1	.	.	.	.	8	8
Forest	0004	89.9	88.0	.	.	.	.	7	7
Northfield	0006	106.7	104.9	.	.	.	.	10	10
Shieldsvil	0008	101.4	97.9	.	.	.	.	13	13
Walcott	0009	100.7	95.4	.	.	.	.	7	7
Warsaw	0010	92.8	91.1	.	.	.	.	10	10
Webster	0011	91.2	95.3	.	.	.	.	14	14
Wells	0012	90.0	86.6	.	.	.	.	13	13
Dundas	0200	90.3	94.7	.	.	.	.	28	28
Faribault	0300	93.2	89.7	91.3	15.3	15.6	1.00	233	233
Lonsdale	0400	94.0	90.4	92.2	12.4	11.5	1.00	90	90
Morristown	0500	89.2	89.2	.	.	.	.	11	11
Northfield	9700	93.2	91.4	92.7	12.7	13.1	0.99	207	207

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

County\_Name=Rice CO=66 PT=06 Property=Commercial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Faribault	0300	98.0	100.9	.	.	.	.	8	0
Northfield	9700	67.0	55.7	.	.	.	.	9	0

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**2016 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
Final ratios reflect the 2016 EMV/the sales price backward adjusted to Jan 2, 2016  
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County\_Name=Rice CO=66 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Bridgewater	0001	94.8	92.1	.	.	.	.	13	13
Cannon Cit	0002	96.7	95.1	.	.	.	.	8	8
Forest	0004	82.0	83.7	.	.	.	.	11	11
Northfield	0006	106.7	104.9	.	.	.	.	10	10
Shieldsvil	0008	101.4	97.9	.	.	.	.	13	13
Walcott	0009	100.7	95.4	.	.	.	.	7	7
Warsaw	0010	94.5	91.6	.	.	.	.	11	11
Webster	0011	91.2	95.3	.	.	.	.	14	14
Wells	0012	86.7	86.6	.	.	.	.	18	18
Dundas	0200	90.3	94.7	.	.	.	.	28	28
Faribault	0300	93.2	89.7	91.3	15.3	15.6	1.00	233	233
Lonsdale	0400	94.0	90.4	92.2	12.4	11.5	1.00	90	90
Morristown	0500	89.2	89.2	.	.	.	.	11	11
Northfield	9700	93.2	91.4	92.7	12.7	13.1	0.99	207	207

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

**2016 Assessment Sales Ratio Study  
Sales Analysis for the Minnesota Tax Court  
9 month study**

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

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 *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Wells	0012	99.0	101.0	.	.	.	.	6	0

**All sales adjusted for time and terms  
Based on sales from January 2016 through September 2016  
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**2016 Assessment Sales Ratio Study  
Sales Analysis for the Minnesota Tax Court  
9 month study**

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

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 *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Wells	0012	99.4	101.3	.	.	.	.	7	0

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**2016 Assessment Sales Ratio Study  
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**Countywide Ratios by Property Type  
Final ratios reflect the 2016 EMV/the sales price backward adjusted to Jan 2, 2016  
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CO=66 County\_Name=Rice

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	93.6	91.5	92.7	13.6	14.4	1.00	687	687
03	Non-Commercial Seasonal Recreational Residential (with buildings)	76.5	66.8	.	.	.	.	10	10
06	Commercial (with buildings)	83.2	84.0	.	.	.	.	25	0
90	Agricultural Bare Land (less than 34.5 acres) Aggregation	110.6	97.0	.	.	.	.	6	0
91	Seasonal Recreational Residential/Residential Aggregation	93.3	91.4	92.5	13.8	14.6	1.00	697	697
92	Rural Vacant Land (34.5 or more acres) Aggregation	88.2	94.0	.	.	.	.	13	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	97.1	101.0	.	.	.	.	22	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	99.5	101.0	.	.	.	.	26	0

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

County\_Name=Rock CO=67 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Hills	0500	95.9	95.8	.	.	.	.	10	10
Luverne	0900	88.9	90.0	87.2	12.8	14.9	1.02	61	61

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Hills	0500	95.9	95.8	.	.	.	.	10	10
Luverne	0900	88.9	90.0	87.2	12.8	14.9	1.02	61	61

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

CO=67 County\_Name=Rock

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	88.8	90.1	86.2	14.2	17.4	1.03	89	89
06	Commercial (with buildings)	75.9	70.4	.	.	.	.	6	0
91	Seasonal Recreational Residential/Residential Aggregation	88.8	90.1	86.2	14.2	17.4	1.03	89	89
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	103.5	99.2	.	.	.	.	16	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	103.5	99.2	.	.	.	.	16	0

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

County\_Name=Roseau CO=68 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Lake	0035	99.6	98.7	.	.	.	.	10	0
Greenbush	0200	94.9	96.7	.	.	.	.	6	0
Roseau	0900	107.0	104.7	101.0	15.4	14.3	1.02	32	0
Warroad	1600	97.7	94.3	.	.	.	.	21	0

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**2016 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
Final ratios reflect the 2016 EMV/the sales price backward adjusted to Jan 2, 2016  
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County\_Name=Roseau CO=68 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Lake	0035	98.3	95.2	.	.	.	.	11	0
Greenbush	0200	94.9	96.7	.	.	.	.	6	0
Roseau	0900	107.0	104.7	101.0	15.4	14.3	1.02	32	0
Warroad	1600	97.7	94.3	.	.	.	.	21	0

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**2016 Assessment Sales Ratio Study  
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**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 *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	100.6	97.1	96.2	17.1	16.5	1.01	106	0
90	Agricultural Bare Land (less than 34.5 acres) Aggregation	108.8	97.3	.	.	.	.	6	0
91	Seasonal Recreational Residential/Residential Aggregation	100.6	97.1	96.2	16.8	16.4	1.02	111	0
92	Rural Vacant Land (34.5 or more acres) Aggregation	90.1	96.3	.	.	.	.	8	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	87.6	83.6	.	.	.	.	27	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	86.8	86.4	81.8	20.4	25.8	1.06	33	0

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**2016 Assessment Sales Ratio Study  
Sales Analysis for the Minnesota Tax Court  
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**City and Township Ratios by Property Type  
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Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=St. Louis CO=69 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Balkan	0008	97.8	98.2	.	.	.	.	6	5
Biwabik TW	0011	94.5	99.9	.	.	.	.	6	4
Canosia	0014	97.1	96.6	.	.	.	.	21	19
Duluth TWP	0021	96.9	100.0	.	.	.	.	20	18
Fayal	0026	85.9	83.2	.	.	.	.	9	6
Fredenberg	0030	88.0	86.2	.	.	.	.	9	7
French	0031	105.0	108.2	.	.	.	.	6	1
Gnesen	0032	93.3	88.2	.	.	.	.	13	9
Grand Lake	0033	88.9	87.4	.	.	.	.	26	14
Lakewood	0040	99.5	93.5	.	.	.	.	14	14
Midway	0047	95.7	93.8	.	.	.	.	17	17
Morse	0050	89.4	90.3	.	.	.	.	9	7
Normanna	0054	99.0	91.3	.	.	.	.	7	7
Solway	0063	88.7	88.0	.	.	.	.	8	8
White	0071	113.3	107.4	.	.	.	.	10	8
Greenwood	0074	86.1	84.4	.	.	.	.	9	0
Unorg. 07	0092	101.2	90.2	.	.	.	.	7	1
Unorg. 08	0093	96.3	94.8	.	.	.	.	8	7
Aurora	0600	119.4	103.6	.	.	.	.	14	14
Biwabik	0900	104.8	88.3	.	.	.	.	14	14
Buhl	1300	110.4	96.6	.	.	.	.	12	12
Chisholm	1800	101.3	93.0	88.3	25.8	19.0	1.05	31	31
Cook	1900	78.0	79.5	.	.	.	.	6	6
Ely	2500	92.4	85.7	86.7	18.5	18.5	1.05	38	37
Eveleth	2700	95.4	86.3	.	.	.	.	21	21
Gilbert	3500	114.7	97.3	.	.	.	.	17	17
Hermantown	3600	91.3	91.9	91.5	9.3	11.4	1.00	87	87
Hibbing	3800	104.6	96.5	94.8	20.9	17.7	1.04	117	117
Mountain I	5400	90.8	90.6	.	.	.	.	14	13
Proctor	5900	97.3	92.9	94.5	14.4	12.8	1.00	35	35

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

County\_Name=St. Louis CO=69 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Rice Lake	6100	90.4	87.0	87.5	15.5	13.6	1.00	34	34
Virginia	6900	111.8	102.4	99.9	27.0	20.1	1.06	81	81
Hoyt Lakes	7200	104.4	100.3	.	.	.	.	24	22
Babbitt	7300	97.8	96.4	.	.	.	.	15	15
Duluth	9000	93.7	92.3	91.4	13.2	14.4	1.01	913	902

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**2016 Assessment Sales Ratio Study  
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**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 *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Duluth	9000	103.4	99.6	.	.	.	.	15	0

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**2016 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
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County\_Name=St. Louis CO=69 PT=03 Property=Non-Commercial Seasonal Recreational Residential (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Beatty	0010	85.2	86.6	.	.	.	.	9	1
Morse	0050	77.2	76.9	.	.	.	.	7	5
Greenwood	0074	106.7	100.3	.	.	.	.	14	1
Eagles Nes	0077	77.6	79.5	.	.	.	.	6	1
Unorg. 12	0097	119.1	93.7	.	.	.	.	8	4

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**2016 Assessment Sales Ratio Study  
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**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 *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Duluth	9000	86.5	87.5	.	.	.	.	10	0

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**2016 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
Final ratios reflect the 2016 EMV/the sales price backward adjusted to Jan 2, 2016  
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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 *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Balkan	0008	97.8	98.2	.	.	.	.	6	5
Beatty	0010	89.5	87.1	.	.	.	.	11	2
Biwabik TW	0011	94.5	99.9	.	.	.	.	6	4
Canosia	0014	97.1	96.6	.	.	.	.	21	19
Duluth TWP	0021	96.9	100.0	.	.	.	.	20	18
Embarrass	0024	95.6	84.7	.	.	.	.	6	6
Fayal	0026	84.7	81.4	.	.	.	.	14	8
Fredenberg	0030	85.9	84.2	.	.	.	.	10	7
French	0031	104.6	102.8	.	.	.	.	10	1
Gnesen	0032	93.7	90.3	.	.	.	.	14	9
Grand Lake	0033	90.7	87.4	.	.	.	.	28	14
Lakewood	0040	99.5	93.5	.	.	.	.	14	14
Midway	0047	95.7	93.8	.	.	.	.	17	17
Morse	0050	84.0	79.1	.	.	.	.	16	12
Normanna	0054	99.0	91.3	.	.	.	.	7	7
Solway	0063	94.1	93.6	.	.	.	.	9	9
White	0071	110.6	106.7	.	.	.	.	11	8
Greenwood	0074	98.7	98.2	.	.	.	.	23	1
Eagles Nes	0077	77.7	78.3	.	.	.	.	7	1
Unorg. 05	0090	90.1	93.0	.	.	.	.	7	2
Unorg. 07	0092	101.2	90.2	.	.	.	.	7	1
Unorg. 08	0093	100.6	103.4	.	.	.	.	9	7
Unorg. 10	0095	90.8	78.4	.	.	.	.	6	5
Unorg. 12	0097	126.0	100.1	.	.	.	.	9	5
Aurora	0600	119.4	103.6	.	.	.	.	14	14
Biwabik	0900	111.1	88.7	.	.	.	.	17	14
Buhl	1300	110.4	96.6	.	.	.	.	12	12
Chisholm	1800	101.3	93.0	88.3	25.8	19.0	1.05	31	31
Cook	1900	78.0	79.5	.	.	.	.	6	6
Ely	2500	92.4	85.7	86.7	18.5	18.5	1.05	38	37

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**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 *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Eveleth	2700	95.4	86.3	.	.	.	.	21	21
Gilbert	3500	114.7	97.3	.	.	.	.	17	17
Hermantown	3600	90.7	91.9	91.3	9.9	13.1	0.99	88	88
Hibbing	3800	104.6	96.5	94.8	20.9	17.7	1.04	117	117
Mountain I	5400	90.2	90.6	.	.	.	.	15	14
Proctor	5900	97.3	92.9	94.5	14.4	12.8	1.00	35	35
Rice Lake	6100	90.2	86.6	87.5	15.2	13.4	1.00	35	35
Virginia	6900	111.8	102.4	99.9	27.0	20.1	1.06	81	81
Hoyt Lakes	7200	104.4	100.3	.	.	.	.	24	22
Babbitt	7300	97.8	96.4	.	.	.	.	15	15
Duluth	9000	93.7	92.3	91.4	13.2	14.4	1.01	913	902

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**2016 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
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County\_Name=St. Louis CO=69 PT=94 Property=Commercial/Industrial Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Duluth	9000	86.5	87.5	.	.	.	.	10	0

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

CO=69 County\_Name=St. Louis

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	96.5	92.8	91.5	16.8	17.1	1.02	1,773	1,684
02	Apartment (4 or more units)	100.6	96.9	.	.	.	.	18	0
03	Non-Commercial Seasonal Recreational Residential (with buildings)	97.3	91.4	89.0	24.0	23.4	1.05	122	39
06	Commercial (with buildings)	99.4	97.4	96.0	.	.	.	31	0
90	Agricultural Bare Land (less than 34.5 acres) Aggregation	99.7	91.7	93.0	34.2	40.3	1.09	65	0
91	Seasonal Recreational Residential/Residential Aggregation	96.5	92.8	91.4	17.2	17.5	1.02	1,895	1,723
92	Rural Vacant Land (34.5 or more acres) Aggregation	97.3	91.4	89.5	28.8	30.6	1.05	81	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	97.3	91.4	89.5	28.8	30.6	1.05	81	0
94	Commercial/Industrial Aggregation	98.8	97.4	95.4	21.8	21.2	0.98	33	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	96.9	91.8	88.4	28.4	30.4	1.06	84	0

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**2016 Assessment Sales Ratio Study  
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**Selected Countywide Ratios with Largest Cities Removed:  
Hennepin without Minneapolis, Ramsey without St. Paul  
St. Louis without Duluth, Olmsted without Rochester  
Benton, Sherburne and Stearns without St Cloud, Clay without Moorhead**

CO=69 County=St. Louis without Duluth

<b>Property</b>	<b>Mean ratio</b>	<b>Median ratio</b>	<b>Aggregate ratio</b>	<b>Coeff. of dispersion *</b>	<b>Coeff. of variation *</b>	<b>Price related differential *</b>	<b>Number of sales</b>
Residential (less than 4 units)	99.4	93.6	91.7	20.5	19.4	1.03	860
Non-Commercial Seasonal Recreational Residential (with buildings)	97.3	91.4	89.0	24.0	23.4	1.05	122
Commercial (with buildings)	105.6	100.9	.	.	.	.	21
Agricultural Bare Land (less than 34.5 acres) Aggregation	99.7	91.7	93.0	34.2	40.3	1.09	65
Seasonal Recreational Residential/Residential Aggregation	99.2	93.5	91.4	20.8	19.9	1.04	982
Rural Vacant Land (34.5 or more acres) Aggregation	97.3	91.4	89.5	28.8	30.6	1.05	81
Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	97.3	91.4	89.5	28.8	30.6	1.05	81
Commercial/Industrial Aggregation	104.2	99.7	.	.	.	.	23
Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	96.9	91.8	88.4	28.4	30.4	1.06	84

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

**2016 Assessment Sales Ratio Study  
Sales Analysis for the Minnesota Tax Court  
9 month study**

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

County\_Name=Scott CO=70 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Belle Plai	0001	99.6	98.6	.	.	.	.	11	11
Cedar Lake	0003	89.0	89.4	.	.	.	.	27	27
Credit Riv	0004	102.3	99.7	103.5	11.9	12.0	0.99	47	47
Helena	0007	92.5	87.6	.	.	.	.	6	6
Louisville	0009	98.5	98.3	.	.	.	.	10	10
New Market	0010	99.4	98.6	99.6	12.5	14.7	1.00	43	43
Sand Creek	0012	92.8	97.4	.	.	.	.	7	7
Spring Lak	0013	96.2	99.1	.	.	.	.	26	26
Belle Plai	0100	95.8	94.7	94.7	8.3	9.2	1.00	112	112
Jordan	0400	93.5	92.0	92.9	10.3	10.8	0.99	76	76
Elko New M	0600	91.8	92.0	91.4	9.4	11.3	1.00	67	67
Prior Lake	0800	92.4	92.3	91.8	9.7	12.0	1.01	436	436
Savage	0900	95.2	94.6	95.2	6.5	7.5	1.00	459	459
Shakopee	1000	92.9	92.7	92.4	7.2	9.0	1.00	547	547
New Prague	8000	95.0	95.1	95.5	8.1	8.4	0.99	52	52

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

**2016 Assessment Sales Ratio Study  
Sales Analysis for the Minnesota Tax Court  
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**City and Township Ratios by Property Type  
Final ratios reflect the 2016 EMV/the sales price backward adjusted to Jan 2, 2016  
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 *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Savage	0900	118.9	122.3	.	.	.	.	6	0

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Belle Plai	0001	99.6	98.6	.	.	.	.	11	11
Cedar Lake	0003	88.8	89.3	.	.	.	.	28	28
Credit Riv	0004	102.3	99.7	103.5	11.9	12.0	0.99	47	47
Helena	0007	92.5	87.6	.	.	.	.	6	6
Louisville	0009	98.5	98.3	.	.	.	.	10	10
New Market	0010	99.4	98.6	99.6	12.5	14.7	1.00	43	43
Sand Creek	0012	92.8	97.4	.	.	.	.	7	7
Spring Lak	0013	96.4	100.0	.	.	.	.	27	27
Belle Plai	0100	95.8	94.7	94.7	8.3	9.2	1.00	112	112
Jordan	0400	93.5	92.0	92.9	10.3	10.8	0.99	76	76
Elko New M	0600	91.8	92.0	91.4	9.4	11.3	1.00	67	67
Prior Lake	0800	92.3	92.2	91.8	9.7	12.0	1.01	437	437
Savage	0900	95.2	94.6	95.2	6.5	7.5	1.00	459	459
Shakopee	1000	92.9	92.7	92.4	7.2	9.0	1.00	547	547
New Prague	8000	95.0	95.1	95.5	8.1	8.4	0.99	52	52

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

County\_Name=Scott CO=70 PT=94 Property=Commercial/Industrial Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Jackson	0008	92.9	95.0	.	.	.	.	6	0
Savage	0900	110.8	117.0	.	.	.	.	7	0
Shakopee	1000	83.2	86.9	.	.	.	.	7	0

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

CO=70 County\_Name=Scott

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	93.9	93.7	93.8	8.3	10.1	1.00	1,933	1,933
06	Commercial (with buildings)	102.5	97.0	.	.	.	.	15	0
07	Industrial (with buildings)	86.7	94.9	.	.	.	.	11	0
90	Agricultural Bare Land (less than 34.5 acres) Aggregation	102.1	79.8	.	.	.	.	8	0
91	Seasonal Recreational Residential/Residential Aggregation	93.9	93.7	93.8	8.4	10.1	1.00	1,936	1,936
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	102.4	102.0	.	.	.	.	8	0

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

County\_Name=Sherburne CO=71 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Baldwin	0001	92.9	91.1	92.0	10.6	11.2	1.01	59	59
Becker TWP	0002	92.6	91.3	92.8	7.9	8.8	1.00	54	54
Big Lake T	0003	92.1	91.5	91.0	8.5	10.8	1.01	79	79
Blue Hill	0004	91.6	91.2	.	.	.	.	19	19
Clear Lake	0005	94.6	96.1	.	.	.	.	10	10
Haven	0007	97.4	100.2	.	.	.	.	18	18
Livonia	0008	94.3	91.6	94.8	9.5	10.9	1.00	52	52
Orrock	0009	86.6	88.6	87.5	9.2	10.1	1.00	36	36
Palmer	0010	99.2	95.9	.	.	.	.	24	24
Santiago	0011	91.8	96.0	.	.	.	.	13	13
Becker	0100	93.4	92.6	93.5	5.3	6.7	1.00	72	72
Big Lake	0200	92.1	91.7	91.7	5.8	7.4	1.00	157	157
Clear Lake	0300	101.4	97.5	.	.	.	.	13	13
Elk River	0400	93.0	92.8	93.3	7.4	9.1	1.00	275	275
Zimmerman	0500	89.5	90.9	90.1	9.3	8.1	1.00	97	97
St. Cloud	9200	95.2	91.4	90.0	13.3	11.8	1.03	59	59

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

County\_Name=Sherburne CO=71 PT=03 Property=Non-Commercial Seasonal Recreational Residential (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Palmer	0010	108.4	105.8	.	.	.	.	10	10

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Baldwin	0001	93.0	91.0	91.6	12.0	11.3	1.00	62	62
Becker TWP	0002	92.6	91.3	92.8	7.9	8.8	1.00	54	54
Big Lake T	0003	92.4	91.6	91.2	8.6	10.8	1.01	81	81
Blue Hill	0004	91.6	91.2	.	.	.	.	19	19
Clear Lake	0005	93.7	96.1	.	.	.	.	12	12
Haven	0007	97.4	100.2	.	.	.	.	18	18
Livonia	0008	94.3	91.6	94.8	9.5	10.9	1.00	52	52
Orrock	0009	85.9	88.4	86.9	9.7	11.3	1.00	38	38
Palmer	0010	101.9	98.1	101.5	9.7	12.0	1.00	34	34
Santiago	0011	91.8	96.0	.	.	.	.	13	13
Becker	0100	93.4	92.6	93.5	5.3	6.7	1.00	72	72
Big Lake	0200	92.0	91.5	91.7	5.8	7.4	1.00	160	160
Clear Lake	0300	101.4	97.5	.	.	.	.	13	13
Elk River	0400	93.0	92.8	93.3	7.4	9.1	1.00	275	275
Zimmerman	0500	89.4	90.9	90.0	9.3	8.2	1.00	98	98
St. Cloud	9200	95.2	91.4	90.0	13.3	11.8	1.03	59	59

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

CO=71 County\_Name=Sherburne

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	92.8	92.0	92.5	8.2	9.5	1.00	1,039	1,039
03	Non-Commercial Seasonal Recreational Residential (with buildings)	97.5	97.3	.	.	.	.	23	23
06	Commercial (with buildings)	86.8	86.7	.	.	.	.	10	0
91	Seasonal Recreational Residential/Residential Aggregation	92.9	92.1	92.6	8.4	9.8	1.00	1,062	1,062
94	Commercial/Industrial Aggregation	87.5	85.6	.	.	.	.	13	0

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**2016 Assessment Sales Ratio Study  
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**Selected Countywide Ratios with Largest Cities Removed:  
Hennepin without Minneapolis, Ramsey without St. Paul  
St. Louis without Duluth, Olmsted without Rochester  
Benton, Sherburne and Stearns without St Cloud, Clay without Moorhead**

CO=71 County=Sherburne without St. Cloud

<b>Property</b>	<b>Mean ratio</b>	<b>Median ratio</b>	<b>Aggregate ratio</b>	<b>Coeff. of dispersion *</b>	<b>Coeff. of variation *</b>	<b>Price related differential *</b>	<b>Number of sales</b>
Residential (less than 4 units)	92.6	92.1	92.6	7.9	9.3	1.00	980
Non-Commercial Seasonal Recreational Residential (with buildings)	97.5	97.3	.	.	.	.	23
Commercial (with buildings)	86.8	86.7	.	.	.	.	10
Seasonal Recreational Residential/Residential Aggregation	92.7	92.2	92.7	8.2	9.6	1.00	1,003
Commercial/Industrial Aggregation	87.5	85.6	.	.	.	.	13

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

County\_Name=Sibley CO=72 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Arlington	0002	89.7	88.2	.	.	.	.	7	7
Arlington	0100	92.0	89.7	92.5	.	.	.	30	30
Gaylord	0200	86.7	82.4	.	.	.	.	16	16
Gibbon	0300	96.3	96.3	.	.	.	.	9	9
Green Isle	0400	102.3	97.2	.	.	.	.	11	11
Henderson	0500	92.2	92.2	.	.	.	.	13	13
Winthrop	0700	101.3	89.5	.	.	.	.	18	18

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**2016 Assessment Sales Ratio Study  
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**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 *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Arlington	0002	89.7	88.2	.	.	.	.	7	7
Arlington	0100	92.0	89.7	92.5	.	.	.	30	30
Gaylord	0200	86.7	82.4	.	.	.	.	16	16
Gibbon	0300	96.3	96.3	.	.	.	.	9	9
Green Isle	0400	102.3	97.2	.	.	.	.	11	11
Henderson	0500	92.2	92.2	.	.	.	.	13	13
Winthrop	0700	101.3	89.5	.	.	.	.	18	18

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**2016 Assessment Sales Ratio Study  
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**Countywide Ratios by Property Type  
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CO=72 County\_Name=Sibley

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	94.8	91.4	92.1	19.2	20.7	1.01	130	130
06	Commercial (with buildings)	85.9	79.9	.	.	.	.	12	0
91	Seasonal Recreational Residential/Residential Aggregation	94.8	91.4	92.1	19.2	20.7	1.01	130	130
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	113.3	110.3	.	.	.	.	11	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	111.1	108.3	.	.	.	.	12	0

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**2016 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
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Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Stearns CO=73 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Avon TWP	0003	94.1	92.9	.	.	.	.	12	12
Brockway	0004	98.1	98.3	.	.	.	.	18	18
Eden Lake	0008	91.4	90.2	.	.	.	.	11	11
Fair Haven	0009	87.4	90.3	.	.	.	.	7	7
LeSauk	0017	94.3	92.3	.	.	.	.	8	8
Lynden	0019	95.6	95.2	.	.	.	.	18	18
Maine Prai	0020	94.4	95.0	.	.	.	.	9	9
Munson	0023	88.1	88.8	.	.	.	.	12	12
St. Joseph	0031	98.5	100.9	.	.	.	.	9	9
St. Wendel	0033	99.0	101.1	.	.	.	.	7	7
Sauk Centr	0034	88.4	88.5	.	.	.	.	9	9
Wakefield	0036	89.2	89.0	.	.	.	.	26	26
Albany	0100	96.8	95.0	.	.	.	.	27	27
Avon	0200	95.6	96.5	.	.	.	.	25	25
Brooten	0400	101.8	104.6	.	.	.	.	6	6
Cold Sprin	0500	94.4	96.6	93.3	7.8	9.6	1.01	49	49
Freeport	1000	90.9	91.9	.	.	.	.	11	11
Holdingfor	1300	90.6	89.3	.	.	.	.	11	11
Kimball	1400	85.7	85.2	.	.	.	.	9	9
Melrose	1700	98.3	96.2	.	.	.	.	28	28
Paynesvill	1900	99.4	97.5	.	.	.	.	24	24
Richmond	2100	94.8	92.5	.	.	.	.	13	13
Rockville	2200	93.7	92.9	.	.	.	.	23	23
St. Joseph	2600	95.7	95.4	95.2	7.6	9.0	1.00	66	66
St. Stephe	2900	93.4	91.2	.	.	.	.	7	7
Sauk Centr	3100	94.0	92.0	93.5	8.5	10.2	1.00	42	42
Waite Park	3300	99.6	96.6	96.9	11.7	10.6	1.01	68	68
St. August	3400	93.1	93.7	91.9	6.7	8.9	1.01	31	31
Sartell	8600	94.1	93.3	92.9	6.7	7.9	1.01	209	209
St. Cloud	9200	94.1	92.8	92.5	9.7	10.3	1.01	595	593

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

County\_Name=Stearns CO=73 PT=02 Property=Apartment (4 or more units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
St. Cloud	9200	91.1	90.4	.	.	.	.	12	0

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**2016 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
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Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Stearns CO=73 PT=03 Property=Non-Commercial Seasonal Recreational Residential (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Eden Lake	0008	99.0	94.3	.	.	.	.	12	12
Munson	0023	91.6	91.9	.	.	.	.	7	7
Paynesvill	0026	98.8	96.2	.	.	.	.	7	7

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**2016 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
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County\_Name=Stearns CO=73 PT=06 Property=Commercial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
St. Cloud	9200	99.9	99.8	.	.	.	.	16	0

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**2016 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
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County\_Name=Stearns CO=73 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Avon TWP	0003	94.8	93.0	.	.	.	.	15	15
Brockway	0004	98.1	98.3	.	.	.	.	18	18
Eden Lake	0008	95.4	92.2	.	.	.	.	23	23
Fair Haven	0009	89.1	92.1	.	.	.	.	10	10
LeSauk	0017	94.3	92.3	.	.	.	.	8	8
Lynden	0019	95.9	95.2	.	.	.	.	20	20
Maine Prai	0020	93.9	92.5	.	.	.	.	14	14
Munson	0023	89.4	89.4	.	.	.	.	19	19
Paynesvill	0026	102.5	101.8	.	.	.	.	12	12
St. Joseph	0031	98.5	100.9	.	.	.	.	9	9
St. Wendel	0033	97.0	98.7	.	.	.	.	8	8
Sauk Centr	0034	89.7	92.0	.	.	.	.	10	10
Wakefield	0036	91.0	89.2	91.0	11.3	13.9	1.00	31	31
Albany	0100	96.8	95.0	.	.	.	.	27	27
Avon	0200	95.6	96.5	.	.	.	.	25	25
Brooten	0400	101.8	104.6	.	.	.	.	6	6
Cold Sprin	0500	94.4	96.6	93.3	7.8	9.6	1.01	49	49
Freeport	1000	90.9	91.9	.	.	.	.	11	11
Holdingfor	1300	90.6	89.3	.	.	.	.	11	11
Kimball	1400	85.7	85.2	.	.	.	.	9	9
Melrose	1700	98.3	96.2	.	.	.	.	28	28
Paynesvill	1900	99.4	97.5	.	.	.	.	24	24
Richmond	2100	94.8	92.5	.	.	.	.	13	13
Rockville	2200	94.4	93.2	.	.	.	.	26	26
St. Joseph	2600	95.7	95.4	95.2	7.6	9.0	1.00	66	66
St. Stephe	2900	93.4	91.2	.	.	.	.	7	7
Sauk Centr	3100	94.0	92.0	93.5	8.5	10.2	1.00	42	42
Waite Park	3300	99.6	96.6	96.9	11.7	10.6	1.01	68	68
St. August	3400	93.1	93.7	91.9	6.7	8.9	1.01	31	31

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

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Sartell	8600	94.1	93.3	92.9	6.7	7.9	1.01	209	209
St. Cloud	9200	94.1	92.8	92.5	9.7	10.3	1.01	595	593

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**2016 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
Final ratios reflect the 2016 EMV/the sales price backward adjusted to Jan 2, 2016  
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County\_Name=Stearns CO=73 PT=94 Property=Commercial/Industrial Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
St. Cloud	9200	99.9	99.8	.	.	.	.	16	0

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

CO=73 County\_Name=Stearns

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	94.6	93.3	93.3	9.2	10.2	1.01	1,447	1,445
02	Apartment (4 or more units)	92.4	91.9	.	.	.	.	14	0
03	Non-Commercial Seasonal Recreational Residential (with buildings)	96.8	95.9	96.3	12.9	14.2	1.00	50	50
06	Commercial (with buildings)	97.1	99.3	82.7	17.8	23.1	1.19	33	0
90	Agricultural Bare Land (less than 34.5 acres) Aggregation	86.7	96.1	.	.	.	.	6	0
91	Seasonal Recreational Residential/Residential Aggregation	94.6	93.3	93.4	9.4	10.4	1.01	1,497	1,495
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	90.6	92.6	.	.	.	.	17	0
94	Commercial/Industrial Aggregation	97.9	99.3	83.4	17.4	22.7	1.18	35	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	93.0	92.6	.	.	.	.	25	0

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**2016 Assessment Sales Ratio Study  
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**Selected Countywide Ratios with Largest Cities Removed:  
Hennepin without Minneapolis, Ramsey without St. Paul  
St. Louis without Duluth, Olmsted without Rochester  
Benton, Sherburne and Stearns without St Cloud, Clay without Moorhead**

CO=73 County=Stearns without St. Cloud

<b>Property</b>	<b>Mean ratio</b>	<b>Median ratio</b>	<b>Aggregate ratio</b>	<b>Coeff. of dispersion *</b>	<b>Coeff. of variation *</b>	<b>Price related differential *</b>	<b>Number of sales</b>
Residential (less than 4 units)	94.9	93.6	93.8	8.9	10.1	1.01	852
Non-Commercial Seasonal Recreational Residential (with buildings)	96.8	95.9	96.3	12.9	14.2	1.00	50
Commercial (with buildings)	94.6	92.7	.	.	.	.	17
Agricultural Bare Land (less than 34.5 acres) Aggregation	86.7	96.1	.	.	.	.	6
Seasonal Recreational Residential/Residential Aggregation	95.0	93.7	93.9	9.2	10.4	1.01	902
Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	90.6	92.6	.	.	.	.	17
Commercial/Industrial Aggregation	96.1	97.0	.	.	.	.	19
Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	93.0	92.6	.	.	.	.	25

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**City and Township Ratios by Property Type  
Final ratios reflect the 2016 EMV/the sales price backward adjusted to Jan 2, 2016  
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County\_Name=Steele CO=74 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Ellendale	0300	93.5	86.4	.	.	.	.	6	6
Medford	0500	107.7	93.0	.	.	.	.	18	18
Owatonna	0700	93.7	93.0	93.1	9.3	11.3	1.00	299	298
Blooming P	7100	100.9	93.9	97.4	18.9	20.5	1.04	34	34

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Ellendale	0300	93.5	86.4	.	.	.	.	6	6
Medford	0500	107.7	93.0	.	.	.	.	18	18
Owatonna	0700	93.7	93.0	93.1	9.3	11.3	1.00	299	298
Blooming P	7100	100.9	93.9	97.4	18.9	20.5	1.04	34	34

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**Countywide Ratios by Property Type  
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CO=74 County\_Name=Steele

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	95.2	93.0	93.6	10.9	12.6	1.01	382	381
91	Seasonal Recreational Residential/Residential Aggregation	95.2	93.0	93.5	11.0	12.7	1.01	384	381
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	96.2	100.6	.	.	.	.	10	10
94	Commercial/Industrial Aggregation	112.0	99.1	.	.	.	.	6	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	96.2	100.6	.	.	.	.	10	10

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**City and Township Ratios by Property Type  
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County\_Name=Stevens CO=75 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Morris	0500	94.7	91.7	.	.	.	.	21	0

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**City and Township Ratios by Property Type  
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County\_Name=Stevens CO=75 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Morris	0500	94.7	91.7	.	.	.	.	21	0

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**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 *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	95.8	93.8	94.7	7.3	8.4	1.01	31	0
91	Seasonal Recreational Residential/Residential Aggregation	95.8	94.4	94.7	7.1	8.3	1.01	32	0

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**City and Township Ratios by Property Type  
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County\_Name=Swift CO=76 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Appleton	0100	101.6	97.6	.	.	.	.	8	0
Benson	0200	98.5	97.2	.	.	.	.	25	0
Kerkhoven	0700	99.7	92.3	.	.	.	.	9	0

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**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 *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Appleton	0100	101.6	97.6	.	.	.	.	8	0
Benson	0200	98.5	97.2	.	.	.	.	25	0
Kerkhoven	0700	99.7	92.3	.	.	.	.	9	0

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**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 *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	96.5	96.0	92.7	13.9	15.7	1.03	52	0
91	Seasonal Recreational Residential/Residential Aggregation	96.5	96.0	92.7	13.9	15.7	1.03	52	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	94.4	96.2	.	.	.	.	9	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	94.9	96.4	.	.	.	.	10	0

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**City and Township Ratios by Property Type  
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County\_Name=Todd CO=77 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Birchdale	0003	88.0	91.6	.	.	.	.	7	0
Grey Eagle	0011	97.8	95.3	.	.	.	.	6	0
Kandota	0014	92.6	91.6	.	.	.	.	8	0
Long Prair	0018	97.8	93.5	.	.	.	.	8	0
Staples TW	0022	93.7	90.6	.	.	.	.	6	0
Villard	0025	99.6	96.3	.	.	.	.	8	0
Browervill	0200	97.7	101.1	.	.	.	.	6	0
Clarissa	0400	92.0	93.3	.	.	.	.	6	0
Eagle Bend	0500	82.4	72.3	.	.	.	.	7	0
Long Prair	0900	100.9	100.2	.	.	.	.	29	0
Staples	9300	96.3	97.1	.	.	.	.	27	0

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**2016 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
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County\_Name=Todd CO=77 PT=03 Property=Non-Commercial Seasonal Recreational Residential (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Leslie	0015	111.8	113.3	.	.	.	.	8	0
Turtle Cre	0024	104.7	113.8	.	.	.	.	8	0

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**City and Township Ratios by Property Type  
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County\_Name=Todd CO=77 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Birchdale	0003	85.6	86.1	.	.	.	.	10	0
Bruce	0004	99.3	100.3	.	.	.	.	6	0
Burnhamvil	0006	87.5	91.4	.	.	.	.	9	0
Grey Eagle	0011	97.0	95.1	.	.	.	.	9	0
Kandota	0014	89.0	90.1	.	.	.	.	10	0
Leslie	0015	107.5	106.4	.	.	.	.	10	0
Little Sau	0017	99.1	95.6	.	.	.	.	7	0
Long Prair	0018	95.5	92.3	.	.	.	.	9	0
Staples TW	0022	94.3	97.9	.	.	.	.	7	0
Turtle Cre	0024	100.3	113.1	.	.	.	.	9	0
Villard	0025	99.6	96.3	.	.	.	.	8	0
Browervill	0200	97.7	101.1	.	.	.	.	6	0
Clarissa	0400	92.0	93.3	.	.	.	.	6	0
Eagle Bend	0500	82.4	72.3	.	.	.	.	7	0
Long Prair	0900	100.9	100.2	.	.	.	.	29	0
Staples	9300	96.3	97.1	.	.	.	.	27	0

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**Countywide Ratios by Property Type  
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CO=77 County\_Name=Todd

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	93.9	93.8	90.3	14.2	17.3	1.04	164	0
03	Non-Commercial Seasonal Recreational Residential (with buildings)	100.0	98.1	95.4	17.8	18.9	1.04	49	3
90	Agricultural Bare Land (less than 34.5 acres) Aggregation	87.5	80.4	.	.	.	.	10	0
91	Seasonal Recreational Residential/Residential Aggregation	95.3	94.8	91.6	15.1	17.6	1.04	213	3
92	Rural Vacant Land (34.5 or more acres) Aggregation	99.0	99.4	.	.	.	.	21	21
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	97.6	100.2	.	.	.	.	29	29
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	96.7	99.2	91.9	14.4	19.4	1.03	45	29

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**City and Township Ratios by Property Type  
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County\_Name=Traverse CO=78 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Wheaton	0500	91.7	95.2	.	.	.	.	11	0

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**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 *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Wheaton	0500	91.7	95.2	.	.	.	.	11	0

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**Countywide Ratios by Property Type  
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CO=78 County\_Name=Traverse

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	95.6	96.4	.	.	.	.	18	0
91	Seasonal Recreational Residential/Residential Aggregation	93.7	96.1	.	.	.	.	20	0

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**City and Township Ratios by Property Type  
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County\_Name=Wabasha CO=79 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Greenfield	0005	95.0	97.9	.	.	.	.	15	14
Mazeppa TW	0009	93.7	90.2	.	.	.	.	8	8
Elgin	0100	82.5	80.6	.	.	.	.	12	12
Kellogg	0300	97.8	94.8	.	.	.	.	7	7
Mazeppa	0500	113.4	117.2	.	.	.	.	9	9
Plainview	0800	91.9	89.5	89.4	11.9	11.6	1.00	58	58
Wabasha	1100	105.6	104.1	.	.	.	.	24	24
Zumbro Fal	1300	99.8	99.3	.	.	.	.	7	7
Lake City	7700	94.5	91.6	91.5	12.5	14.5	1.03	72	0

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

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

County\_Name=Wabasha CO=79 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Greenfield	0005	96.6	102.0	.	.	.	.	17	15
Mazeppa TW	0009	93.7	90.2	.	.	.	.	8	8
Elgin	0100	82.5	80.6	.	.	.	.	12	12
Kellogg	0300	97.8	94.8	.	.	.	.	7	7
Mazeppa	0500	113.4	117.2	.	.	.	.	9	9
Plainview	0800	91.9	89.5	89.4	11.9	11.6	1.00	58	58
Wabasha	1100	105.3	102.2	.	.	.	.	25	25
Zumbro Fal	1300	99.8	99.3	.	.	.	.	7	7
Lake City	7700	94.0	91.6	90.6	12.7	14.3	1.03	74	0

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

CO=79 County\_Name=Wabasha

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	95.0	92.0	92.2	13.7	15.0	1.02	242	168
03	Non-Commercial Seasonal Recreational Residential (with buildings)	84.3	96.2	.	.	.	.	7	4
06	Commercial (with buildings)	91.2	96.7	.	.	.	.	14	0
91	Seasonal Recreational Residential/Residential Aggregation	94.7	92.1	91.7	13.9	15.0	1.02	249	172
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	90.3	88.0	.	.	.	.	8	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	92.5	91.6	.	.	.	.	10	0

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

County\_Name=Wadena CO=80 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Blueberry	0002	109.5	105.7	.	.	.	.	8	0
Thomastown	0013	100.0	101.2	.	.	.	.	12	0
Wadena TWP	0014	82.3	79.1	.	.	.	.	6	0
Menahga	0200	94.9	94.2	.	.	.	.	20	0
Sebeka	0400	95.8	96.3	.	.	.	.	9	0
Staples	9300	106.5	107.1	.	.	.	.	11	0
Wadena	9500	95.2	91.7	89.4	18.4	19.9	1.03	45	0

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

County\_Name=Wadena CO=80 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Blueberry	0002	107.9	103.5	.	.	.	.	9	0
Thomastown	0013	100.0	101.2	.	.	.	.	12	0
Wadena TWP	0014	82.3	79.1	.	.	.	.	6	0
Menahga	0200	94.9	94.2	.	.	.	.	20	0
Sebeka	0400	95.8	96.3	.	.	.	.	9	0
Staples	9300	106.5	107.1	.	.	.	.	11	0
Wadena	9500	95.2	91.7	89.4	18.4	19.9	1.03	45	0

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**2016 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
Final ratios reflect the 2016 EMV/the sales price backward adjusted to Jan 2, 2016  
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County\_Name=Wadena CO=80 PT=92 Property=Rural Vacant Land (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Lyons	0006	114.4	90.4	.	.	.	.	6	0

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Lyons	0006	114.4	90.4	.	.	.	.	6	0

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**2016 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
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County\_Name=Wadena CO=80 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Lyons	0006	114.4	90.4	.	.	.	.	6	0

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**Countywide Ratios by Property Type  
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CO=80 County\_Name=Wadena

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	96.7	96.1	94.5	16.9	19.2	1.01	133	0
90	Agricultural Bare Land (less than 34.5 acres) Aggregation	80.0	87.0	.	.	.	.	8	0
91	Seasonal Recreational Residential/Residential Aggregation	96.3	95.4	94.0	16.8	19.2	1.01	137	0
92	Rural Vacant Land (34.5 or more acres) Aggregation	93.5	91.4	.	.	.	.	28	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	93.1	89.5	79.6	.	.	.	31	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	94.9	91.4	88.3	.	.	.	36	0

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**City and Township Ratios by Property Type  
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County\_Name=Waseca CO=81 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Blooming G	0002	88.5	89.3	.	.	.	.	7	7
Janesville	0200	95.4	93.4	92.8	.	.	.	30	30
New Richla	0400	92.2	87.8	.	.	.	.	9	9
Waseca	0800	97.3	94.1	93.8	13.2	12.7	1.01	104	102

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**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 *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Blooming G	0002	88.5	89.3	.	.	.	.	7	7
Janesville	0200	95.4	93.4	92.8	.	.	.	30	30
New Richla	0400	92.2	87.8	.	.	.	.	9	9
Waseca	0800	97.3	94.1	93.8	13.2	12.7	1.01	104	102

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**Countywide Ratios by Property Type  
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CO=81 County\_Name=Waseca

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	95.5	92.9	92.6	11.8	11.9	1.01	171	169
06	Commercial (with buildings)	91.6	82.6	.	.	.	.	6	0
91	Seasonal Recreational Residential/Residential Aggregation	95.5	92.9	92.6	11.8	11.9	1.01	171	169
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	94.6	96.0	.	.	.	.	8	8
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	96.0	98.4	.	.	.	.	9	8

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**2016 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
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County\_Name=Washington CO=82 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Baytown	0002	97.8	97.2	.	.	.	.	19	19
Denmark	0004	90.4	92.6	.	.	.	.	10	10
May	0009	100.5	89.6	.	.	.	.	20	20
Stillwater	0014	94.1	92.5	.	.	.	.	15	15
West Lakel	0017	100.1	99.8	97.6	9.1	11.1	1.03	37	37
Afton	0100	95.6	98.0	.	.	.	.	29	29
Bayport	0200	92.4	93.2	.	.	.	.	28	28
Birchwood	0300	99.2	94.6	.	.	.	.	9	9
Scandia	0400	97.6	98.7	.	.	.	.	22	22
Dellwood	0500	103.3	98.8	.	.	.	.	12	12
Forest Lak	0600	94.6	93.3	94.9	9.0	10.7	1.00	253	253
Hugo	0700	92.6	92.3	92.4	6.6	7.5	1.00	242	242
Lake Elmo	0800	95.6	96.2	96.6	8.2	10.4	0.99	64	64
Mahtomedi	1000	94.5	91.1	92.5	11.6	13.4	1.02	73	73
Marine-On-	1100	88.7	92.4	.	.	.	.	11	11
Newport	1200	95.0	92.6	.	.	.	.	24	24
St. Paul P	1300	96.7	94.7	96.2	7.3	9.3	1.00	45	45
Stillwater	1500	93.7	93.7	91.8	8.6	9.5	1.01	193	193
Willernie	1600	105.8	94.7	.	.	.	.	9	9
Oak Park H	1700	98.0	98.8	98.5	7.3	8.8	1.00	46	46
Lakeland	1900	94.3	93.3	.	.	.	.	18	18
Lake St. C	2000	98.8	99.1	.	.	.	.	14	14
Cottage Gr	2200	94.4	93.1	94.3	7.5	8.8	1.00	427	427
Woodbury	2500	94.1	93.6	94.1	6.1	6.9	1.00	1,004	1,004
Oakdale	2600	95.4	95.1	95.0	6.5	7.9	1.00	347	347
Grant	2700	101.6	99.4	96.7	10.9	13.9	1.02	36	36

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**2016 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
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County\_Name=Washington CO=82 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Baytown	0002	97.8	97.2	.	.	.	.	19	19
Denmark	0004	90.4	92.6	.	.	.	.	10	10
May	0009	100.5	89.6	.	.	.	.	20	20
Stillwater	0014	94.1	92.5	.	.	.	.	15	15
West Lakel	0017	100.1	99.8	97.6	9.1	11.1	1.03	37	37
Afton	0100	95.6	98.0	.	.	.	.	29	29
Bayport	0200	92.4	93.2	.	.	.	.	28	28
Birchwood	0300	99.2	94.6	.	.	.	.	9	9
Scandia	0400	98.1	100.0	.	.	.	.	23	23
Dellwood	0500	103.3	98.8	.	.	.	.	12	12
Forest Lak	0600	94.7	93.3	95.0	9.1	10.7	1.00	254	254
Hugo	0700	92.6	92.3	92.4	6.6	7.5	1.00	242	242
Lake Elmo	0800	95.6	96.2	96.6	8.2	10.4	0.99	64	64
Mahtomedi	1000	94.5	91.1	92.5	11.6	13.4	1.02	73	73
Marine-On-	1100	88.7	92.4	.	.	.	.	11	11
Newport	1200	95.0	92.6	.	.	.	.	24	24
St. Paul P	1300	96.7	94.7	96.2	7.3	9.3	1.00	45	45
Stillwater	1500	93.7	93.7	91.8	8.6	9.5	1.01	193	193
Willernie	1600	105.8	94.7	.	.	.	.	9	9
Oak Park H	1700	98.0	98.8	98.5	7.3	8.8	1.00	46	46
Lakeland	1900	94.3	93.3	.	.	.	.	18	18
Lake St. C	2000	98.8	99.1	.	.	.	.	14	14
Cottage Gr	2200	94.4	93.1	94.3	7.5	8.8	1.00	427	427
Woodbury	2500	94.1	93.6	94.1	6.1	6.9	1.00	1,004	1,004
Oakdale	2600	95.4	95.1	95.0	6.5	7.9	1.00	347	347
Grant	2700	101.6	99.4	96.7	10.9	13.9	1.02	36	36

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**2016 Assessment Sales Ratio Study  
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**Countywide Ratios by Property Type  
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CO=82 County\_Name=Washington

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	94.7	93.9	94.3	7.6	9.3	1.00	3,020	3,020
06	Commercial (with buildings)	103.2	100.2	.	.	.	.	28	0
90	Agricultural Bare Land (less than 34.5 acres) Aggregation	80.0	80.7	.	.	.	.	6	0
91	Seasonal Recreational Residential/Residential Aggregation	94.7	93.9	94.3	7.6	9.3	1.00	3,022	3,022
94	Commercial/Industrial Aggregation	102.1	99.6	113.8	13.6	17.1	1.06	32	0

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

County\_Name=Watonwan CO=83 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Madelia	0500	90.1	86.6	.	.	.	.	21	21
St. James	0800	98.4	94.9	94.2	19.6	20.7	1.02	42	42

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**City and Township Ratios by Property Type  
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County\_Name=Watonwan CO=83 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Madelia	0500	90.1	86.6	.	.	.	.	21	21
St. James	0800	98.4	94.9	94.2	19.6	20.7	1.02	42	42

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**City and Township Ratios by Property Type  
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County\_Name=Watonwan CO=83 PT=93 Property=Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Antrim	0002	96.4	86.6	.	.	.	.	6	6

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**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 *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Antrim	0002	102.4	87.1	.	.	.	.	7	6

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**Countywide Ratios by Property Type  
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CO=83 County\_Name=Watonwan

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	98.1	93.6	93.4	20.3	21.5	1.04	78	78
91	Seasonal Recreational Residential/Residential Aggregation	98.2	94.8	94.0	20.2	21.4	1.03	79	79
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	98.5	90.9	.	.	.	.	15	15
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	101.0	97.9	.	.	.	.	16	15

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**City and Township Ratios by Property Type  
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County\_Name=Wilkin CO=84 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Breckenrid	0100	92.1	89.3	.	.	.	.	23	0
Rothsay	8500	97.0	91.7	.	.	.	.	6	0

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

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

County\_Name=Wilkin CO=84 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Breckenrid	0100	92.1	89.3	.	.	.	.	23	0
Rothsay	8500	97.0	91.7	.	.	.	.	6	0

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

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

CO=84 County\_Name=Wilkin

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	89.6	87.2	87.0	13.9	17.7	1.03	46	0
91	Seasonal Recreational Residential/Residential Aggregation	89.6	87.2	87.0	13.9	17.7	1.03	46	0

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**2016 Assessment Sales Ratio Study  
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**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=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Homer	0006	96.6	96.8	.	.	.	.	20	20
New Hartfo	0008	91.7	83.7	.	.	.	.	8	8
Richmond	0011	91.3	91.9	.	.	.	.	7	7
Rollingsto	0012	90.2	93.1	.	.	.	.	8	8
Wilson	0018	95.9	94.2	.	.	.	.	8	8
Altura	0100	102.7	99.9	.	.	.	.	7	7
Goodview	0500	99.0	93.1	93.0	13.8	12.2	1.01	32	32
Lewiston	0700	96.3	98.7	.	.	.	.	11	11
St. Charle	1000	96.5	93.0	93.5	14.0	14.7	1.01	46	46
Winona	1300	99.0	95.3	95.1	14.2	11.9	1.00	260	260

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**City and Township Ratios by Property Type  
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County\_Name=Winona CO=85 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Homer	0006	96.6	96.8	.	.	.	.	20	20
New Hartfo	0008	91.7	83.7	.	.	.	.	8	8
Richmond	0011	94.1	97.4	.	.	.	.	8	8
Rollingsto	0012	90.2	93.1	.	.	.	.	8	8
Wilson	0018	90.2	93.6	.	.	.	.	9	9
Altura	0100	102.7	99.9	.	.	.	.	7	7
Goodview	0500	99.0	93.1	93.0	13.8	12.2	1.01	32	32
Lewiston	0700	96.3	98.7	.	.	.	.	11	11
St. Charle	1000	96.5	93.0	93.5	14.0	14.7	1.01	46	46
Winona	1300	99.0	95.3	95.1	14.2	11.9	1.00	260	260

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**Countywide Ratios by Property Type  
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CO=85 County\_Name=Winona

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	97.5	94.1	94.4	13.7	12.8	1.00	449	449
06	Commercial (with buildings)	89.3	90.4	.	.	.	.	11	0
91	Seasonal Recreational Residential/Residential Aggregation	97.4	94.1	94.3	13.8	12.9	1.00	451	451
94	Commercial/Industrial Aggregation	88.5	85.5	.	.	.	.	12	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	107.2	115.0	.	.	.	.	9	0

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**City and Township Ratios by Property Type  
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County\_Name=Wright CO=86 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Albion	0001	93.7	91.0	.	.	.	.	8	8
Buffalo TW	0002	93.4	92.9	.	.	.	.	8	8
Clearwater	0004	92.3	89.9	.	.	.	.	8	8
Cokato TWP	0005	89.6	87.0	.	.	.	.	8	8
Corinna	0006	100.0	98.0	.	.	.	.	18	18
Franklin	0008	98.9	97.7	.	.	.	.	13	13
Maple Lake	0010	94.2	97.8	.	.	.	.	14	14
Monticello	0013	88.9	86.9	.	.	.	.	15	15
Rockford T	0015	95.7	94.7	.	.	.	.	15	15
Silver Cre	0016	96.1	94.7	.	.	.	.	17	17
Southside	0017	87.0	86.5	.	.	.	.	10	10
Albertvill	0100	92.3	91.3	92.6	6.1	7.5	1.00	112	112
Annandale	0200	95.3	95.3	92.9	9.9	11.6	1.02	45	45
Buffalo	0300	91.4	91.5	91.4	6.8	8.2	1.00	216	216
Cokato	0500	97.1	97.6	.	.	.	.	28	28
Delano	0600	97.1	97.2	97.2	5.7	6.8	1.00	57	57
Howard Lak	1000	101.6	100.6	.	.	.	.	19	19
Maple Lake	1100	95.2	94.3	.	.	.	.	25	25
Monticello	1200	93.1	92.6	93.1	5.3	6.7	1.00	189	189
Montrose	1300	91.9	92.1	92.0	5.9	7.4	1.00	74	74
St. Michae	1600	96.0	95.9	96.6	6.0	7.5	0.99	214	214
Waverly	1800	92.1	91.7	.	.	.	.	28	28
Otsego	1900	93.5	93.7	93.8	6.7	7.6	1.00	283	283
Clearwater	7200	99.3	99.6	.	.	.	.	23	23
Hanover	7400	90.8	91.9	91.1	5.6	7.3	1.00	31	31
Rockford	8300	93.1	91.5	93.1	6.4	7.8	1.00	35	35

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**City and Township Ratios by Property Type  
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County\_Name=Wright CO=86 PT=03 Property=Non-Commercial Seasonal Recreational Residential (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Corinna	0006	100.0	97.3	.	.	.	.	18	18
Southside	0017	96.7	96.9	.	.	.	.	16	16

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Albion	0001	98.2	90.5	.	.	.	.	13	13
Buffalo TW	0002	93.4	92.9	.	.	.	.	8	8
Clearwater	0004	94.0	93.5	.	.	.	.	11	11
Cokato TWP	0005	89.6	87.0	.	.	.	.	8	8
Corinna	0006	100.0	97.3	101.2	10.1	13.7	0.99	36	36
Franklin	0008	98.9	97.7	.	.	.	.	13	13
French Lak	0009	93.8	89.9	.	.	.	.	8	8
Maple Lake	0010	93.7	95.5	.	.	.	.	18	18
Monticello	0013	88.9	86.9	.	.	.	.	15	15
Rockford T	0015	95.7	94.7	.	.	.	.	15	15
Silver Cre	0016	96.5	95.1	.	.	.	.	21	21
Southside	0017	93.0	88.3	.	.	.	.	26	26
Stockholm	0018	102.4	102.2	.	.	.	.	6	6
Albertvill	0100	92.3	91.3	92.6	6.1	7.5	1.00	112	112
Annandale	0200	95.3	95.3	92.9	9.9	11.6	1.02	45	45
Buffalo	0300	91.4	91.5	91.4	6.8	8.2	1.00	216	216
Cokato	0500	97.1	97.6	.	.	.	.	28	28
Delano	0600	97.1	97.2	97.2	5.7	6.8	1.00	57	57
Howard Lak	1000	101.8	101.0	.	.	.	.	21	21
Maple Lake	1100	95.2	94.3	.	.	.	.	25	25
Monticello	1200	93.1	92.6	93.1	5.3	6.7	1.00	189	189
Montrose	1300	91.9	92.1	92.0	5.9	7.4	1.00	74	74
St. Michae	1600	96.0	95.9	96.6	6.0	7.5	0.99	215	215
Waverly	1800	92.1	91.7	.	.	.	.	28	28
Otsego	1900	93.5	93.7	93.8	6.7	7.6	1.00	283	283
Clearwater	7200	99.3	99.6	.	.	.	.	23	23
Hanover	7400	90.8	91.9	91.1	5.6	7.3	1.00	31	31
Rockford	8300	93.1	91.5	93.1	6.4	7.8	1.00	35	35

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**City and Township Ratios by Property Type  
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County\_Name=Wright CO=86 PT=94 Property=Commercial/Industrial Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
St. Michae	1600	73.5	72.2	.	.	.	.	6	0

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**2016 Assessment Sales Ratio Study  
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**Countywide Ratios by Property Type  
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CO=86 County\_Name=Wright

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	94.0	93.6	94.3	6.9	8.3	1.00	1,552	1,552
03	Non-Commercial Seasonal Recreational Residential (with buildings)	98.2	97.2	97.5	14.7	15.5	1.00	57	57
06	Commercial (with buildings)	100.9	92.8	.	.	.	.	20	0
90	Agricultural Bare Land (less than 34.5 acres) Aggregation	85.5	87.2	.	.	.	.	11	0
91	Seasonal Recreational Residential/Residential Aggregation	94.1	93.7	94.4	7.2	8.7	1.00	1,609	1,609
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	106.8	106.2	.	.	.	.	9	0
94	Commercial/Industrial Aggregation	96.8	87.7	.	.	.	.	23	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	101.1	97.4	.	.	.	.	14	0

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**2016 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
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County\_Name=Yellow Medicine CO=87 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Canby	0200	96.2	93.1	.	.	.	.	17	0
Clarkfield	0300	97.1	103.9	.	.	.	.	9	0
Granite Fa	7000	93.6	92.3	.	.	.	.	13	0

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**City and Township Ratios by Property Type  
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County\_Name=Yellow Medicine CO=87 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Canby	0200	96.2	93.1	.	.	.	.	17	0
Clarkfield	0300	97.1	103.9	.	.	.	.	9	0
Granite Fa	7000	93.6	92.3	.	.	.	.	13	0

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CO=87 County\_Name=Yellow Medicine

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	93.1	91.9	90.7	13.4	16.0	1.03	63	0
91	Seasonal Recreational Residential/Residential Aggregation	93.1	91.9	90.7	13.4	16.0	1.03	63	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	104.2	105.4	.	.	.	.	14	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	104.2	105.4	.	.	.	.	14	0

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**City and Township Ratios by Property Type  
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County\_Name=Minneapolis CO=88 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Minneapolis	8800	95.5	93.8	93.5	12.4	13.7	1.00	4,007	4,001

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**City and Township Ratios by Property Type  
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County\_Name=Minneapolis CO=88 PT=02 Property=Apartment (4 or more units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Minneapolis	8800	96.2	94.5	94.7	13.7	16.3	0.99	66	66

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**City and Township Ratios by Property Type  
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County\_Name=Minneapolis CO=88 PT=06 Property=Commercial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Minneapolis	8800	95.4	92.7	80.5	24.6	25.8	1.15	70	70

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County\_Name=Minneapolis CO=88 PT=07 Property=Industrial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Minneapolis	8800	98.2	93.5	.	.	.	.	9	0

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County\_Name=Minneapolis CO=88 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Minneapolis	8800	95.5	93.8	93.5	12.4	13.7	1.00	4,007	4,001

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CO=88 County\_Name=Minneapolis

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	95.5	93.8	93.5	12.4	13.7	1.00	4,007	4,001
02	Apartment (4 or more units)	96.2	94.5	94.7	13.7	16.3	0.99	66	66
06	Commercial (with buildings)	95.4	92.7	80.5	24.6	25.8	1.15	70	70
07	Industrial (with buildings)	98.2	93.5	.	.	.	.	9	0
91	Seasonal Recreational Residential/Residential Aggregation	95.5	93.8	93.5	12.4	13.7	1.00	4,007	4,001

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**City and Township Ratios by Property Type  
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County\_Name=St. Paul CO=89 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
St. Paul	8900	94.9	93.9	93.9	12.5	14.1	1.00	2,456	2,456

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**City and Township Ratios by Property Type  
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County\_Name=St. Paul CO=89 PT=02 Property=Apartment (4 or more units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
St. Paul	8900	99.2	98.9	95.1	15.7	19.1	1.03	80	0

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County\_Name=St. Paul CO=89 PT=06 Property=Commercial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
St. Paul	8900	93.6	92.8	.	.	.	.	28	28

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

County\_Name=St. Paul CO=89 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
St. Paul	8900	94.9	93.9	93.9	12.5	14.1	1.00	2,456	2,456

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

**2016 Assessment Sales Ratio Study  
Sales Analysis for the Minnesota Tax Court  
9 month study**

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

County\_Name=St. Paul CO=89 PT=94 Property=Commercial/Industrial Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
St. Paul	8900	91.3	89.4	86.8	19.9	22.5	1.02	32	28

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



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

CO=89 County\_Name=St. Paul

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	94.9	93.9	93.9	12.5	14.1	1.00	2,456	2,456
02	Apartment (4 or more units)	99.2	98.9	95.1	15.7	19.1	1.03	80	0
06	Commercial (with buildings)	93.6	92.8	.	.	.	.	28	28
91	Seasonal Recreational Residential/Residential Aggregation	94.9	93.9	93.9	12.5	14.1	1.00	2,456	2,456
94	Commercial/Industrial Aggregation	91.3	89.4	86.8	19.9	22.5	1.02	32	28

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

County\_Name=Duluth CO=90 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Duluth	9000	93.7	92.3	91.4	13.2	14.4	1.01	913	902

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

**2016 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
Final ratios reflect the 2016 EMV/the sales price backward adjusted to Jan 2, 2016  
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 *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Duluth	9000	103.4	99.6	.	.	.	.	15	0

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

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

County\_Name=Duluth CO=90 PT=06 Property=Commercial (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Duluth	9000	86.5	87.5	.	.	.	.	10	0

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

County\_Name=Duluth CO=90 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Duluth	9000	93.7	92.3	91.4	13.2	14.4	1.01	913	902

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

County\_Name=Duluth CO=90 PT=94 Property=Commercial/Industrial Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Duluth	9000	86.5	87.5	.	.	.	.	10	0

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

CO=90 County\_Name=Duluth

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	93.7	92.3	91.4	13.2	14.4	1.01	913	902
02	Apartment (4 or more units)	103.4	99.6	.	.	.	.	15	0
06	Commercial (with buildings)	86.5	87.5	.	.	.	.	10	0
91	Seasonal Recreational Residential/Residential Aggregation	93.7	92.3	91.4	13.2	14.4	1.01	913	902
94	Commercial/Industrial Aggregation	86.5	87.5	.	.	.	.	10	0

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

County\_Name=Rochester CO=91 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Rochester	0800	93.3	92.3	92.8	9.2	10.4	1.00	1,653	1,653

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



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

County\_Name=Rochester CO=91 PT=02 Property=Apartment (4 or more units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Rochester	0800	85.1	85.2	.	.	.	.	14	0

**All sales adjusted for time and terms  
Based on sales from January 2016 through September 2016  
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**2016 Assessment Sales Ratio Study  
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9 month study**

**City and Township Ratios by Property Type  
Final ratios reflect the 2016 EMV/the sales price backward adjusted to Jan 2, 2016  
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 *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Rochester	0800	89.8	94.8	85.7	19.3	25.2	1.00	36	0

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Based on sales from January 2016 through September 2016  
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**2016 Assessment Sales Ratio Study  
Sales Analysis for the Minnesota Tax Court  
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**City and Township Ratios by Property Type  
Final ratios reflect the 2016 EMV/the sales price backward adjusted to Jan 2, 2016  
Ratios reported only for jurisdictions with 6 sales or more**

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Rochester	0800	93.3	92.3	92.8	9.2	10.4	1.00	1,653	1,653

**All sales adjusted for time and terms  
Based on sales from January 2016 through September 2016  
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**2016 Assessment Sales Ratio Study  
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9 month study**

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

County\_Name=Rochester CO=91 PT=94 Property=Commercial/Industrial Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Rochester	0800	89.5	94.1	85.6	19.3	25.0	1.00	37	0

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

CO=91 County\_Name=Rochester

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	93.3	92.3	92.8	9.2	10.4	1.00	1,653	1,653
02	Apartment (4 or more units)	85.1	85.2	.	.	.	.	14	0
06	Commercial (with buildings)	89.8	94.8	85.7	19.3	25.2	1.00	36	0
91	Seasonal Recreational Residential/Residential Aggregation	93.3	92.3	92.8	9.2	10.4	1.00	1,653	1,653
94	Commercial/Industrial Aggregation	89.5	94.1	85.6	19.3	25.0	1.00	37	0

**All sales adjusted for time and terms  
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**2016 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
Final ratios reflect the 2016 EMV/the sales price backward adjusted to Jan 2, 2016  
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County\_Name=St. Cloud CO=92 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
St. Cloud	9200	94.0	92.6	92.0	10.0	10.4	1.01	698	696

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

County\_Name=St. Cloud CO=92 PT=02 Property=Apartment (4 or more units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
St. Cloud	9200	91.5	91.5	.	.	.	.	15	0

**All sales adjusted for time and terms  
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**2016 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
Final ratios reflect the 2016 EMV/the sales price backward adjusted to Jan 2, 2016  
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 *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
St. Cloud	9200	99.2	99.8	.	.	.	.	18	0

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**2016 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
Final ratios reflect the 2016 EMV/the sales price backward adjusted to Jan 2, 2016  
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County\_Name=St. Cloud CO=92 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
St. Cloud	9200	94.0	92.6	92.0	10.0	10.4	1.01	698	696

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

County\_Name=St. Cloud CO=92 PT=94 Property=Commercial/Industrial Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
St. Cloud	9200	99.2	99.8	.	.	.	.	18	0

**All sales adjusted for time and terms  
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**2016 Assessment Sales Ratio Study  
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**Countywide Ratios by Property Type  
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Ratios reported only for jurisdictions with 6 sales or more**

CO=92 County\_Name=St. Cloud

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	94.0	92.6	92.0	10.0	10.4	1.01	698	696
02	Apartment (4 or more units)	91.5	91.5	.	.	.	.	15	0
06	Commercial (with buildings)	99.2	99.8	.	.	.	.	18	0
91	Seasonal Recreational Residential/Residential Aggregation	94.0	92.6	92.0	10.0	10.4	1.01	698	696
94	Commercial/Industrial Aggregation	99.2	99.8	.	.	.	.	18	0

**All sales adjusted for time and terms  
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