

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

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

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

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

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**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
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County\_Name=Aitkin CO=01 PT=03 Property=Non-Commercial Seasonal Recreational Residential (with buildings)

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

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

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

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

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

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

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

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

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

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**Countywide Ratios by Property Type  
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CO=02 County\_Name=Anoka

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

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**Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities**  
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CO=02 County\_Name=Anoka/Isanti Joint\_City=St. Francis

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

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

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

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

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

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

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

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

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

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**City and Township Ratios by Property Type**  
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County\_Name=Becker CO=03 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

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

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County\_Name=Becker CO=03 PT=94 Property=Commercial/Industrial Aggregation

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

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**City and Township Ratios by Property Type  
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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
Evergreen	0010	120.3	91.8	90.6	.	.	.	7	7
Osage	0020	111.8	108.4	98.1	.	.	.	8	8

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**Countywide Ratios by Property Type  
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CO=03 County\_Name=Becker

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

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**City and Township Ratios by Property Type  
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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 TWP	0003	95.6	92.2	91.5	14.9	14.1	1.01	37	0
Eckles	0010	99.3	94.4	96.1	.	.	.	20	0
Frohn	0011	102.0	96.0	100.0	.	.	.	11	0
Grant Valley	0012	97.7	96.7	96.7	.	.	.	22	0
Northern	0027	91.0	90.6	89.3	11.1	15.2	1.02	62	0
Turtle Lake	0040	91.6	91.3	89.4	.	.	.	10	0
Turtle River TWP	0041	91.1	92.5	91.0	.	.	.	22	0
Bemidji	0100	97.6	94.8	94.8	11.8	17.4	1.03	143	0

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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	92.1	90.7	89.6	.	.	.	6	0
Turtle Lake	0040	91.3	93.2	79.7	.	.	.	7	0

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



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

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

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

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
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**2013 Assessment Sales Ratio Study**  
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**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

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

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

**All sales adjusted for time and terms**  
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**2013 Assessment Sales Ratio Study  
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**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=04 County\_Name=Beltrami

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

**All sales adjusted for time and terms  
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**2013 Assessment Sales Ratio Study**  
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**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

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

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

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

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

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

**All sales adjusted for time and terms**  
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**2013 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
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County\_Name=Benton CO=05 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

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

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**2013 Assessment Sales Ratio Study  
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**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=05 County\_Name=Benton

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

**All sales adjusted for time and terms  
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**2013 Assessment Sales Ratio Study  
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**Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

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

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

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

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

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

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

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

CO=05 County=Benton without St. Cloud

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

**All sales adjusted for time and terms  
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**2013 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
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County\_Name=Big Stone CO=06 PT=01 Property=Residential (less than 4 units)

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

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

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

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

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

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

**All sales adjusted for time and terms  
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**2013 Assessment Sales Ratio Study**  
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**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

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

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

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**2013 Assessment Sales Ratio Study**  
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**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
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County\_Name=Blue Earth CO=07 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

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

**All sales adjusted for time and terms**  
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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
Decoria	0006	88.9	85.1	88.2	.	.	.	7	7

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

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

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

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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
Decoria	0006	88.9	85.1	88.2	.	.	.	7	7

**All sales adjusted for time and terms**  
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**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
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**Countywide Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

CO=07 County\_Name=Blue Earth

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

10:00 Thursday, June 5, 2014 39

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

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

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

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

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

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

CO=08 County\_Name=Brown

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CO=09 County\_Name=Carlton

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

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

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

10:00 Thursday, June 5, 2014 47

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

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

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

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

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

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

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

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

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



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

10:00 Thursday, June 5, 2014 49

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

CO=10 County\_Name=Carver

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

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

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

10:00 Thursday, June 5, 2014 50

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

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

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

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

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

10:00 Thursday, June 5, 2014 51

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

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

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

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

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

10:00 Thursday, June 5, 2014 52

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CO=11 County\_Name=Cass

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

10:00 Thursday, June 5, 2014 **60**

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

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

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

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

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

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

CO=12 County\_Name=Chippewa

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

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

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

10:00 Thursday, June 5, 2014 62

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

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

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

**All sales adjusted for time and terms**  
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**source: RUNDATA.RATIO\_SBE created June 11**

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

10:00 Thursday, June 5, 2014 63

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

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

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

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

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

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

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

**All sales adjusted for time and terms  
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source: RUNDATA.RATIO\_SBE created June 11**



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

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

CO=13 County\_Name=Chisago

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**All sales adjusted for time and terms**  
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**source: RUNDATA.RATIO\_SBE created June 11**

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

CO=14 County\_Name=Clay

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

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

**2013 Assessment Sales Ratio Study  
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**Selected Countywide Ratios with Largest Cities Removed:  
Hennepin without Minneapolis, Ramsey without St. Paul  
St. Louis without Duluth, Olmsted without Rochester  
Benton, Sherburne and Stearns without St Cloud, Clay without Moorhead**

CO=14 County=Clay without Moorhead

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

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

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

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

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

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



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

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

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

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

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

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

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

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
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**2013 Assessment Sales Ratio Study**  
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**Countywide Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

CO=15 County\_Name=Clearwater

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

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
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**2013 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

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

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

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

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

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

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

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source: RUNDATA.RATIO\_SBE created June 11**

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

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

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

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

CO=16 County\_Name=Cook

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

**All sales adjusted for time and terms  
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source: RUNDATA.RATIO\_SBE created June 11**

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

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

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

**All sales adjusted for time and terms  
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\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**



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

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

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

**All sales adjusted for time and terms  
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**2013 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

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

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

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

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

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

**All sales adjusted for time and terms  
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**2013 Assessment Sales Ratio Study  
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**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
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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)	103.3	99.6	96.4	18.9	23.9	1.06	99	0
91	Seasonal Recreational Residential/Residential Aggregation	103.4	100.3	96.8	18.7	23.8	1.06	100	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	98.2	94.9	95.9	13.9	13.4	0.99	37	37
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	96.5	94.9	95.1	15.0	13.3	1.00	39	39

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

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

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

**All sales adjusted for time and terms  
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**2013 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

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

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

**All sales adjusted for time and terms  
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**2013 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

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

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

**All sales adjusted for time and terms  
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source: RUNDATA.RATIO\_SBE created June 11**

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

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

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

**All sales adjusted for time and terms**  
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**source: RUNDATA.RATIO\_SBE created June 11**



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

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

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

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

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

10:00 Thursday, June 5, 2014 **90**

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

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

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

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

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

10:00 Thursday, June 5, 2014 91

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

CO=18 County\_Name=Crow Wing

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

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

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

10:00 Thursday, June 5, 2014 92

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

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

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

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

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

10:00 Thursday, June 5, 2014 93

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

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

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

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

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

10:00 Thursday, June 5, 2014 94

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

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

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

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

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

10:00 Thursday, June 5, 2014 95

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

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

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

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

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

10:00 Thursday, June 5, 2014 96

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

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

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

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



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

10:00 Thursday, June 5, 2014 97

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

CO=19 County\_Name=Dakota

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

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

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

10:00 Thursday, June 5, 2014 98

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

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

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

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

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

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

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

10:00 Thursday, June 5, 2014 99

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

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

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

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

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

10:00 Thursday, June 5, 2014 100

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

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

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

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

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

10:00 Thursday, June 5, 2014 101

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

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

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

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

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

10:00 Thursday, June 5, 2014 102

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

CO=20 County\_Name=Dodge

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

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

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

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

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

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

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

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

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

10:00 Thursday, June 5, 2014 104

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

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

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

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



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

10:00 Thursday, June 5, 2014 105

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

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

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

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

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

10:00 Thursday, June 5, 2014 106

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

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

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

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

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

CO=21 County\_Name=Douglas

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

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

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
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10:00 Thursday, June 5, 2014 **108**

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

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

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

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

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
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10:00 Thursday, June 5, 2014 **109**

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

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

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

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

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
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10:00 Thursday, June 5, 2014 110

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

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

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

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

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

10:00 Thursday, June 5, 2014 111

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

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

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

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

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

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

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

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



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

CO=22 County\_Name=Faribault

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CO=23 County\_Name=Fillmore

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

**All sales adjusted for time and terms  
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source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
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**Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

CO=24 County\_Name=Freeborn

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

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

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
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10:00 Thursday, June 5, 2014 123

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

CO=25 County\_Name=Goodhue

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

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

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

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

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

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

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

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

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

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

10:00 Thursday, June 5, 2014 132

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

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

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

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

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

10:00 Thursday, June 5, 2014 133

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

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

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

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

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
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10:00 Thursday, June 5, 2014 134

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

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

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

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

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

CO=26 County\_Name=Grant

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

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

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

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

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

**All sales adjusted for time and terms  
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source: RUNDATA.RATIO\_SBE created June 11**



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

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

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

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

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

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

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

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

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

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

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

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

**All sales adjusted for time and terms  
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source: RUNDATA.RATIO\_SBE created June 11**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**2013 Assessment Sales Ratio Study  
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10:00 Thursday, June 5, 2014 144

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

CO=27 County\_Name=Hennepin

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

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



**2013 Assessment Sales Ratio Study**  
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**Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

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

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

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

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

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

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

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

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

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

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
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**Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

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

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

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

**2013 Assessment Sales Ratio Study  
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**Selected Countywide Ratios with Largest Cities Removed:  
Hennepin without Minneapolis, Ramsey without St. Paul  
St. Louis without Duluth, Olmsted without Rochester  
Benton, Sherburne and Stearns without St Cloud, Clay without Moorhead**

CO=27 County=Hennepin without Minneapolis

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

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

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

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

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

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

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

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

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

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

**2013 Assessment Sales Ratio Study  
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**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=28 County\_Name=Houston

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

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

**2013 Assessment Sales Ratio Study**  
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**Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

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

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

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

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

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

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

**All sales adjusted for time and terms  
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source: RUNDATA.RATIO\_SBE created June 11**



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

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

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

**All sales adjusted for time and terms  
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source: RUNDATA.RATIO\_SBE created June 11**

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

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

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

**All sales adjusted for time and terms  
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source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
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**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=29 County\_Name=Hubbard

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**2013 Assessment Sales Ratio Study  
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**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=30 County\_Name=Isanti

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

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

**2013 Assessment Sales Ratio Study**  
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**Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

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

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

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

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

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



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

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

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

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

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

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

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

**All sales adjusted for time and terms  
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source: RUNDATA.RATIO\_SBE created June 11**

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

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

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

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

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

CO=31 County\_Name=Itasca

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

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source: RUNDATA.RATIO\_SBE created June 11**

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

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

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

**All sales adjusted for time and terms  
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source: RUNDATA.RATIO\_SBE created June 11**

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

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

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

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

CO=32 County\_Name=Jackson

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

**All sales adjusted for time and terms  
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source: RUNDATA.RATIO\_SBE created June 11**

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

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

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

**All sales adjusted for time and terms  
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source: RUNDATA.RATIO\_SBE created June 11**



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

County\_Name=Kanabec CO=33 PT=03 Property=Non-Commercial Seasonal Recreational Residential (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Peace	0012	97.1	98.3	93.8	.	.	.	7	2

**All sales adjusted for time and terms  
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source: RUNDATA.RATIO\_SBE created June 11**

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Arthur	0002	94.4	91.2	93.2	.	.	.	15	7
Brunswick	0003	85.6	91.0	89.3	.	.	.	6	2
Comfort	0004	95.4	91.9	89.8	.	.	.	6	3
Kanabec	0009	95.3	97.2	97.8	.	.	.	6	6
Knife Lake	0010	98.3	93.9	94.6	.	.	.	11	4
Peace	0012	96.9	96.3	94.5	.	.	.	15	7
Mora	0200	97.2	98.1	96.2	.	.	.	25	24

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

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

CO=33 County\_Name=Kanabec

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	95.7	94.1	93.5	10.9	15.3	1.02	95	66
03	Non-Commercial Seasonal Recreational Residential (with buildings)	98.0	96.3	94.2	.	.	.	18	9
90	Agricultural Bare Land (less than 34.5 acres) Aggregation	92.8	86.6	93.7	.	.	.	12	12
91	Seasonal Recreational Residential/Residential Aggregation	96.0	94.3	93.6	11.8	16.2	1.03	113	75
92	Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	109.7	105.0	105.6	.	.	.	16	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	106.1	103.1	102.7	.	.	.	22	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	108.6	103.1	107.7	15.6	19.8	1.01	30	0

**All sales adjusted for time and terms  
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**2013 Assessment Sales Ratio Study**  
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**Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

CO=33 County\_Name=Isanti/Kanabec Joint\_City=Braham

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

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

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

County\_Name=Kandiyohi CO=34 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Dovre	0004	98.7	94.7	98.4	.	.	.	27	0
Green Lake	0009	97.4	96.6	96.3	.	.	.	12	0
Lake Andrew	0014	102.1	97.9	96.3	.	.	.	10	0
New London TWP	0018	96.6	96.0	95.7	.	.	.	27	0
Atwater	0100	103.2	96.3	95.0	.	.	.	9	0
New London	0600	99.4	96.7	96.4	.	.	.	25	0
Prinsburg	0800	96.3	95.1	93.2	.	.	.	11	0
Raymond	0900	103.6	93.2	101.3	.	.	.	7	0
Spicer	1200	92.5	90.4	87.1	.	.	.	19	0
Willmar	1500	97.7	96.3	96.0	8.7	11.9	1.02	205	205

**All sales adjusted for time and terms  
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source: RUNDATA.RATIO\_SBE created June 11**

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

County\_Name=Kandiyohi CO=34 PT=03 Property=Non-Commercial Seasonal Recreational Residential (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Harrison	0010	90.8	91.4	88.0	.	.	.	7	0
Lake Andrew	0014	96.3	99.6	95.2	.	.	.	7	0
New London TWP	0018	94.9	96.8	98.5	.	.	.	7	0

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source: RUNDATA.RATIO\_SBE created June 11**

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Dovre	0004	98.4	94.7	98.5	.	.	.	29	0
Green Lake	0009	96.8	95.2	94.9	.	.	.	17	0
Harrison	0010	95.1	95.2	91.0	.	.	.	12	0
Irving	0012	98.5	96.5	96.0	.	.	.	8	0
Lake Andrew	0014	99.7	99.6	95.9	.	.	.	17	0
New London TWP	0018	96.3	96.4	96.2	12.0	16.1	1.00	34	0
Atwater	0100	103.2	96.3	95.0	.	.	.	9	0
New London	0600	99.4	96.7	96.4	.	.	.	25	0
Prinsburg	0800	96.3	95.1	93.2	.	.	.	11	0
Raymond	0900	103.6	93.2	101.3	.	.	.	7	0
Spicer	1200	94.6	93.9	92.6	.	.	.	23	0
Willmar	1500	97.7	96.3	96.0	8.7	11.9	1.02	205	205

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

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

CO=34 County\_Name=Kandiyohi

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	98.1	96.3	95.8	10.6	14.1	1.03	397	205
03	Non-Commercial Seasonal Recreational Residential (with buildings)	98.6	98.5	97.3	16.3	21.6	1.01	46	0
90	Agricultural Bare Land (less than 34.5 acres) Aggregation	112.2	98.5	110.1	.	.	.	9	0
91	Seasonal Recreational Residential/Residential Aggregation	98.1	96.4	96.0	11.2	15.1	1.02	443	205
92	Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	95.4	94.1	98.5	.	.	.	8	8
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	88.3	86.5	85.2	16.3	22.6	1.04	41	41
94	Commercial/Industrial Aggregation	93.5	94.2	94.9	.	.	.	19	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	89.1	87.4	85.8	16.9	22.5	1.04	48	48

**All sales adjusted for time and terms  
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source: RUNDATA.RATIO\_SBE created June 11**



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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Hallock	0300	124.2	99.9	96.5	.	.	.	16	0
Karlstad	0600	89.9	94.4	95.4	.	.	.	7	0

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

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Hallock	0300	124.2	99.9	96.5	.	.	.	16	0
Karlstad	0600	89.9	94.4	95.4	.	.	.	7	0

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

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

10:00 Thursday, June 5, 2014 179

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Spring Brook	0023	76.2	76.0	78.9	.	.	.	6	6

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

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
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10:00 Thursday, June 5, 2014 **180**

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

CO=35 County\_Name=Kittson

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	107.2	93.9	95.3	41.9	29.0	1.06	42	0
91	Seasonal Recreational Residential/Residential Aggregation	107.4	94.4	95.9	41.2	28.6	1.06	43	0
92	Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	97.0	94.5	95.2	.	.	.	18	18
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	95.4	93.3	92.3	.	.	.	27	27
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	95.1	93.3	91.7	17.6	21.9	1.04	40	40

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

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
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10:00 Thursday, June 5, 2014 **181**

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Unorg. #0096	0096	92.9	86.9	85.1	.	.	.	21	0
International Falls	1100	101.6	87.8	88.0	29.0	25.2	1.07	75	0
Littlefork	1300	95.4	92.4	87.2	.	.	.	10	0

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

**2013 Assessment Sales Ratio Study  
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10:00 Thursday, June 5, 2014 **182**

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Unorg. #0096	0096	96.2	94.3	87.8	.	.	.	26	0
International Falls	1100	101.6	87.8	88.0	29.0	25.2	1.07	75	0
Littlefork	1300	95.4	92.4	87.2	.	.	.	10	0

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

**2013 Assessment Sales Ratio Study  
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10:00 Thursday, June 5, 2014 **183**

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

County\_Name=Koochiching CO=36 PT=94 Property=Commercial/Industrial Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
International Falls	1100	108.9	100.0	66.7	.	.	.	7	0

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

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
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10:00 Thursday, June 5, 2014 **184**

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

County\_Name=Koochiching CO=36 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Unorg. #0098	0098	120.0	100.4	90.4	.	.	.	13	0

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source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study  
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10:00 Thursday, June 5, 2014 185

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

CO=36 County\_Name=Koochiching

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	99.3	88.9	87.7	25.6	25.2	1.08	117	0
03	Non-Commercial Seasonal Recreational Residential (with buildings)	94.8	91.3	94.0	.	.	.	12	0
90	Agricultural Bare Land (less than 34.5 acres) Aggregation	78.9	75.7	79.7	.	.	.	9	0
91	Seasonal Recreational Residential/Residential Aggregation	98.9	89.3	88.3	24.8	24.8	1.07	129	0
92	Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	147.3	117.5	115.1	.	.	.	9	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	140.4	98.8	105.3	.	.	.	10	0
94	Commercial/Industrial Aggregation	106.9	96.6	67.1	.	.	.	8	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	118.1	100.5	96.3	.	.	.	22	0

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source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
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10:00 Thursday, June 5, 2014 **186**

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

County\_Name=Lac Qui Parle CO=37 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Dawson	0300	101.8	96.3	95.6	.	.	.	18	0
Madison	0500	103.1	102.9	99.2	.	.	.	19	0

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

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
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10:00 Thursday, June 5, 2014 **187**

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Dawson	0300	101.8	96.3	95.6	.	.	.	18	0
Madison	0500	103.1	102.9	99.2	.	.	.	19	0

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

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
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10:00 Thursday, June 5, 2014 **188**

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

County\_Name=Lac Qui Parle CO=37 PT=93 Property=Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Riverside	0019	104.9	103.1	101.1	.	.	.	8	0

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source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
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10:00 Thursday, June 5, 2014 **189**

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

County\_Name=Lac Qui Parle CO=37 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Riverside	0019	104.9	103.1	101.1	.	.	.	8	0

**All sales adjusted for time and terms  
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source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
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**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=37 County\_Name=Lac Qui Parle

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	99.7	97.4	93.6	12.6	16.6	1.07	57	0
91	Seasonal Recreational Residential/Residential Aggregation	99.7	97.4	93.6	12.6	16.6	1.07	57	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	103.5	99.5	99.9	14.6	17.5	1.04	41	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	103.7	102.7	100.2	13.9	17.1	1.04	43	0

**All sales adjusted for time and terms  
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source: RUNDATA.RATIO\_SBE created June 11**

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

County\_Name=Lake CO=38 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Silver Creek	0004	90.4	91.4	86.7	.	.	.	9	0
Unorg. #2	0098	96.7	99.8	99.5	.	.	.	22	0
Two Harbors	0900	94.1	92.7	90.8	14.8	19.7	1.04	49	0
Silver Bay	1000	105.9	101.1	100.3	.	.	.	28	0

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

County\_Name=Lake CO=38 PT=03 Property=Non-Commercial Seasonal Recreational Residential (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Fall Lake	0003	93.1	98.1	106.1	.	.	.	7	0
Silver Creek	0004	96.0	89.0	100.4	.	.	.	11	0
Unorg. #2	0098	104.8	93.9	99.3	.	.	.	13	0

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Beaver Bay TWP	0001	104.8	102.1	108.6	.	.	.	7	0
Fall Lake	0003	90.6	95.5	94.8	.	.	.	12	0
Silver Creek	0004	93.5	90.2	94.7	.	.	.	20	0
Unorg. #2	0098	99.7	98.8	99.5	13.9	21.4	1.00	35	0
Two Harbors	0900	94.1	92.7	90.8	14.8	19.7	1.04	49	0
Silver Bay	1000	105.6	100.2	100.2	.	.	.	29	0

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**2013 Assessment Sales Ratio Study  
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**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=38 County\_Name=Lake

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	98.1	97.2	94.8	15.7	20.9	1.04	125	0
03	Non-Commercial Seasonal Recreational Residential (with buildings)	100.1	97.0	102.3	25.2	28.9	0.99	36	0
90	Agricultural Bare Land (less than 34.5 acres) Aggregation	111.6	92.2	95.4	.	.	.	12	0
91	Seasonal Recreational Residential/Residential Aggregation	98.5	97.1	96.8	17.9	23.1	1.02	161	0
92	Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	116.3	103.2	128.5	.	.	.	10	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	116.3	103.2	128.5	.	.	.	10	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	116.3	103.2	128.5	.	.	.	10	0

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
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**2013 Assessment Sales Ratio Study  
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10:00 Thursday, June 5, 2014 195

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Baudette	0100	94.5	91.2	92.2	.	.	.	11	0

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source: RUNDATA.RATIO\_SBE created June 11**

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

County\_Name=Lake of the Woods CO=39 PT=03 Property=Non-Commercial Seasonal Recreational Residential (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Angle	0001	108.7	100.4	103.0	.	.	.	6	0
Wheeler	0020	98.6	108.7	86.1	.	.	.	7	0
Zippel	0021	97.1	93.9	96.7	.	.	.	6	0

**All sales adjusted for time and terms**  
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**source: RUNDATA.RATIO\_SBE created June 11**

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Angle	0001	109.8	108.4	105.8	.	.	.	7	0
Prosper	0012	93.0	95.4	94.6	.	.	.	7	0
Wheeler	0020	95.9	104.7	90.5	.	.	.	11	0
Zippel	0021	97.1	93.9	96.7	.	.	.	6	0
Baudette	0100	94.5	91.2	92.2	.	.	.	11	0

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

CO=39 County\_Name=Lake of the Woods

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	97.7	94.0	94.9	19.2	27.0	1.03	38	0
03	Non-Commercial Seasonal Recreational Residential (with buildings)	94.9	92.3	83.5	20.0	24.7	1.14	34	0
91	Seasonal Recreational Residential/Residential Aggregation	96.4	92.7	88.9	19.7	25.8	1.08	72	0
92	Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	93.0	93.8	91.2	.	.	.	18	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	92.6	93.8	91.0	.	.	.	22	0
94	Commercial/Industrial Aggregation	98.7	90.9	89.3	.	.	.	7	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	94.4	95.0	65.5	.	.	.	26	0

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

County\_Name=Le Sueur CO=40 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Elysian TWP	0004	96.7	100.1	96.7	.	.	.	6	1
Kasota TWP	0005	92.0	91.3	90.7	.	.	.	11	10
Lanesburgh	0007	91.5	88.8	90.0	.	.	.	16	16
Washington	0013	101.9	93.8	98.4	.	.	.	6	1
Waterville TWP	0014	100.0	100.1	101.1	.	.	.	6	2
Cleveland	0100	97.7	95.0	95.9	.	.	.	7	7
Le Center	0600	95.9	94.3	94.5	.	.	.	16	16
Le Sueur	0700	97.3	95.1	94.9	9.9	18.8	1.03	35	35
Montgomery	0800	94.5	90.2	92.6	11.4	14.1	1.02	31	31
Waterville	1100	98.1	96.6	95.4	.	.	.	18	12
New Prague	8000	96.4	95.6	95.0	8.5	10.5	1.02	51	51

**All sales adjusted for time and terms  
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\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Cleveland TWP	0001	102.1	99.4	101.7	.	.	.	6	1
Elysian TWP	0004	97.6	101.3	97.5	.	.	.	9	1
Kasota TWP	0005	91.8	90.8	90.6	.	.	.	12	10
Lanesburgh	0007	91.5	88.8	90.0	.	.	.	16	16
Washington	0013	100.9	94.5	98.2	.	.	.	9	1
Waterville TWP	0014	99.4	99.8	100.4	.	.	.	7	2
Cleveland	0100	97.7	95.0	95.9	.	.	.	7	7
Le Center	0600	95.9	94.3	94.5	.	.	.	16	16
Le Sueur	0700	97.3	95.1	94.9	9.9	18.8	1.03	35	35
Montgomery	0800	94.5	90.2	92.6	11.4	14.1	1.02	31	31
Waterville	1100	98.9	96.7	96.1	.	.	.	19	12
Elysian	6800	93.5	96.0	92.2	.	.	.	9	6
New Prague	8000	96.4	95.6	95.0	8.5	10.5	1.02	51	51

**All sales adjusted for time and terms  
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source: RUNDATA.RATIO\_SBE created June 11**



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

CO=40 County\_Name=Le Sueur

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	96.4	95.1	94.5	10.2	13.3	1.02	239	209
03	Non-Commercial Seasonal Recreational Residential (with buildings)	98.7	96.8	96.6	.	.	.	14	2
90	Agricultural Bare Land (less than 34.5 acres) Aggregation	353.2	102.5	89.9	.	.	.	14	0
91	Seasonal Recreational Residential/Residential Aggregation	96.5	95.1	94.6	10.0	13.1	1.02	253	211
92	Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	103.9	105.1	105.5	.	.	.	7	7
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	94.7	87.8	95.0	.	.	.	19	19
94	Commercial/Industrial Aggregation	93.1	92.3	57.9	.	.	.	10	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	98.6	92.5	97.7	.	.	.	24	24

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

**2013 Assessment Sales Ratio Study  
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**Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=40 County\_Name=Le Sueur/Scott Joint\_City=New Prague

Joint_City	City-Twp Code	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	County_Name
New Prague	8000	Residential (less than 4 units)	95.6	95.4	94.7	7.8	10.0	1.01	109	Le Sueur/Scott
New Prague	8000	Seasonal Recreational Residential/Residential Aggregation	95.6	95.4	94.7	7.8	10.0	1.01	109	Le Sueur/Scott

CO=40 County\_Name=Le Sueur/Waseca Joint\_City=Elysian

Joint_City	City-Twp Code	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	County_Name
Elysian	6800	Seasonal Recreational Residential/Residential Aggregation	93.5	96.0	92.2	.	.	.	9	Le Sueur/Waseca

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Based on sales from October 2012 through September 2013  
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**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Hendricks	0200	99.7	100.2	100.4	.	.	.	6	0
Ivanhoe	0300	97.5	92.7	97.7	.	.	.	6	0
Lake Benton	0400	109.4	103.4	99.3	.	.	.	12	0
Tyler	0500	95.8	91.2	92.9	.	.	.	16	0

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

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Hendricks	0200	99.7	100.2	100.4	.	.	.	6	0
Ivanhoe	0300	97.5	92.7	97.7	.	.	.	6	0
Lake Benton	0400	109.4	103.4	99.3	.	.	.	12	0
Tyler	0500	95.8	91.2	92.9	.	.	.	16	0

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
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**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=41 County\_Name=Lincoln

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	99.6	95.8	93.7	14.9	18.9	1.06	47	0
03	Non-Commercial Seasonal Recreational Residential (with buildings)	88.0	82.9	87.8	.	.	.	7	0
91	Seasonal Recreational Residential/Residential Aggregation	98.1	94.5	92.3	14.6	18.7	1.06	54	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	98.3	86.7	89.9	.	.	.	9	9
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	97.5	86.7	82.1	.	.	.	11	11

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Lake Marshall	0009	92.8	93.2	90.2	.	.	.	6	5
Cottonwood	0400	100.1	100.4	99.3	.	.	.	12	10
Marshall	1000	94.8	94.5	93.3	7.9	10.4	1.02	136	136
Minneota	1100	96.9	92.0	94.4	.	.	.	9	9
Tracy	1400	102.7	96.3	94.1	.	.	.	27	27

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Lake Marshall	0009	92.8	93.2	90.2	.	.	.	6	5
Cottonwood	0400	100.1	100.4	99.3	.	.	.	12	10
Marshall	1000	94.8	94.5	93.3	7.9	10.4	1.02	136	136
Minneota	1100	96.9	92.0	94.4	.	.	.	9	9
Tracy	1400	102.7	96.3	94.1	.	.	.	27	27

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

CO=42 County\_Name=Lyon

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	96.0	95.3	92.9	9.4	13.1	1.03	220	217
91	Seasonal Recreational Residential/Residential Aggregation	96.0	95.3	92.9	9.4	13.1	1.03	220	217
92	Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	115.6	124.5	100.3	.	.	.	6	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	102.7	100.6	99.7	.	.	.	29	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	103.6	101.4	100.1	15.4	19.2	1.04	30	0

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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	92.0	88.6	90.3	.	.	.	9	0
Hale	0005	96.8	91.1	94.9	.	.	.	8	0
Hutchinson TWP	0008	90.9	85.8	88.3	.	.	.	13	0
Brownnton	0200	97.9	94.0	86.7	.	.	.	10	10
Glencoe	0300	94.8	91.7	89.2	17.2	21.8	1.06	46	46
Hutchinson	0400	95.6	92.8	93.2	11.6	17.2	1.03	153	153
Lester Prairie	0500	90.4	91.4	88.6	.	.	.	22	0
Silver Lake	0800	93.9	95.6	90.8	.	.	.	9	9
Winsted	1000	97.3	90.9	93.4	.	.	.	21	0

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Acoma	0001	92.0	88.6	90.3	.	.	.	9	0
Hale	0005	96.8	91.1	94.9	.	.	.	8	0
Hutchinson TWP	0008	90.9	85.8	88.3	.	.	.	13	0
Brownnton	0200	97.9	94.0	86.7	.	.	.	10	10
Glencoe	0300	94.8	91.7	89.2	17.2	21.8	1.06	46	46
Hutchinson	0400	95.6	92.8	93.2	11.6	17.2	1.03	153	153
Lester Prairie	0500	90.4	91.4	88.6	.	.	.	22	0
Silver Lake	0800	93.9	95.6	90.8	.	.	.	9	9
Winsted	1000	97.3	90.9	93.4	.	.	.	21	0

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**2013 Assessment Sales Ratio Study  
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**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
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CO=43 County\_Name=McLeod

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	95.7	92.8	92.9	14.6	19.4	1.03	328	224
91	Seasonal Recreational Residential/Residential Aggregation	95.7	92.8	92.9	14.6	19.4	1.03	328	224
92	Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	92.7	88.5	82.8	20.0	26.8	1.12	33	33
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	92.7	88.5	82.8	20.0	26.8	1.12	33	33
94	Commercial/Industrial Aggregation	100.1	94.1	107.7	.	.	.	7	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	93.6	89.1	85.0	19.9	26.1	1.10	36	36

**All sales adjusted for time and terms  
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**2013 Assessment Sales Ratio Study**  
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**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Mahnomen CO=44 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Mahnomen	0300	101.1	90.9	91.7	.	.	.	7	0

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

County\_Name=Mahnomen CO=44 PT=03 Property=Non-Commercial Seasonal Recreational Residential (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Island Lake	0007	108.3	93.2	95.3	.	.	.	13	0

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Island Lake	0007	108.1	97.4	97.3	.	.	.	15	0
Mahnomen	0300	101.1	90.9	91.7	.	.	.	7	0

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

CO=44 County\_Name=Mahnomen

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	105.5	101.9	103.4	.	.	.	17	0
03	Non-Commercial Seasonal Recreational Residential (with buildings)	104.0	91.1	92.5	.	.	.	19	0
90	Agricultural Bare Land (less than 34.5 acres) Aggregation	80.9	80.3	79.2	.	.	.	6	6
91	Seasonal Recreational Residential/Residential Aggregation	104.7	95.3	96.5	26.0	26.0	1.09	36	0
92	Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	81.9	77.4	73.0	.	.	.	16	16
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	85.4	82.5	73.7	.	.	.	23	23
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	84.4	80.4	73.5	.	.	.	26	26

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

County\_Name=Marshall CO=45 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Grygla	0500	96.7	97.9	89.4	.	.	.	7	0
Newfolden	0800	102.5	98.1	93.1	.	.	.	9	0
Stephen	1200	95.0	94.7	90.9	.	.	.	14	0
Warren	1500	103.6	99.0	97.5	.	.	.	15	0

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Grygla	0500	96.7	97.9	89.4	.	.	.	7	0
Newfolden	0800	102.5	98.1	93.1	.	.	.	9	0
Stephen	1200	95.0	94.7	90.9	.	.	.	14	0
Warren	1500	103.6	99.0	97.5	.	.	.	15	0

**All sales adjusted for time and terms**  
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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=93 Property=Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Espelie	0015	103.1	90.2	90.1	.	.	.	7	7
New Solum	0032	87.6	101.8	64.1	.	.	.	6	6

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Espelie	0015	100.2	85.1	87.5	.	.	.	8	8
Grand Plain	0019	91.9	90.3	81.8	.	.	.	6	6
New Solum	0032	87.6	101.8	64.1	.	.	.	6	6
West Valley	0046	90.3	91.8	85.3	.	.	.	6	6

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

CO=45 County\_Name=Marshall

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	97.6	95.5	91.8	19.5	25.7	1.07	68	0
90	Agricultural Bare Land (less than 34.5 acres) Aggregation	79.0	77.0	83.9	.	.	.	8	8
91	Seasonal Recreational Residential/Residential Aggregation	96.9	95.2	91.7	19.9	25.7	1.07	69	0
92	Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	102.5	105.5	75.3	.	.	.	24	24
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	97.8	96.1	87.0	19.4	22.7	1.08	92	92
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	98.3	96.2	88.0	19.4	24.0	1.09	111	111

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Fairmont	0300	94.8	94.4	94.1	9.6	12.5	1.01	125	108
Granada	0500	94.2	94.3	90.3	.	.	.	7	7
Sherburn	0900	95.2	92.0	94.1	.	.	.	10	10
Truman	1200	95.1	89.0	94.4	.	.	.	7	7
Welcome	1300	94.9	93.4	91.3	.	.	.	6	6
Trimont	1400	97.5	93.3	92.0	.	.	.	9	9

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10:00 Thursday, June 5, 2014 222

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Fairmont	0300	94.8	94.4	94.1	9.6	12.5	1.01	125	108
Granada	0500	94.2	94.3	90.3	.	.	.	7	7
Sherburn	0900	95.2	92.0	94.1	.	.	.	10	10
Truman	1200	95.1	89.0	94.4	.	.	.	7	7
Welcome	1300	94.9	93.4	91.3	.	.	.	6	6
Trimont	1400	97.5	93.3	92.0	.	.	.	9	9

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

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

10:00 Thursday, June 5, 2014 223

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

County\_Name=Martin CO=46 PT=93 Property=Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Lake Fremont	0011	86.0	84.3	85.7	.	.	.	8	0

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

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

10:00 Thursday, June 5, 2014 224

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

County\_Name=Martin CO=46 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Lake Fremont	0011	86.0	84.3	85.7	.	.	.	8	0

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



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

10:00 Thursday, June 5, 2014 225

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

CO=46 County\_Name=Martin

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	94.1	93.8	92.3	11.9	15.9	1.02	188	164
91	Seasonal Recreational Residential/Residential Aggregation	94.1	93.7	92.3	11.8	15.8	1.02	190	164
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	93.7	90.5	90.3	12.4	17.4	1.04	42	0
94	Commercial/Industrial Aggregation	93.7	96.4	89.9	.	.	.	8	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	93.8	91.0	90.5	12.0	17.0	1.04	44	0

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

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

10:00 Thursday, June 5, 2014 226

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

County\_Name=Meeker CO=47 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Collinwood	0003	99.0	102.0	97.6	.	.	.	10	0
Dassel TWP	0007	96.1	96.6	95.4	.	.	.	6	0
Greenleaf	0011	107.1	99.9	103.8	.	.	.	8	0
Dassel	0500	104.3	96.7	98.0	.	.	.	16	0
Litchfield	0800	101.5	97.8	98.5	12.6	18.8	1.03	59	0
Watkins	0900	106.0	101.2	102.7	.	.	.	10	0

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

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

10:00 Thursday, June 5, 2014 227

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Collinwood	0003	97.8	99.3	97.0	.	.	.	12	0
Dassel TWP	0007	94.1	99.3	94.3	.	.	.	11	0
Ellsworth	0008	93.0	91.1	96.3	.	.	.	10	0
Greenleaf	0011	99.4	99.4	97.3	.	.	.	12	0
Dassel	0500	104.3	96.7	98.0	.	.	.	16	0
Litchfield	0800	101.5	97.8	98.5	12.6	18.8	1.03	59	0
Watkins	0900	106.0	101.2	102.7	.	.	.	10	0

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

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

10:00 Thursday, June 5, 2014 228

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Union Grove	0017	114.3	103.7	91.0	.	.	.	7	0

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

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

10:00 Thursday, June 5, 2014 229

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

County\_Name=Meeker CO=47 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Manannah	0015	104.2	97.3	96.1	.	.	.	6	0
Union Grove	0017	114.3	103.7	91.0	.	.	.	7	0

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

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

10:00 Thursday, June 5, 2014 230

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

CO=47 County\_Name=Meeker

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	101.8	98.0	98.7	12.7	16.9	1.03	155	0
03	Non-Commercial Seasonal Recreational Residential (with buildings)	95.6	94.3	92.5	.	.	.	24	0
91	Seasonal Recreational Residential/Residential Aggregation	101.0	97.9	97.7	13.1	17.9	1.03	179	0
92	Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	116.6	99.4	101.1	.	.	.	10	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	107.4	97.5	98.2	22.2	27.9	1.09	32	0
94	Commercial/Industrial Aggregation	102.3	93.6	98.7	.	.	.	9	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	107.2	99.0	99.3	19.9	25.8	1.08	40	0

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

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

10:00 Thursday, June 5, 2014 231

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

CO=47 County\_Name=Meeker/Stearns Joint\_City=Eden Valley

Joint_City	City-Twp Code	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	County_Name
Eden Valley	6700	Residential (less than 4 units)	102.3	100.9	102.6	.	.	.	10	Meeker/Stearns
Eden Valley	6700	Seasonal Recreational Residential/Residential Aggregation	102.3	100.9	102.6	.	.	.	10	Meeker/Stearns

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

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

10:00 Thursday, June 5, 2014 232

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Borgholm	0002	112.3	96.3	99.9	.	.	.	11	9
Hayland	0007	95.4	92.2	90.0	.	.	.	8	8
Milo	0012	93.8	95.7	93.8	.	.	.	9	8
Page	0015	90.7	93.4	89.5	.	.	.	6	3
Princeton TWP	0016	89.8	92.7	88.1	.	.	.	23	23
Milaca	0500	95.1	92.2	93.0	.	.	.	26	21
Onamia	0600	94.2	94.8	92.5	.	.	.	6	6
Princeton	9600	92.8	90.3	91.7	9.8	15.9	1.01	39	39

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



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

10:00 Thursday, June 5, 2014 233

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

County\_Name=Mille Lacs CO=48 PT=03 Property=Non-Commercial Seasonal Recreational Residential (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
East Side	0005	106.6	98.0	106.8	.	.	.	9	2
Kathio	0009	100.8	93.8	95.2	.	.	.	7	4
South Harbor	0017	99.5	99.6	98.8	.	.	.	12	3

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

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

10:00 Thursday, June 5, 2014 234

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Borgholm	0002	112.3	96.3	99.9	.	.	.	11	9
East Side	0005	106.5	99.6	106.6	.	.	.	10	2
Hayland	0007	95.4	92.2	90.0	.	.	.	8	8
Kathio	0009	102.8	93.7	95.4	.	.	.	10	6
Milaca TWP	0011	91.4	93.9	93.4	.	.	.	6	4
Milo	0012	93.8	95.7	93.8	.	.	.	9	8
Page	0015	90.7	93.4	89.5	.	.	.	6	3
Princeton TWP	0016	89.8	92.7	88.1	.	.	.	23	23
South Harbor	0017	97.6	97.4	96.4	.	.	.	16	5
Isle	0300	94.9	92.0	91.5	.	.	.	8	4
Milaca	0500	95.1	92.2	93.0	.	.	.	26	21
Onamia	0600	94.2	94.8	92.5	.	.	.	6	6
Princeton	9600	92.8	90.3	91.7	9.8	15.9	1.01	39	39

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

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

10:00 Thursday, June 5, 2014 235

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

County\_Name=Mille Lacs CO=48 PT=93 Property=Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Bogus Brook	0001	99.0	111.9	87.3	.	.	.	6	0

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

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

10:00 Thursday, June 5, 2014 236

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

County\_Name=Mille Lacs CO=48 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Bogus Brook	0001	104.5	112.8	101.0	.	.	.	7	0
Page	0015	100.1	99.1	100.1	.	.	.	8	0

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

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

10:00 Thursday, June 5, 2014 237

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

CO=48 County\_Name=Mille Lacs

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	95.3	92.5	92.2	13.5	17.9	1.03	169	150
03	Non-Commercial Seasonal Recreational Residential (with buildings)	100.4	97.8	98.8	13.3	17.9	1.02	38	13
90	Agricultural Bare Land (less than 34.5 acres) Aggregation	93.0	89.3	95.5	.	.	.	15	15
91	Seasonal Recreational Residential/Residential Aggregation	96.3	93.4	93.8	13.6	18.0	1.02	207	163
92	Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	106.7	102.4	96.9	.	.	.	21	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	106.8	102.4	100.0	.	.	.	27	0
94	Commercial/Industrial Aggregation	104.3	97.0	106.6	.	.	.	8	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	106.5	102.1	101.7	21.0	21.6	1.03	36	0

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

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

10:00 Thursday, June 5, 2014 **238**

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

CO=48 County\_Name=Mille Lacs/Sherburne Joint\_City=Princeton

Joint_City	City-Twp Code	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	County_Name
Princeton	9600	Residential (less than 4 units)	92.8	90.3	91.7	9.8	15.9	1.01	39	Mille Lacs/Sherburne
Princeton	9600	Seasonal Recreational Residential/Residential Aggregation	92.8	90.3	91.7	9.8	15.9	1.01	39	Mille Lacs/Sherburne

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

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
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10:00 Thursday, June 5, 2014 239

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

County\_Name=Morrison CO=49 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Belle Prairie	0002	145.2	92.3	55.0	.	.	.	9	0
Bellevue	0003	116.5	98.1	106.4	.	.	.	6	0
Little Falls TWP	0016	97.4	97.4	96.6	.	.	.	19	0
Pike Creek	0022	94.0	95.8	92.9	.	.	.	6	0
Scandia Valley	0029	100.5	101.8	97.6	.	.	.	8	0
Buckman	0200	107.7	93.5	103.1	.	.	.	7	0
Little Falls	1000	98.7	95.5	96.0	12.0	15.8	1.03	82	0
Pierz	1200	94.3	87.0	92.4	.	.	.	13	0
Royalton	1400	96.7	94.1	96.8	.	.	.	9	0
Upsala	1700	95.6	94.0	94.2	.	.	.	8	0
Motley	7900	100.8	91.9	97.1	.	.	.	9	0

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

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

10:00 Thursday, June 5, 2014 240

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

County\_Name=Morrison CO=49 PT=03 Property=Non-Commercial Seasonal Recreational Residential (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Richardson	0026	85.1	86.9	82.1	.	.	.	6	0
Scandia Valley	0029	101.4	96.1	96.6	.	.	.	23	0

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



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

10:00 Thursday, June 5, 2014 241

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Belle Prairie	0002	145.2	92.3	55.0	.	.	.	9	0
Bellevue	0003	111.6	97.3	104.6	.	.	.	7	0
Little Falls TWP	0016	97.4	97.4	96.6	.	.	.	19	0
Pike Creek	0022	94.0	95.8	92.9	.	.	.	6	0
Richardson	0026	89.3	90.2	84.7	.	.	.	8	0
Scandia Valley	0029	101.1	96.1	96.9	17.6	24.6	1.04	31	0
Buckman	0200	107.7	93.5	103.1	.	.	.	7	0
Little Falls	1000	98.7	95.5	96.0	12.0	15.8	1.03	82	0
Pierz	1200	94.3	87.0	92.4	.	.	.	13	0
Royalton	1400	96.7	94.1	96.8	.	.	.	9	0
Upsala	1700	95.6	94.0	94.2	.	.	.	8	0
Motley	7900	100.8	91.9	97.1	.	.	.	9	0

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

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

10:00 Thursday, June 5, 2014 242

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

County\_Name=Morrison CO=49 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Lakin	0014	111.7	112.3	115.5	.	.	.	6	0
Morrill	0017	100.0	104.1	87.1	.	.	.	6	0

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

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

10:00 Thursday, June 5, 2014 243

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

CO=49 County\_Name=Morrison

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	100.3	94.8	95.2	14.2	17.9	1.03	249	0
03	Non-Commercial Seasonal Recreational Residential (with buildings)	97.8	95.8	93.3	16.3	24.6	1.05	33	0
90	Agricultural Bare Land (less than 34.5 acres) Aggregation	89.6	87.6	82.0	.	.	.	20	20
91	Seasonal Recreational Residential/Residential Aggregation	100.0	95.0	94.9	14.5	18.8	1.03	282	0
92	Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	91.9	87.2	84.1	.	.	.	22	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	94.2	90.5	88.4	23.6	26.4	1.05	50	0
94	Commercial/Industrial Aggregation	115.6	102.6	78.4	.	.	.	12	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	97.3	95.7	92.9	19.9	23.9	1.03	79	0

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

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

10:00 Thursday, June 5, 2014 244

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

CO=49 County\_Name=Benton/Morrison Joint\_City=Royalton

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

CO=49 County\_Name=Cass/Morrison Joint\_City=Motley

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

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

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

10:00 Thursday, June 5, 2014 245

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

County\_Name=Mower CO=50 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Austin TWP	0002	96.8	91.3	91.7	.	.	.	8	5
Lansing	0008	113.1	92.6	94.6	.	.	.	6	6
Adams	0100	101.4	91.2	93.1	.	.	.	8	8
Austin	0200	100.0	98.0	98.2	10.1	15.0	1.02	246	243
Brownsdale	0300	102.3	92.8	95.5	.	.	.	7	7
Grand Meadow	0600	103.7	100.3	100.2	.	.	.	13	13
Le Roy	0800	113.4	94.4	97.3	.	.	.	11	10

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

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

10:00 Thursday, June 5, 2014 246

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Austin TWP	0002	96.8	91.3	91.7	.	.	.	8	5
Lansing	0008	113.1	92.6	94.6	.	.	.	6	6
Adams	0100	101.4	91.2	93.1	.	.	.	8	8
Austin	0200	100.0	98.0	98.2	10.1	15.0	1.02	246	243
Brownsdale	0300	102.3	92.8	95.5	.	.	.	7	7
Grand Meadow	0600	103.7	100.3	100.2	.	.	.	13	13
Le Roy	0800	113.4	94.4	97.3	.	.	.	11	10

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

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

10:00 Thursday, June 5, 2014 247

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

County\_Name=Mower CO=50 PT=93 Property=Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Lyle TWP	0011	101.7	94.9	97.2	.	.	.	7	0

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

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

10:00 Thursday, June 5, 2014 248

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

County\_Name=Mower CO=50 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Lyle TWP	0011	101.7	94.9	97.2	.	.	.	7	0

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



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

10:00 Thursday, June 5, 2014 **249**

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

CO=50 County\_Name=Mower

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	101.3	97.6	97.3	12.2	16.5	1.03	348	340
90	Agricultural Bare Land (less than 34.5 acres) Aggregation	97.8	90.8	87.5	.	.	.	7	0
91	Seasonal Recreational Residential/Residential Aggregation	101.3	97.6	97.3	12.2	16.5	1.03	348	340
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	90.6	91.0	87.3	15.1	18.7	1.03	46	0
94	Commercial/Industrial Aggregation	97.4	92.6	87.1	.	.	.	11	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	90.6	91.0	87.3	15.1	18.7	1.03	46	0

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

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

10:00 Thursday, June 5, 2014 250

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

County\_Name=Murray CO=51 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Lake Sarah	0011	105.6	103.8	99.9	.	.	.	7	0
Fulda	0500	96.2	92.8	94.9	.	.	.	17	0
Slayton	1000	96.4	97.8	94.0	.	.	.	28	0

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

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

10:00 Thursday, June 5, 2014 251

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

County\_Name=Murray CO=51 PT=03 Property=Non-Commercial Seasonal Recreational Residential (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Lake Sarah	0011	89.0	84.4	91.3	.	.	.	8	0
Shetek	0018	97.2	100.3	98.4	.	.	.	9	0

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

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

10:00 Thursday, June 5, 2014 252

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Lake Sarah	0011	96.7	92.7	95.8	.	.	.	15	0
Shetek	0018	96.7	100.3	97.1	.	.	.	11	0
Fulda	0500	96.2	92.8	94.9	.	.	.	17	0
Slayton	1000	96.4	97.8	94.0	.	.	.	28	0

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

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

10:00 Thursday, June 5, 2014 253

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

CO=51 County\_Name=Murray

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	96.7	93.4	93.2	13.3	19.0	1.04	79	0
03	Non-Commercial Seasonal Recreational Residential (with buildings)	91.8	93.3	94.9	.	.	.	22	0
91	Seasonal Recreational Residential/Residential Aggregation	95.6	93.4	93.8	13.9	19.2	1.02	101	0
92	Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	106.3	101.7	102.0	.	.	.	12	12
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	98.1	94.8	94.4	16.8	22.2	1.04	41	41
94	Commercial/Industrial Aggregation	104.9	99.8	100.6	.	.	.	7	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	98.1	94.8	94.4	16.8	22.2	1.04	41	41

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

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

10:00 Thursday, June 5, 2014 254

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Belgrade	0001	92.3	91.2	91.2	.	.	.	8	8
Courtland	0100	96.4	94.3	95.9	.	.	.	10	10
Nicollet	0400	97.8	93.2	95.7	.	.	.	12	12
St. Peter	0600	95.7	94.8	94.5	9.2	11.4	1.01	84	84
North Mankato	8800	94.4	93.4	93.1	9.4	11.9	1.01	205	205

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

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

10:00 Thursday, June 5, 2014 255

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

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

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Belgrade	0001	92.3	91.2	91.2	.	.	.	8	8
Courtland	0100	96.4	94.3	95.9	.	.	.	10	10
Nicollet	0400	97.8	93.2	95.7	.	.	.	12	12
St. Peter	0600	95.7	94.8	94.5	9.2	11.4	1.01	84	84
North Mankato	8800	94.4	93.4	93.1	9.4	11.9	1.01	205	205

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

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

10:00 Thursday, June 5, 2014 256

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

County\_Name=Nicollet CO=52 PT=93 Property=Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Belgrade	0001	110.4	101.6	99.9	.	.	.	8	8
Lafayette TWP	0006	86.6	86.5	86.4	.	.	.	6	6

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



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

10:00 Thursday, June 5, 2014 257

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

County\_Name=Nicollet CO=52 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Belgrade	0001	110.4	101.6	99.9	.	.	.	8	8
Lafayette TWP	0006	86.6	86.5	86.4	.	.	.	6	6

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

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

10:00 Thursday, June 5, 2014 258

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

CO=52 County\_Name=Nicollet

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	94.8	93.2	93.2	9.9	12.8	1.02	342	342
90	Agricultural Bare Land (less than 34.5 acres) Aggregation	96.4	93.1	92.8	.	.	.	6	0
91	Seasonal Recreational Residential/Residential Aggregation	94.8	93.1	93.2	9.9	12.8	1.02	343	342
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	97.1	92.6	89.4	.	.	.	24	24
94	Commercial/Industrial Aggregation	102.2	94.1	114.9	.	.	.	6	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	97.9	92.6	89.7	.	.	.	26	26

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

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

10:00 Thursday, June 5, 2014 259

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

CO=52 County\_Name=Blue Earth/Nicollet Joint\_City=Mankato

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

CO=52 County\_Name=Blue Earth/Nicollet Joint\_City=North Mankato

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

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

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

10:00 Thursday, June 5, 2014 260

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

County\_Name=Nobles CO=53 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Adrian	0100	91.0	94.2	88.1	.	.	.	15	0
Ellsworth	0500	101.8	99.6	101.1	.	.	.	6	0
Worthington	1300	93.8	91.8	93.5	14.1	18.6	1.00	121	0

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 261

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Nobles CO=53 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Adrian	0100	91.0	94.2	88.1	.	.	.	15	0
Ellsworth	0500	101.8	99.6	101.1	.	.	.	6	0
Worthington	1300	93.8	91.8	93.5	14.1	18.6	1.00	121	0

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 262

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Nobles CO=53 PT=93 Property=Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Wilmont TWP	0019	90.1	89.1	92.2	.	.	.	6	6

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 263

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Nobles CO=53 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Wilmont TWP	0019	90.1	89.1	92.2	.	.	.	6	6

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 264

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=53 County\_Name=Nobles

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	94.1	92.4	92.7	13.9	18.1	1.02	175	0
91	Seasonal Recreational Residential/Residential Aggregation	94.1	92.4	92.7	13.9	18.1	1.02	175	0
92	Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	85.7	82.8	86.5	.	.	.	6	6
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	94.1	91.0	90.4	13.3	19.9	1.04	34	34
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	94.8	91.2	90.9	13.5	19.7	1.04	36	36

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 265

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Norman CO=54 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Ada	0100	102.9	101.2	99.3	.	.	.	22	0

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 266

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Norman CO=54 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Ada	0100	102.9	101.2	99.3	.	.	.	22	0

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 267

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=54 County\_Name=Norman

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	101.6	99.0	96.6	20.1	25.5	1.04	46	0
91	Seasonal Recreational Residential/Residential Aggregation	101.6	99.0	96.6	20.1	25.5	1.04	46	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	89.8	86.4	83.3	.	.	.	22	22
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	90.9	86.6	84.4	.	.	.	26	26

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 268

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Olmsted CO=55 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Cascade	0001	92.3	92.7	90.8	.	.	.	19	19
High Forest	0006	112.2	103.8	99.4	.	.	.	6	4
Marion	0009	98.2	98.4	96.1	8.4	11.1	1.02	37	35
New Haven	0010	89.5	90.1	90.4	.	.	.	8	6
Oronoco TWP	0012	94.7	92.3	91.3	.	.	.	29	25
Rochester TWP	0015	90.3	91.5	94.0	.	.	.	19	18
Byron	0100	96.9	96.7	93.6	7.9	12.4	1.04	78	78
Dover	0500	94.1	95.1	93.6	.	.	.	15	15
Eyota	0600	97.1	91.0	92.5	12.4	19.7	1.05	30	30
Rochester	0800	96.6	95.8	94.7	8.5	12.1	1.02	1,567	1,559
Stewartville	1000	95.5	94.2	94.1	7.9	11.2	1.02	102	102
Oronoco	1200	92.6	95.2	92.1	.	.	.	19	14
Chatfield	6400	97.8	96.8	96.9	.	.	.	20	0
Pine Island	9500	91.9	95.4	92.2	.	.	.	10	10

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 269

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Olmsted CO=55 PT=02 Property=Apartment (4 or more units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Rochester	0800	103.5	103.0	97.2	.	.	.	13	0

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**

10:00 Thursday, June 5, 2014 270

**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Olmsted CO=55 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Cascade	0001	92.3	92.7	90.8	.	.	.	19	19
High Forest	0006	112.2	103.8	99.4	.	.	.	6	4
Marion	0009	98.2	98.4	96.1	8.4	11.1	1.02	37	35
New Haven	0010	89.5	90.1	90.4	.	.	.	8	6
Oronoco TWP	0012	95.1	92.6	91.4	12.1	15.4	1.04	30	26
Rochester TWP	0015	90.3	91.5	94.0	.	.	.	19	18
Byron	0100	96.9	96.7	93.6	7.9	12.4	1.04	78	78
Dover	0500	94.1	95.1	93.6	.	.	.	15	15
Eyota	0600	97.1	91.0	92.5	12.4	19.7	1.05	30	30
Rochester	0800	96.6	95.8	94.7	8.5	12.1	1.02	1,567	1,559
Stewartville	1000	95.5	94.2	94.1	7.9	11.2	1.02	102	102
Oronoco	1200	92.6	95.2	92.1	.	.	.	19	14
Chatfield	6400	97.8	96.8	96.9	.	.	.	20	0
Pine Island	9500	91.9	95.4	92.2	.	.	.	10	10

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

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**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Olmsted CO=55 PT=94 Property=Commercial/Industrial Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Rochester	0800	97.3	95.6	91.6	15.0	20.9	1.06	32	0

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

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**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Olmsted CO=55 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Salem	0017	93.2	91.7	100.7	.	.	.	6	0

**All sales adjusted for time and terms  
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source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 273

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=55 County\_Name=Olmsted

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	96.4	95.6	94.4	8.6	12.4	1.02	1,976	1,928
02	Apartment (4 or more units)	103.5	103.0	97.2	.	.	.	13	0
90	Agricultural Bare Land (less than 34.5 acres) Aggregation	88.1	91.8	85.9	.	.	.	14	0
91	Seasonal Recreational Residential/Residential Aggregation	96.4	95.6	94.4	8.6	12.4	1.02	1,977	1,929
92	Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	87.2	83.4	83.7	.	.	.	8	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	91.0	93.0	87.1	.	.	.	20	0
94	Commercial/Industrial Aggregation	97.6	96.1	92.0	15.2	20.9	1.06	40	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	92.8	92.9	88.5	16.0	22.0	1.05	33	0

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
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source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

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**Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=55 County\_Name=Fillmore/Olmsted Joint\_City=Chatfield

Joint_City	City-Twp Code	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	County_Name
Chatfield	6400	Residential (less than 4 units)	102.9	101.9	101.2	10.9	14.1	1.02	52	Fillmore/Olmsted
Chatfield	6400	Seasonal Recreational Residential/Residential Aggregation	102.9	101.9	101.2	10.9	14.1	1.02	52	Fillmore/Olmsted
Chatfield	6400	Commercial/Industrial Aggregation	110.2	98.1	102.1	.	.	.	6	Fillmore/Olmsted

CO=55 County\_Name=Goodhue/Olmsted Joint\_City=Pine Island

Joint_City	City-Twp Code	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	County_Name
Pine Island	9500	Residential (less than 4 units)	94.3	93.8	92.6	9.0	11.9	1.02	39	Goodhue/Olmsted
Pine Island	9500	Seasonal Recreational Residential/Residential Aggregation	94.3	93.8	92.6	9.0	11.9	1.02	39	Goodhue/Olmsted

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\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

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**Selected Countywide Ratios with Largest Cities Removed:  
Hennepin without Minneapolis, Ramsey without St. Paul  
St. Louis without Duluth, Olmsted without Rochester  
Benton, Sherburne and Stearns without St Cloud, Clay without Moorhead**

CO=55 County=Olmsted without Rochester

Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales
Residential (less than 4 units)	95.8	94.8	93.3	9.1	13.2	1.03	409
Agricultural Bare Land (less than 34.5 acres) Aggregation	88.1	91.8	85.9	.	.	.	14
Seasonal Recreational Residential/Residential Aggregation	95.8	94.8	93.3	9.1	13.2	1.03	410
Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	87.2	83.4	83.7	.	.	.	8
Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	91.0	93.0	87.1	.	.	.	20
Commercial/Industrial Aggregation	98.8	98.6	100.6	.	.	.	8
Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	92.8	92.9	88.5	16.0	22.0	1.05	33

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
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source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 276

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Otter Tail CO=56 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Aurdal	0003	96.2	97.8	95.8	.	.	.	19	2
Candor	0008	95.5	98.8	94.7	.	.	.	6	2
Dane Prairie	0013	92.2	94.1	92.6	.	.	.	7	3
Dora	0016	90.4	90.3	88.4	.	.	.	10	8
Dunn	0017	97.4	98.5	90.9	.	.	.	18	13
Edna	0020	105.7	96.1	95.9	.	.	.	6	3
Elizabeth TWP	0022	92.8	89.4	91.8	.	.	.	9	4
Everts	0025	99.5	97.7	101.0	.	.	.	11	8
Fergus Falls TWP	0026	97.0	93.1	93.7	.	.	.	11	0
Girard	0029	89.5	91.7	88.5	.	.	.	7	4
Hobart	0032	96.0	99.2	90.2	.	.	.	10	7
Lida	0037	99.3	103.5	94.8	.	.	.	8	7
Maine	0038	95.2	93.9	94.2	.	.	.	6	4
Perham TWP	0051	96.2	92.7	94.3	.	.	.	6	0
Rush Lake	0053	96.4	100.1	94.5	.	.	.	7	3
Sverdrup	0057	93.4	93.4	93.8	.	.	.	8	5
Battle Lake	0200	100.0	96.1	97.7	.	.	.	9	0
Fergus Falls	1300	98.5	93.4	92.4	16.7	20.9	1.06	197	7
Henning	1400	110.4	101.7	97.6	.	.	.	6	0
New York Mills	1600	101.4	94.6	93.7	.	.	.	15	0

**All sales adjusted for time and terms  
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**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
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10:00 Thursday, June 5, 2014 277

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Otter Tail CO=56 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Ottertail	1700	96.6	93.9	90.8	.	.	.	8	3
Parkers Prairie	1800	101.7	100.3	99.2	.	.	.	14	1
Pelican Rapids	1900	104.5	93.1	95.0	.	.	.	22	0
Perham	2000	90.4	95.2	91.4	12.6	16.5	0.99	41	0
Vergas	2300	92.4	94.4	95.9	.	.	.	10	1

**All sales adjusted for time and terms  
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source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**

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**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Otter Tail CO=56 PT=03 Property=Non-Commercial Seasonal Recreational Residential (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Amor	0002	101.5	88.9	94.9	.	.	.	6	5
Dunn	0017	92.5	92.6	96.6	.	.	.	26	26
Edna	0020	89.7	84.5	86.5	.	.	.	11	11
Everts	0025	92.3	90.7	91.9	.	.	.	18	17
Girard	0029	93.9	94.6	89.9	.	.	.	12	11
Hobart	0032	89.8	87.0	89.5	.	.	.	9	9
Lida	0037	90.8	85.6	89.7	.	.	.	13	12
Maine	0038	86.3	82.6	84.6	.	.	.	8	8
Nidaros	0041	96.4	85.1	93.9	.	.	.	7	6
Ottertail TWP	0046	90.3	89.6	90.9	.	.	.	7	7
Rush Lake	0053	107.9	94.4	97.2	.	.	.	13	11
Scambler	0055	82.1	78.3	76.9	.	.	.	7	7
Star Lake	0056	115.7	99.4	90.7	.	.	.	7	5
Tordenskjold	0058	101.8	91.8	102.9	.	.	.	6	5

**All sales adjusted for time and terms**  
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**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
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10:00 Thursday, June 5, 2014 279

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Otter Tail CO=56 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Amor	0002	95.8	88.2	91.5	.	.	.	9	7
Aurdal	0003	96.2	97.8	95.8	.	.	.	19	2
Candor	0008	89.7	88.8	91.2	.	.	.	8	4
Clitherall TWP	0010	110.8	93.9	93.3	.	.	.	7	6
Corliss	0012	76.3	73.1	73.2	.	.	.	6	5
Dane Prairie	0013	90.0	94.1	91.4	.	.	.	11	7
Dead Lake	0014	99.8	100.0	99.3	.	.	.	8	6
Dora	0016	91.4	90.3	90.5	.	.	.	14	12
Dunn	0017	94.5	95.6	94.6	17.0	21.7	1.01	44	39
Eagle Lake	0018	99.3	101.4	96.0	.	.	.	10	8
Edna	0020	95.3	93.7	90.2	.	.	.	17	14
Elizabeth TWP	0022	94.2	90.2	93.3	.	.	.	11	6
Everts	0025	95.0	92.8	95.2	.	.	.	29	25
Fergus Falls TWP	0026	97.0	93.1	93.7	.	.	.	11	0
Girard	0029	92.3	92.4	89.3	.	.	.	19	15
Hobart	0032	93.1	92.6	89.9	.	.	.	19	16
Leaf Lake	0035	110.1	97.8	103.2	.	.	.	8	7
Lida	0037	94.0	92.0	92.3	.	.	.	21	19
Maine	0038	90.1	90.1	88.2	.	.	.	14	12
Nidaros	0041	95.0	85.1	90.8	.	.	.	8	7

**All sales adjusted for time and terms  
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source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Otter Tail CO=56 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Ottertail TWP	0046	90.3	89.6	87.1	.	.	.	11	9
Pelican	0050	89.3	89.5	89.0	.	.	.	8	4
Perham TWP	0051	91.8	84.6	88.6	.	.	.	7	1
Pine Lake	0052	97.5	93.1	95.6	.	.	.	8	7
Rush Lake	0053	103.9	96.4	96.3	.	.	.	20	14
Scambler	0055	85.1	84.6	77.6	.	.	.	8	7
Star Lake	0056	108.5	93.4	89.6	.	.	.	10	7
Sverdrup	0057	92.0	91.3	91.9	.	.	.	12	9
Tordenskjold	0058	99.0	96.6	100.5	.	.	.	11	8
Battle Lake	0200	100.0	96.1	97.7	.	.	.	9	0
Fergus Falls	1300	98.5	93.4	92.4	16.7	20.9	1.06	197	7
Henning	1400	110.4	101.7	97.6	.	.	.	6	0
New York Mills	1600	101.4	94.6	93.7	.	.	.	15	0
Ottertail	1700	100.6	94.3	95.0	.	.	.	11	5
Parkers Prairie	1800	102.0	100.6	99.6	.	.	.	15	1
Pelican Rapids	1900	104.5	93.1	95.0	.	.	.	22	0
Perham	2000	90.4	95.2	91.4	12.6	16.5	0.99	41	0
Vergas	2300	89.4	92.0	92.0	.	.	.	12	2

**All sales adjusted for time and terms  
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**2013 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Otter Tail CO=56 PT=92 Property=Rural Vacant Land Aggregation (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Paddock	0048	99.9	90.6	94.2	.	.	.	7	7

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**

10:00 Thursday, June 5, 2014 282

**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Otter Tail CO=56 PT=93 Property=Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Inman	0034	93.4	90.4	93.9	.	.	.	7	7
Paddock	0048	99.9	90.6	94.2	.	.	.	7	7

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **283**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Otter Tail CO=56 PT=94 Property=Commercial/Industrial Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Fergus Falls	1300	93.4	95.9	115.7	.	.	.	8	0

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **284**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Otter Tail CO=56 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Bluffton TWP	0005	101.0	100.6	100.9	.	.	.	6	6
Compton	0011	93.2	97.9	88.8	.	.	.	6	6
Inman	0034	93.4	90.4	93.9	.	.	.	7	7
Paddock	0048	93.1	90.2	56.3	.	.	.	8	8

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 285

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=56 County\_Name=Otter Tail

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	97.7	95.2	93.4	15.4	20.3	1.04	604	124
03	Non-Commercial Seasonal Recreational Residential (with buildings)	95.2	92.3	91.6	18.7	22.4	1.03	210	193
90	Agricultural Bare Land (less than 34.5 acres) Aggregation	176.8	94.9	104.6	.	.	.	21	0
91	Seasonal Recreational Residential/Residential Aggregation	97.1	94.3	92.8	16.3	20.8	1.04	814	317
92	Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	95.1	92.5	85.7	16.4	21.3	1.11	80	80
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	97.2	94.6	87.8	18.7	23.0	1.10	108	108
94	Commercial/Industrial Aggregation	98.7	91.6	107.0	30.0	32.7	0.89	36	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	99.2	95.1	87.3	19.8	24.0	1.08	142	142

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
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source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
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**Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

CO=56 County\_Name=Otter Tail/Wadena Joint\_City=Wadena

Joint_City	City-Twp Code	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	County_Name
Wadena	9500	Residential (less than 4 units)	100.4	95.9	91.2	17.9	21.5	1.09	43	Otter Tail/Wadena
Wadena	9500	Seasonal Recreational Residential/Residential Aggregation	100.4	95.9	91.2	17.9	21.5	1.09	43	Otter Tail/Wadena

CO=56 County\_Name=Otter Tail/Wilkin Joint\_City=Rothsay

Joint_City	City-Twp Code	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	County_Name
Rothsay	8500	Residential (less than 4 units)	87.1	94.6	89.7	.	.	.	7	Otter Tail/Wilkin
Rothsay	8500	Seasonal Recreational Residential/Residential Aggregation	87.1	94.6	89.7	.	.	.	7	Otter Tail/Wilkin

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
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10:00 Thursday, June 5, 2014 287

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Pennington CO=57 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Rocksbury	0016	99.8	93.2	98.3	.	.	.	12	0
Thief River Falls	0600	99.5	95.3	95.8	13.5	20.2	1.04	136	0

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 288

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Pennington CO=57 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Rocksbury	0016	99.8	93.2	98.3	.	.	.	12	0
Thief River Falls	0600	99.5	95.3	95.8	13.5	20.2	1.04	136	0

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **289**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Pennington CO=57 PT=93 Property=Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Highlanding	0007	90.5	85.5	92.0	.	.	.	8	8

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **290**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Pennington CO=57 PT=94 Property=Commercial/Industrial Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Thief River Falls	0600	99.7	94.5	73.2	.	.	.	12	0

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
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source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **291**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Pennington CO=57 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Highlanding	0007	90.5	85.5	92.0	.	.	.	8	8

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
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source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
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**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=57 County\_Name=Pennington

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	99.2	95.1	95.1	14.9	21.3	1.04	162	0
91	Seasonal Recreational Residential/Residential Aggregation	99.4	95.2	95.1	15.1	21.5	1.05	163	0
92	Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	83.7	88.5	78.1	.	.	.	16	16
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	85.6	82.5	80.0	24.4	29.5	1.08	42	42
94	Commercial/Industrial Aggregation	99.7	94.5	73.2	.	.	.	12	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	85.8	80.8	76.3	25.7	30.1	1.08	48	48

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
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source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Pine CO=58 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Pokegama	0030	94.6	95.1	95.1	.	.	.	14	0
Sandstone TWP	0033	94.0	96.4	93.4	.	.	.	9	0
Windemere	0036	101.3	94.5	96.7	.	.	.	11	0
Hinckley	1200	97.0	97.4	95.7	.	.	.	11	0
Pine City	1700	100.4	97.4	97.2	.	.	.	29	0
Sandstone	2100	93.9	93.9	90.4	.	.	.	9	0
Rock Creek	2400	99.6	96.4	98.6	.	.	.	12	0

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
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source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
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10:00 Thursday, June 5, 2014 **294**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Pine CO=58 PT=03 Property=Non-Commercial Seasonal Recreational Residential (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Pokegama	0030	96.1	95.5	94.1	.	.	.	12	0
Wilma	0035	94.4	97.5	94.3	.	.	.	7	0
Windemere	0036	103.4	98.4	100.7	.	.	.	11	0

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source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
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10:00 Thursday, June 5, 2014 295

**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Pine CO=58 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Chengwatana	0009	96.5	95.1	93.0	.	.	.	7	0
Fleming	0016	101.3	101.1	98.2	.	.	.	6	0
Pine City TWP	0028	90.9	93.6	91.7	.	.	.	10	0
Pine Lake	0029	94.3	94.2	88.2	.	.	.	7	0
Pokegama	0030	95.3	95.4	94.7	.	.	.	26	0
Sandstone TWP	0033	94.0	96.4	93.4	.	.	.	9	0
Wilma	0035	94.8	97.5	94.7	.	.	.	8	0
Windemere	0036	102.4	98.0	98.5	.	.	.	22	0
Hinckley	1200	97.0	97.4	95.7	.	.	.	11	0
Pine City	1700	100.4	97.4	97.2	.	.	.	29	0
Sandstone	2100	93.9	93.9	90.4	.	.	.	9	0
Rock Creek	2400	99.6	96.4	98.6	.	.	.	12	0

**All sales adjusted for time and terms**  
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**2013 Assessment Sales Ratio Study  
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10:00 Thursday, June 5, 2014 **296**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Pine CO=58 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Rock Creek	2400	94.6	93.0	91.7	.	.	.	6	0

**All sales adjusted for time and terms  
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**2013 Assessment Sales Ratio Study  
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**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=58 County\_Name=Pine

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	97.0	94.5	93.7	11.3	16.4	1.04	166	0
03	Non-Commercial Seasonal Recreational Residential (with buildings)	97.8	97.5	95.8	11.9	15.0	1.02	65	0
90	Agricultural Bare Land (less than 34.5 acres) Aggregation	91.1	90.9	89.4	.	.	.	17	17
91	Seasonal Recreational Residential/Residential Aggregation	97.3	95.3	94.2	11.6	16.0	1.03	231	0
92	Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	99.8	96.2	98.8	16.5	22.8	1.01	36	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	99.3	94.4	96.4	17.8	24.6	1.03	42	0
94	Commercial/Industrial Aggregation	99.7	104.0	94.7	.	.	.	7	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	99.8	95.4	97.8	16.5	22.6	1.02	55	0

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
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source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
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10:00 Thursday, June 5, 2014 **298**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Pipestone CO=59 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Edgerton	0100	91.7	91.3	88.3	.	.	.	7	0
Pipestone	0700	95.3	94.8	93.9	6.7	9.4	1.01	41	0

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
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10:00 Thursday, June 5, 2014 **299**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Pipestone CO=59 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Edgerton	0100	91.7	91.3	88.3	.	.	.	7	0
Pipestone	0700	95.3	94.8	93.9	6.7	9.4	1.01	41	0

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
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10:00 Thursday, June 5, 2014 **300**

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=59 County\_Name=Pipestone

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	96.1	95.3	93.7	8.2	12.5	1.03	59	0
91	Seasonal Recreational Residential/Residential Aggregation	96.1	95.3	93.7	8.2	12.5	1.03	59	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	98.7	94.7	100.5	.	.	.	17	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	98.7	94.7	100.5	.	.	.	17	0

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
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source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
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10:00 Thursday, June 5, 2014 301

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Polk CO=60 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Crookston	0400	95.1	94.2	93.7	10.7	13.9	1.01	64	64
East Grand Forks	0500	91.0	90.0	90.9	9.2	12.2	1.00	137	137
Fertile	0900	88.8	91.4	83.3	.	.	.	11	11
Fisher	1000	102.9	94.7	94.6	.	.	.	12	12
Fosston	1100	96.9	91.3	93.0	.	.	.	15	15

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
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**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Polk CO=60 PT=03 Property=Non-Commercial Seasonal Recreational Residential (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Godfrey	0022	108.2	102.2	96.7	.	.	.	8	0
Woodside	0059	88.8	88.9	87.3	.	.	.	19	0

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
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10:00 Thursday, June 5, 2014 303

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Polk CO=60 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Godfrey	0022	107.0	102.2	97.3	.	.	.	10	2
Woodside	0059	88.2	87.7	87.0	.	.	.	21	1
Grove Park-Tilden	0060	101.9	99.9	100.6	.	.	.	6	0
Crookston	0400	95.1	94.2	93.7	10.7	13.9	1.01	64	64
East Grand Forks	0500	91.0	90.0	90.9	9.2	12.2	1.00	137	137
Fertile	0900	88.8	91.4	83.3	.	.	.	11	11
Fisher	1000	102.9	94.7	94.6	.	.	.	12	12
Fosston	1100	96.9	91.3	93.0	.	.	.	15	15

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
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10:00 Thursday, June 5, 2014 **304**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Polk CO=60 PT=93 Property=Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Johnson	0032	81.2	87.0	81.6	.	.	.	7	7

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 305

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Polk CO=60 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Johnson	0032	81.4	87.0	81.2	.	.	.	9	9

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 306

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=60 County\_Name=Polk

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	92.5	90.6	90.9	11.7	15.9	1.02	295	289
03	Non-Commercial Seasonal Recreational Residential (with buildings)	96.4	94.7	91.1	17.7	25.1	1.06	36	1
90	Agricultural Bare Land (less than 34.5 acres) Aggregation	77.5	75.3	70.3	.	.	.	7	7
91	Seasonal Recreational Residential/Residential Aggregation	92.9	90.8	90.9	12.5	17.2	1.02	331	290
92	Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	85.1	89.4	84.1	19.9	15.5	1.07	32	32
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	90.1	88.3	87.5	21.2	22.3	1.04	109	109
94	Commercial/Industrial Aggregation	86.4	79.2	82.3	.	.	.	11	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	90.4	88.2	87.9	20.1	21.9	1.04	123	123

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
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10:00 Thursday, June 5, 2014 307

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Pope CO=61 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Glenwood TWP	0007	95.6	97.5	94.1	.	.	.	15	0
Glenwood	0300	94.6	94.8	88.2	.	.	.	24	0
Starbuck	0800	99.5	99.3	92.6	.	.	.	23	0

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
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**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Pope CO=61 PT=03 Property=Non-Commercial Seasonal Recreational Residential (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Leven	0012	101.9	104.2	103.5	.	.	.	7	0

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
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10:00 Thursday, June 5, 2014 **309**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Pope CO=61 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Glenwood TWP	0007	97.9	101.8	97.3	.	.	.	19	0
Leven	0012	101.3	101.1	99.8	.	.	.	12	0
Minnewaska	0013	98.8	98.4	100.7	.	.	.	6	0
Glenwood	0300	94.6	94.8	88.2	.	.	.	24	0
Starbuck	0800	99.3	99.1	93.0	.	.	.	24	0

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
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**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=61 County\_Name=Pope

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	94.9	94.8	92.2	14.3	17.7	1.03	103	0
03	Non-Commercial Seasonal Recreational Residential (with buildings)	102.5	104.8	101.8	.	.	.	21	0
91	Seasonal Recreational Residential/Residential Aggregation	96.2	96.4	94.3	13.6	16.8	1.02	124	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	97.8	97.9	87.5	.	.	.	29	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	97.7	97.1	88.9	21.7	27.2	1.08	33	0

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Ramsey CO=62 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
White Bear	0014	95.5	94.5	95.5	7.3	9.4	1.00	100	93
New Brighton	0100	94.5	94.0	94.5	5.4	7.6	1.00	157	152
North St. Paul	0200	94.2	95.0	93.4	7.9	12.1	1.01	81	80
Roseville	0400	94.6	94.6	94.1	7.3	10.0	1.01	278	273
Falcon Heights	0500	93.4	91.6	92.6	.	.	.	23	23
Lauderdale	0600	93.9	95.2	93.5	.	.	.	21	21
Arden Hills	0700	96.7	95.6	95.8	7.2	12.3	1.01	74	68
Little Canada	0800	95.1	95.2	95.7	6.5	8.9	0.99	64	58
North Oaks	1000	93.4	94.2	94.0	5.9	7.4	0.99	65	62
Maplewood	1100	97.4	97.0	97.1	6.2	8.7	1.00	244	243
Shoreview	1200	95.3	95.1	94.6	5.9	8.0	1.01	293	285
Vadnais Heights	1300	94.7	93.9	94.2	5.8	8.0	1.01	101	100
Mounds View	1700	94.3	94.6	93.8	4.9	7.0	1.01	72	72
St. Paul	8900	95.3	94.3	93.7	7.7	11.1	1.02	1,833	1,833
St. Anthony	9100	93.8	94.5	93.7	.	.	.	17	17
White Bear Lake	9400	94.4	94.5	93.5	8.2	10.5	1.01	198	185

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
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**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Ramsey CO=62 PT=02 Property=Apartment (4 or more units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
St. Paul	8900	100.5	100.0	98.2	7.0	10.0	1.02	64	0

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**



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**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Ramsey CO=62 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
White Bear	0014	95.5	94.5	95.5	7.3	9.4	1.00	100	93
New Brighton	0100	94.5	94.0	94.5	5.4	7.6	1.00	157	152
North St. Paul	0200	94.2	95.0	93.4	7.9	12.1	1.01	81	80
Roseville	0400	94.6	94.6	94.1	7.3	10.0	1.01	278	273
Falcon Heights	0500	93.4	91.6	92.6	.	.	.	23	23
Lauderdale	0600	93.9	95.2	93.5	.	.	.	21	21
Arden Hills	0700	96.7	95.6	95.8	7.2	12.3	1.01	74	68
Little Canada	0800	95.1	95.2	95.7	6.5	8.9	0.99	64	58
North Oaks	1000	93.4	94.2	94.0	5.9	7.4	0.99	65	62
Maplewood	1100	97.4	97.0	97.1	6.2	8.7	1.00	244	243
Shoreview	1200	95.3	95.1	94.6	5.9	8.0	1.01	293	285
Vadnais Heights	1300	94.7	93.9	94.2	5.8	8.0	1.01	101	100
Mounds View	1700	94.3	94.6	93.8	4.9	7.0	1.01	72	72
St. Paul	8900	95.3	94.3	93.7	7.7	11.1	1.02	1,833	1,833
St. Anthony	9100	93.8	94.5	93.7	.	.	.	17	17
White Bear Lake	9400	94.4	94.5	93.5	8.2	10.5	1.01	198	185

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Ramsey CO=62 PT=94 Property=Commercial/Industrial Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
St. Paul	8900	98.3	99.9	96.3	8.6	11.7	1.02	46	0

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
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**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=62 County\_Name=Ramsey

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	95.2	94.6	94.2	7.2	10.2	1.01	3,624	3,568
02	Apartment (4 or more units)	100.6	99.8	98.6	7.2	10.0	1.02	70	0
91	Seasonal Recreational Residential/Residential Aggregation	95.2	94.6	94.2	7.2	10.2	1.01	3,624	3,568
94	Commercial/Industrial Aggregation	98.0	99.6	97.6	8.4	11.4	1.00	75	0

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
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**Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=62 County\_Name=Anoka/Ramsey Joint\_City=Blaine

Joint_City	City-Twp Code	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	County_Name
Blaine	6200	Residential (less than 4 units)	97.5	93.3	93.9	10.8	12.2	1.02	667	Anoka/Ramsey
Blaine	6200	Seasonal Recreational Residential/Residential Aggregation	97.5	93.3	93.9	10.8	12.2	1.02	667	Anoka/Ramsey

CO=62 County\_Name=Anoka/Ramsey Joint\_City=Spring Lake Park

Joint_City	City-Twp Code	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	County_Name
Spring Lake Park	8700	Residential (less than 4 units)	95.4	95.0	94.7	7.4	9.9	1.01	60	Anoka/Ramsey
Spring Lake Park	8700	Seasonal Recreational Residential/Residential Aggregation	95.4	95.0	94.7	7.4	9.9	1.01	60	Anoka/Ramsey

CO=62 County\_Name=Hennepin/Ramsey Joint\_City=St. Anthony

Joint_City	City-Twp Code	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	County_Name
St. Anthony	9100	Residential (less than 4 units)	93.6	91.3	92.5	8.7	12.6	1.01	80	Hennepin/Ramsey
St. Anthony	9100	Seasonal Recreational Residential/Residential Aggregation	93.6	91.3	92.5	8.7	12.6	1.01	80	Hennepin/Ramsey

CO=62 County\_Name=Ramsey/Washington Joint\_City=White Bear Lake

Joint_City	City-Twp Code	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	County_Name
White Bear Lake	9400	Residential (less than 4 units)	94.4	94.5	93.5	8.1	10.5	1.01	202	Ramsey/Washington
White Bear Lake	9400	Seasonal Recreational Residential/Residential Aggregation	94.4	94.5	93.5	8.1	10.5	1.01	202	Ramsey/Washington

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
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source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
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**Selected Countywide Ratios with Largest Cities Removed:  
Hennepin without Minneapolis, Ramsey without St. Paul  
St. Louis without Duluth, Olmsted without Rochester  
Benton, Sherburne and Stearns without St Cloud, Clay without Moorhead**

CO=62 County=Ramsey without St. Paul

Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales
Residential (less than 4 units)	95.1	95.0	94.7	6.6	9.2	1.01	1,791
Apartment (4 or more units)	101.3	97.8	106.5	.	.	.	6
Seasonal Recreational Residential/Residential Aggregation	95.1	95.0	94.7	6.6	9.2	1.01	1,791
Commercial/Industrial Aggregation	97.6	98.1	100.3	.	.	.	29

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Red Lake CO=63 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Oklee	0400	89.4	83.0	92.0	.	.	.	6	0
Red Lake Falls	0600	96.7	88.6	88.7	.	.	.	9	0

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
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source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Red Lake CO=63 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Oklee	0400	89.4	83.0	92.0	.	.	.	6	0
Red Lake Falls	0600	96.7	88.6	88.7	.	.	.	9	0

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Red Lake CO=63 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Equality	0003	92.6	95.9	85.0	.	.	.	7	7

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
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source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study  
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**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=63 County\_Name=Red Lake

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	86.9	83.6	77.8	.	.	.	28	0
91	Seasonal Recreational Residential/Residential Aggregation	86.9	83.6	77.8	.	.	.	28	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	85.9	80.2	73.9	.	.	.	28	28
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	88.9	80.2	77.7	26.9	32.9	1.14	36	36

**All sales adjusted for time and terms  
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\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Redwood CO=64 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Lamberton	0400	110.1	101.6	103.0	.	.	.	8	0
Morgan	0700	101.0	97.3	95.9	.	.	.	7	0
Redwood Falls	0900	99.9	98.8	96.7	10.6	17.1	1.03	67	0
Sanborn	1100	103.0	105.2	105.0	.	.	.	8	0
Wabasso	1400	97.4	92.0	94.3	.	.	.	10	0
Walnut Grove	1500	94.4	92.8	90.0	.	.	.	12	0

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Redwood CO=64 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Lamberton	0400	110.1	101.6	103.0	.	.	.	8	0
Morgan	0700	101.0	97.3	95.9	.	.	.	7	0
Redwood Falls	0900	99.9	98.8	96.7	10.6	17.1	1.03	67	0
Sanborn	1100	103.0	105.2	105.0	.	.	.	8	0
Wabasso	1400	97.4	92.0	94.3	.	.	.	10	0
Walnut Grove	1500	94.4	92.8	90.0	.	.	.	12	0

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Redwood CO=64 PT=93 Property=Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Sundown	0018	89.4	90.7	89.1	.	.	.	6	6

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 325

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Redwood CO=64 PT=94 Property=Commercial/Industrial Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Redwood Falls	0900	90.3	92.2	92.4	.	.	.	6	0

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 326

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Redwood CO=64 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Sundown	0018	89.4	90.7	89.1	.	.	.	6	6

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 327

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=64 County\_Name=Redwood

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	100.7	98.6	96.5	13.5	19.5	1.04	148	0
91	Seasonal Recreational Residential/Residential Aggregation	100.7	98.6	96.5	13.5	19.5	1.04	148	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	93.7	90.9	92.4	10.3	15.3	1.02	57	57
94	Commercial/Industrial Aggregation	88.4	91.7	92.1	.	.	.	11	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	94.2	91.6	92.8	10.6	15.3	1.02	60	60

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
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10:00 Thursday, June 5, 2014 328

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Renville CO=65 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Bird Island	0100	98.2	92.5	89.8	.	.	.	9	0
Fairfax	0400	97.5	98.6	98.2	.	.	.	11	0
Hector	0600	95.0	91.9	91.4	.	.	.	9	0
Olivia	0800	97.5	95.6	97.6	.	.	.	11	0
Renville	0900	92.2	93.0	91.5	.	.	.	12	0

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study  
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10:00 Thursday, June 5, 2014 **329**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Renville CO=65 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Bird Island	0100	98.2	92.5	89.8	.	.	.	9	0
Fairfax	0400	97.5	98.6	98.2	.	.	.	11	0
Hector	0600	95.0	91.9	91.4	.	.	.	9	0
Olivia	0800	97.5	95.6	97.6	.	.	.	11	0
Renville	0900	92.2	93.0	91.5	.	.	.	12	0

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
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10:00 Thursday, June 5, 2014 **330**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Renville CO=65 PT=93 Property=Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Bandon	0001	95.4	93.9	91.7	.	.	.	6	0
Hector TWP	0014	93.0	93.3	88.4	.	.	.	7	0

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
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10:00 Thursday, June 5, 2014 331

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Renville CO=65 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Bandon	0001	95.4	93.9	91.7	.	.	.	6	0
Hector TWP	0014	93.0	93.3	88.4	.	.	.	7	0

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 332

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=65 County\_Name=Renville

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	97.2	97.2	96.1	9.8	12.5	1.01	87	0
91	Seasonal Recreational Residential/Residential Aggregation	97.2	97.2	96.1	9.8	12.5	1.01	87	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	98.3	98.0	96.2	10.2	13.0	1.02	68	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	98.3	98.0	96.2	10.2	13.0	1.02	68	0

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 333

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Rice CO=66 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Bridgewater	0001	94.2	91.9	90.8	.	.	.	19	18
Cannon City	0002	102.1	90.4	97.5	.	.	.	7	7
Forest	0004	93.8	92.5	92.9	.	.	.	14	8
Northfield TWP	0006	89.3	91.1	87.2	.	.	.	7	7
Shieldsville	0008	118.2	101.0	95.5	.	.	.	6	3
Walcott	0009	111.3	96.2	98.2	.	.	.	8	8
Warsaw	0010	95.4	93.1	83.6	.	.	.	13	9
Webster	0011	96.0	90.8	91.1	.	.	.	11	11
Wells	0012	94.4	95.0	92.5	.	.	.	15	8
Wheatland	0013	92.1	90.2	87.8	.	.	.	7	7
Dundas	0200	92.6	91.2	92.2	.	.	.	22	22
Faribault	0300	94.3	91.8	92.0	13.7	19.2	1.03	183	182
Lonsdale	0400	95.0	93.0	94.3	9.8	13.6	1.01	61	56
Morristown	0500	98.4	91.7	88.9	.	.	.	8	8
Northfield	9700	92.1	92.3	90.7	9.6	13.2	1.02	144	135

**All sales adjusted for time and terms  
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\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
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10:00 Thursday, June 5, 2014 **334**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Rice CO=66 PT=03 Property=Non-Commercial Seasonal Recreational Residential (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Wells	0012	110.6	101.0	97.5	.	.	.	7	2

**All sales adjusted for time and terms  
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source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 335

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Rice CO=66 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Bridgewater	0001	94.2	91.9	90.8	.	.	.	19	18
Cannon City	0002	102.1	90.4	97.5	.	.	.	7	7
Forest	0004	96.0	93.2	93.5	.	.	.	15	8
Northfield TWP	0006	89.3	91.1	87.2	.	.	.	7	7
Shieldsville	0008	104.1	93.8	92.6	.	.	.	9	3
Walcott	0009	111.3	96.2	98.2	.	.	.	8	8
Warsaw	0010	95.4	93.1	83.6	.	.	.	13	9
Webster	0011	96.0	90.8	91.1	.	.	.	11	11
Wells	0012	99.5	96.9	93.6	.	.	.	22	10
Wheatland	0013	92.1	90.2	87.8	.	.	.	7	7
Dundas	0200	92.6	91.2	92.2	.	.	.	22	22
Faribault	0300	94.3	91.8	92.0	13.7	19.2	1.03	183	182
Lonsdale	0400	95.0	93.0	94.3	9.8	13.6	1.01	61	56
Morristown	0500	98.4	91.7	88.9	.	.	.	8	8
Northfield	9700	92.1	92.3	90.7	9.6	13.2	1.02	144	135

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
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source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 336

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=66 County\_Name=Rice

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	94.3	92.1	91.6	13.0	17.7	1.03	532	493
03	Non-Commercial Seasonal Recreational Residential (with buildings)	97.1	95.4	91.1	.	.	.	14	4
90	Agricultural Bare Land (less than 34.5 acres) Aggregation	101.7	102.0	97.6	.	.	.	10	0
91	Seasonal Recreational Residential/Residential Aggregation	94.4	92.3	91.6	13.4	18.1	1.03	546	497
92	Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	103.3	102.7	100.3	.	.	.	7	7
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	93.6	93.9	84.5	.	.	.	24	24
94	Commercial/Industrial Aggregation	86.4	90.7	77.8	.	.	.	14	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	92.6	93.9	84.3	.	.	.	28	28

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
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source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
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**Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

CO=66 County\_Name=Dakota/Rice Joint\_City=Northfield

Joint_City	City-Twp Code	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	County_Name
Northfield	9700	Residential (less than 4 units)	92.4	92.6	90.8	9.7	13.2	1.02	159	Dakota/Rice
Northfield	9700	Seasonal Recreational Residential/Residential Aggregation	92.4	92.6	90.8	9.7	13.2	1.02	159	Dakota/Rice

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
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10:00 Thursday, June 5, 2014 **338**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Rock CO=67 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Hills	0500	101.7	96.0	96.8	.	.	.	11	0
Luverne	0900	96.4	95.1	94.2	11.3	14.2	1.03	82	0

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
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source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **339**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Rock CO=67 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Hills	0500	101.7	96.0	96.8	.	.	.	11	0
Luverne	0900	96.4	95.1	94.2	11.3	14.2	1.03	82	0

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
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source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
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10:00 Thursday, June 5, 2014 **340**

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=67 County\_Name=Rock

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	95.6	94.1	93.8	10.9	14.8	1.02	118	0
91	Seasonal Recreational Residential/Residential Aggregation	95.6	94.1	93.8	10.9	14.8	1.02	118	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	95.6	95.2	96.2	.	.	.	14	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	95.6	95.2	96.2	.	.	.	14	0

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
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source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
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10:00 Thursday, June 5, 2014 341

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Roseau CO=68 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Moranville	0021	96.0	102.4	85.9	.	.	.	6	0
Lake	0035	102.8	98.5	97.5	.	.	.	13	0
Badger	0100	95.3	95.0	92.1	.	.	.	8	0
Greenbush	0200	87.9	91.8	79.9	.	.	.	13	0
Roseau	0900	94.9	91.6	92.0	11.2	15.0	1.03	31	0
Warroad	1600	94.9	91.9	91.7	.	.	.	19	0

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
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10:00 Thursday, June 5, 2014 342

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Roseau CO=68 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Moranville	0021	96.0	102.4	85.9	.	.	.	6	0
Lake	0035	102.6	98.8	97.7	.	.	.	16	0
Badger	0100	95.3	95.0	92.1	.	.	.	8	0
Greenbush	0200	87.9	91.8	79.9	.	.	.	13	0
Roseau	0900	94.9	91.6	92.0	11.2	15.0	1.03	31	0
Warroad	1600	94.9	91.9	91.7	.	.	.	19	0

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
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10:00 Thursday, June 5, 2014 **343**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Roseau CO=68 PT=93 Property=Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Lake	0035	88.2	81.9	70.9	.	.	.	8	0

**All sales adjusted for time and terms  
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source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
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10:00 Thursday, June 5, 2014 **344**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Roseau CO=68 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Malung	0018	94.0	91.0	100.1	.	.	.	6	0
Lake	0035	93.3	81.9	73.8	.	.	.	10	0

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source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
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10:00 Thursday, June 5, 2014 345

**Countywide Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

CO=68 County\_Name=Roseau

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	95.3	91.7	90.1	17.0	21.7	1.05	130	0
90	Agricultural Bare Land (less than 34.5 acres) Aggregation	109.3	84.3	111.9	.	.	.	8	8
91	Seasonal Recreational Residential/Residential Aggregation	95.5	91.8	90.3	16.9	21.6	1.05	133	0
92	Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	88.3	88.1	71.8	.	.	.	16	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	92.2	90.7	79.7	22.7	27.3	1.16	54	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	95.4	95.3	80.5	23.2	26.3	1.10	77	0

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=St. Louis CO=69 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Breitung	0012	106.6	103.4	115.8	.	.	.	6	0
Canosia	0014	90.3	91.6	89.5	.	.	.	13	11
Cotton	0019	96.4	97.5	93.2	.	.	.	7	0
Duluth TWP	0021	98.6	96.1	90.9	.	.	.	20	18
Fayal	0026	95.6	98.4	93.5	.	.	.	20	0
Fredenber	0030	97.5	92.6	91.5	.	.	.	9	3
French	0031	109.8	103.7	106.2	.	.	.	7	0
Gnesen	0032	90.9	90.8	90.3	.	.	.	10	7
Grand Lake	0033	96.5	94.3	94.8	.	.	.	23	13
Industrial	0037	115.5	91.3	101.7	.	.	.	6	6
Lakewood	0040	93.7	90.2	94.3	.	.	.	19	19
Midway	0047	94.3	90.1	92.6	.	.	.	6	6
Morse	0050	103.1	89.0	92.3	.	.	.	8	0
Rice Lake	0061	92.8	89.8	87.9	13.6	17.2	1.06	35	35
Solway	0063	92.9	93.8	92.3	.	.	.	14	13
Greenwood	0074	104.7	101.6	97.9	.	.	.	14	0
Unorg. 06 - Biwabik	0091	118.9	93.6	104.2	.	.	.	11	0
Unorg. 07 - B&B Island	0092	85.9	83.2	89.5	.	.	.	6	0
Unorg. 08 - Mount Iron	0093	89.5	90.7	89.7	.	.	.	6	0
Aurora	0600	101.0	94.0	91.2	.	.	.	24	0

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=St. Louis CO=69 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Biwabik	0900	103.2	96.6	97.6	.	.	.	12	0
Buhl	1300	100.7	94.0	93.4	.	.	.	13	0
Chisholm	1800	90.6	92.8	88.9	14.2	18.2	1.02	33	0
Cook	1900	99.9	94.7	91.4	.	.	.	8	0
Ely	2500	104.0	93.4	93.1	26.0	27.1	1.09	33	0
Eveleth	2700	93.3	90.2	88.2	.	.	.	20	0
Gilbert	3500	103.1	91.4	94.7	.	.	.	28	0
Hermantown	3600	90.7	90.1	89.6	10.4	11.7	1.01	97	97
Hibbing	3800	100.3	92.6	93.0	17.9	23.9	1.07	157	0
Mountain Iron	5400	91.8	90.9	88.3	.	.	.	24	0
Proctor	5900	103.0	94.3	95.7	16.1	19.1	1.04	50	50
Virginia	6900	101.0	98.3	94.6	17.5	22.4	1.07	85	0
Hoyt Lakes	7200	99.9	92.2	92.7	.	.	.	20	0
Babbitt	7300	93.0	93.8	89.4	.	.	.	28	0
Duluth	9000	95.7	93.9	92.4	12.4	17.1	1.03	925	916

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **348**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=St. Louis CO=69 PT=03 Property=Non-Commercial Seasonal Recreational Residential (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Kabetogama	0005	94.1	89.9	87.4	.	.	.	6	0
Beatty	0010	86.2	84.0	85.3	.	.	.	8	0
Greenwood	0074	87.3	84.7	81.3	.	.	.	16	0
Biwabik	0900	95.6	94.9	92.9	.	.	.	8	0

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
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10:00 Thursday, June 5, 2014 **349**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=St. Louis CO=69 PT=90 Property=Agricultural Bare Land (less than 34.5 acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Lakewood	0040	78.1	85.9	72.9	.	.	.	8	0
Rice Lake	0061	85.1	81.3	72.9	.	.	.	6	0
Greenwood	0074	120.3	115.9	108.0	.	.	.	6	0

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
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10:00 Thursday, June 5, 2014 350

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=St. Louis CO=69 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Kabetogama	0005	99.0	89.9	91.0	.	.	.	8	0
Beatty	0010	90.4	91.5	90.7	.	.	.	11	0
Breitung	0012	110.6	103.4	114.5	.	.	.	8	0
Canosia	0014	90.7	93.3	89.7	.	.	.	14	11
Cotton	0019	95.2	97.1	93.3	.	.	.	10	0
Duluth TWP	0021	96.7	93.8	90.5	.	.	.	22	18
Ellsburg	0022	96.7	95.4	90.9	.	.	.	6	0
Fayal	0026	94.1	94.3	92.8	.	.	.	22	0
Fredenberg	0030	89.7	78.4	84.0	.	.	.	11	3
French	0031	99.9	98.9	94.9	.	.	.	12	0
Gnesen	0032	89.8	90.3	89.4	.	.	.	11	7
Grand Lake	0033	98.7	94.6	95.8	.	.	.	28	14
Industrial	0037	114.8	92.8	102.3	.	.	.	7	7
Lakewood	0040	93.7	90.2	94.3	.	.	.	19	19
Midway	0047	94.3	90.1	92.6	.	.	.	6	6
Morse	0050	99.6	93.0	93.1	.	.	.	13	0
Rice Lake	0061	93.5	90.0	88.5	14.0	17.4	1.06	36	36
Solway	0063	92.9	93.8	92.3	.	.	.	14	13
Greenwood	0074	95.4	94.6	89.9	15.2	21.1	1.04	30	0
Eagles Nest	0077	108.9	95.3	89.3	.	.	.	6	0

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
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source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
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**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=St. Louis CO=69 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Unorg. 05 - Central Lakes	0090	89.2	91.4	89.5	.	.	.	8	0
Unorg. 06 - Biwabik	0091	118.4	96.1	104.8	.	.	.	12	0
Unorg. 07 - B&B Island	0092	89.8	91.1	91.9	.	.	.	10	0
Unorg. 08 - Mount Iron	0093	104.4	90.7	90.3	.	.	.	8	0
Unorg. 09 - Balkan	0094	92.1	94.3	94.5	.	.	.	9	0
Unorg. 10 - Lake Verm	0095	99.0	96.1	97.8	.	.	.	6	0
Aurora	0600	101.0	94.0	91.2	.	.	.	24	0
Biwabik	0900	100.2	94.9	94.7	.	.	.	20	0
Buhl	1300	100.7	94.0	93.4	.	.	.	13	0
Chisholm	1800	90.6	92.8	88.9	14.2	18.2	1.02	33	0
Cook	1900	99.9	94.7	91.4	.	.	.	8	0
Ely	2500	103.4	91.3	92.2	26.0	26.9	1.09	34	0
Eveleth	2700	93.3	90.2	88.2	.	.	.	20	0
Gilbert	3500	103.1	91.4	94.7	.	.	.	28	0
Hermantown	3600	90.7	90.1	89.6	10.4	11.7	1.01	97	97
Hibbing	3800	100.3	92.6	93.0	17.9	23.9	1.07	157	0
Mountain Iron	5400	91.8	90.9	88.3	.	.	.	24	0
Proctor	5900	103.0	94.3	95.7	16.1	19.1	1.04	50	50
Virginia	6900	101.0	98.3	94.6	17.5	22.4	1.07	85	0
Hoyt Lakes	7200	98.7	90.9	91.3	.	.	.	21	0

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
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**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
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**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=St. Louis CO=69 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Babbitt	7300	93.0	93.8	89.4	.	.	.	28	0
Duluth	9000	95.7	93.8	92.3	12.4	17.1	1.03	927	918

**All sales adjusted for time and terms  
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**2013 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=St. Louis CO=69 PT=92 Property=Rural Vacant Land Aggregation (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Unorg. 07 - B&B Island	0092	125.1	87.3	92.1	.	.	.	6	0

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**2013 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=St. Louis CO=69 PT=93 Property=Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Unorg. 07 - B&B Island	0092	125.1	87.3	92.1	.	.	.	6	0

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
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source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=St. Louis CO=69 PT=94 Property=Commercial/Industrial Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Hibbing	3800	103.0	99.9	88.0	.	.	.	9	0
Duluth	9000	98.7	98.2	100.1	.	.	.	11	0

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Based on sales from October 2012 through September 2013  
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source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
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**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=St. Louis CO=69 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Unorg. 07 - B&B Island	0092	125.1	87.3	92.1	.	.	.	6	0

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**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
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**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=69 County\_Name=St. Louis

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	96.7	93.3	92.3	14.8	19.7	1.04	1,936	1,207
02	Apartment (4 or more units)	97.0	96.4	121.5	.	.	.	10	0
03	Non-Commercial Seasonal Recreational Residential (with buildings)	94.2	90.7	88.7	16.4	19.8	1.04	131	5
90	Agricultural Bare Land (less than 34.5 acres) Aggregation	91.6	92.2	86.9	29.3	29.4	1.07	74	0
91	Seasonal Recreational Residential/Residential Aggregation	96.5	93.2	92.1	14.9	19.7	1.04	2,067	1,212
92	Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	101.5	90.0	64.2	35.4	32.1	1.08	111	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	101.4	90.1	64.3	35.1	31.9	1.08	112	0
94	Commercial/Industrial Aggregation	88.7	93.7	72.9	22.7	27.8	1.04	45	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	101.3	90.1	67.5	34.7	31.5	1.06	120	0

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**2013 Assessment Sales Ratio Study  
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**Selected Countywide Ratios with Largest Cities Removed:  
Hennepin without Minneapolis, Ramsey without St. Paul  
St. Louis without Duluth, Olmsted without Rochester  
Benton, Sherburne and Stearns without St Cloud, Clay without Moorhead**

CO=69 County=St. Louis without Duluth

Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales
Residential (less than 4 units)	97.5	92.7	92.3	16.9	21.7	1.05	1,011
Non-Commercial Seasonal Recreational Residential (with buildings)	94.4	91.5	88.9	16.4	19.8	1.04	129
Agricultural Bare Land (less than 34.5 acres) Aggregation	91.6	92.2	86.9	29.3	29.4	1.07	74
Seasonal Recreational Residential/Residential Aggregation	97.2	92.6	91.8	16.9	21.5	1.05	1,140
Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	101.5	90.0	64.2	35.4	32.1	1.08	111
Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	101.4	90.1	64.3	35.1	31.9	1.08	112
Commercial/Industrial Aggregation	85.4	79.4	62.4	28.3	32.2	1.12	34
Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	101.3	90.1	67.5	34.7	31.5	1.06	120

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**2013 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Scott CO=70 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Belle Plaine TWP	0001	93.0	90.0	91.9	.	.	.	6	6
Cedar Lake	0003	92.0	94.9	89.9	.	.	.	19	15
Credit River	0004	94.1	94.0	92.7	7.2	9.7	1.02	46	46
Helena	0007	100.8	94.6	96.2	.	.	.	8	6
Jackson	0008	94.5	95.0	94.5	.	.	.	7	7
Louisville	0009	105.0	94.8	93.1	.	.	.	12	10
New Market	0010	95.6	94.3	94.0	.	.	.	27	27
Spring Lake	0013	94.6	94.4	93.9	8.5	11.4	1.01	33	32
Belle Plaine	0100	94.6	94.8	94.2	6.7	9.4	1.01	82	82
Jordan	0400	96.9	95.0	95.9	7.4	12.4	1.01	62	61
Elko New Market	0600	96.1	94.4	94.1	8.3	8.8	1.00	66	66
Prior Lake	0800	93.6	93.7	93.3	8.1	10.8	1.00	273	248
Savage	0900	95.0	94.2	94.8	5.3	6.9	1.00	308	308
Shakopee	1000	93.5	93.1	92.7	7.0	10.0	1.01	399	398
New Prague	8000	94.9	94.7	94.4	7.2	9.4	1.01	58	58

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
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source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
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**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Scott CO=70 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Belle Plaine TWP	0001	93.0	90.0	91.9	.	.	.	6	6
Cedar Lake	0003	92.0	94.9	89.9	.	.	.	19	15
Credit River	0004	94.1	94.0	92.7	7.2	9.7	1.02	46	46
Helena	0007	100.8	94.6	96.2	.	.	.	8	6
Jackson	0008	94.5	95.0	94.5	.	.	.	7	7
Louisville	0009	105.0	94.8	93.1	.	.	.	12	10
New Market	0010	95.6	94.3	94.0	.	.	.	27	27
Spring Lake	0013	94.6	94.4	93.9	8.5	11.4	1.01	33	32
Belle Plaine	0100	94.6	94.8	94.2	6.7	9.4	1.01	82	82
Jordan	0400	96.9	95.0	95.9	7.4	12.4	1.01	62	61
Elko New Market	0600	96.1	94.4	94.1	8.3	8.8	1.00	66	66
Prior Lake	0800	93.6	93.7	93.3	8.1	10.8	1.00	274	248
Savage	0900	95.0	94.2	94.8	5.3	6.9	1.00	308	308
Shakopee	1000	93.5	93.1	92.7	7.0	10.0	1.01	399	398
New Prague	8000	94.9	94.7	94.4	7.2	9.4	1.01	58	58

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Scott CO=70 PT=94 Property=Commercial/Industrial Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Shakopee	1000	99.4	101.6	94.6	.	.	.	8	0

**All sales adjusted for time and terms  
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source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
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**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=70 County\_Name=Scott

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	94.4	93.9	93.6	7.2	9.9	1.01	1,414	1,378
90	Agricultural Bare Land (less than 34.5 acres) Aggregation	109.8	103.1	95.4	.	.	.	11	0
91	Seasonal Recreational Residential/Residential Aggregation	94.4	93.9	93.6	7.2	9.9	1.01	1,415	1,378
94	Commercial/Industrial Aggregation	92.8	95.9	88.9	.	.	.	19	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	99.1	96.1	97.9	.	.	.	15	15

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 363

**Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=70 County\_Name=Le Sueur/Scott Joint\_City=New Prague

Joint_City	City-Twp Code	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	County_Name
New Prague	8000	Residential (less than 4 units)	95.6	95.4	94.7	7.8	10.0	1.01	109	Le Sueur/Scott
New Prague	8000	Seasonal Recreational Residential/Residential Aggregation	95.6	95.4	94.7	7.8	10.0	1.01	109	Le Sueur/Scott

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Sherburne CO=71 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Baldwin	0001	95.2	93.4	93.8	12.0	15.9	1.01	48	40
Becker TWP	0002	95.3	96.5	94.9	.	.	.	29	28
Big Lake TWP	0003	93.9	93.8	92.6	8.2	9.8	1.01	59	53
Blue Hill	0004	93.8	92.4	93.2	.	.	.	23	23
Clear Lake TWP	0005	95.3	94.2	95.2	.	.	.	9	6
Haven	0007	94.6	92.9	93.4	.	.	.	12	10
Livonia	0008	94.8	94.0	93.8	7.2	13.6	1.01	50	48
Orrock	0009	94.1	93.4	93.6	.	.	.	26	22
Palmer	0010	94.8	95.0	93.5	.	.	.	28	20
Santiago	0011	95.2	94.3	93.4	.	.	.	10	10
Becker	0100	98.1	97.1	97.4	5.8	7.4	1.01	63	63
Big Lake	0200	96.6	96.0	95.8	6.6	8.6	1.01	103	100
Clear Lake	0300	93.7	94.2	92.9	.	.	.	15	15
Elk River	0400	93.4	93.0	92.6	8.0	10.5	1.01	208	200
Zimmerman	0500	93.1	92.8	92.3	5.9	7.1	1.01	31	29
St. Cloud	9200	94.1	92.4	91.3	8.5	11.2	1.03	40	40

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
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**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Sherburne CO=71 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Baldwin	0001	95.2	93.4	93.8	12.0	15.9	1.01	48	40
Becker TWP	0002	95.3	96.5	94.9	.	.	.	29	28
Big Lake TWP	0003	93.9	93.8	92.6	8.2	9.8	1.01	59	53
Blue Hill	0004	94.3	94.1	93.6	.	.	.	24	23
Clear Lake TWP	0005	95.3	94.2	95.2	.	.	.	9	6
Haven	0007	94.6	92.9	93.4	.	.	.	12	10
Livonia	0008	94.8	94.0	93.8	7.2	13.6	1.01	50	48
Orrock	0009	94.1	93.4	93.6	.	.	.	26	22
Palmer	0010	95.0	95.0	93.7	6.2	8.6	1.01	31	20
Santiago	0011	95.2	94.3	93.4	.	.	.	10	10
Becker	0100	98.1	97.1	97.4	5.8	7.4	1.01	63	63
Big Lake	0200	96.5	95.7	95.6	6.6	8.6	1.01	104	100
Clear Lake	0300	93.7	94.2	92.9	.	.	.	15	15
Elk River	0400	93.4	93.0	92.6	8.0	10.5	1.01	208	200
Zimmerman	0500	93.1	92.8	92.3	5.9	7.1	1.01	31	29
St. Cloud	9200	94.1	92.4	91.3	8.5	11.2	1.03	40	40

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
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**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=71 County\_Name=Sherburne

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	94.7	94.2	93.7	7.6	10.2	1.01	754	707
91	Seasonal Recreational Residential/Residential Aggregation	94.7	94.2	93.7	7.6	10.2	1.01	759	707
92	Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	96.9	94.6	92.2	.	.	.	6	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	100.3	96.6	85.3	.	.	.	12	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	100.3	96.6	85.3	.	.	.	12	0

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
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source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
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**Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

CO=71 County\_Name=Benton/Sherburne/Stearns Joint\_City=St. Cloud

Joint_City	City-Twp Code	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	County_Name
St. Cloud	9200	Residential (less than 4 units)	95.8	93.4	93.3	10.0	13.1	1.02	966	Benton/Sherburne/Stearns
St. Cloud	9200	Apartment (4 or more units)	92.2	92.7	91.2	.	.	.	20	Benton/Sherburne/Stearns
St. Cloud	9200	Seasonal Recreational Residential/Residential Aggregation	95.8	93.4	93.3	10.0	13.1	1.02	966	Benton/Sherburne/Stearns
St. Cloud	9200	Commercial/Industrial Aggregation	100.0	100.0	95.5	10.5	13.9	1.05	30	Benton/Sherburne/Stearns

CO=71 County\_Name=Mille Lacs/Sherburne Joint\_City=Princeton

Joint_City	City-Twp Code	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	County_Name
Princeton	9600	Residential (less than 4 units)	92.8	90.3	91.7	9.8	15.9	1.01	39	Mille Lacs/Sherburne
Princeton	9600	Seasonal Recreational Residential/Residential Aggregation	92.8	90.3	91.7	9.8	15.9	1.01	39	Mille Lacs/Sherburne

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
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**Selected Countywide Ratios with Largest Cities Removed:**  
**Hennepin without Minneapolis, Ramsey without St. Paul**  
**St. Louis without Duluth, Olmsted without Rochester**  
**Benton, Sherburne and Stearns without St Cloud, Clay without Moorhead**

CO=71 County=Sherburne without St. Cloud

Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales
Residential (less than 4 units)	94.8	94.2	93.8	7.5	10.2	1.01	714
Seasonal Recreational Residential/Residential Aggregation	94.8	94.2	93.8	7.5	10.2	1.01	719
Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	96.9	94.6	92.2	.	.	.	6
Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	100.3	96.6	85.3	.	.	.	12
Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	100.3	96.6	85.3	.	.	.	12

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
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**source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Sibley CO=72 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Faxon	0006	93.4	89.6	94.5	.	.	.	6	6
Arlington	0100	90.8	86.9	88.4	13.8	17.0	1.03	30	30
Gaylord	0200	87.2	80.1	80.3	.	.	.	14	14
Gibbon	0300	92.1	88.8	89.6	.	.	.	6	6
Henderson	0500	104.7	95.9	87.4	.	.	.	15	15
Winthrop	0700	107.3	94.2	93.6	.	.	.	12	12

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
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source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
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**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Sibley CO=72 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Faxon	0006	93.4	89.6	94.5	.	.	.	6	6
Arlington	0100	90.8	86.9	88.4	13.8	17.0	1.03	30	30
Gaylord	0200	87.2	80.1	80.3	.	.	.	14	14
Gibbon	0300	92.1	88.8	89.6	.	.	.	6	6
Henderson	0500	104.7	95.9	87.4	.	.	.	15	15
Winthrop	0700	107.3	94.2	93.6	.	.	.	12	12

**All sales adjusted for time and terms  
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**2013 Assessment Sales Ratio Study  
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**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=72 County\_Name=Sibley

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	94.4	88.8	89.1	18.7	21.9	1.05	120	120
90	Agricultural Bare Land (less than 34.5 acres) Aggregation	93.1	96.9	94.4	.	.	.	6	0
91	Seasonal Recreational Residential/Residential Aggregation	94.4	88.8	89.1	18.7	21.9	1.05	120	120
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	103.6	101.9	97.6	.	.	.	20	20
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	103.6	101.9	97.1	.	.	.	22	22

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
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source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Stearns CO=73 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Avon TWP	0003	96.1	90.9	92.8	.	.	.	10	6
Brockway	0004	95.1	94.7	93.0	.	.	.	14	13
Collegeville	0005	96.7	96.7	93.3	.	.	.	8	6
Eden Lake	0008	96.6	93.8	95.9	.	.	.	17	5
Fair Haven	0009	122.1	91.9	91.6	.	.	.	7	6
LeSauk	0017	91.9	89.9	91.4	.	.	.	7	7
Lynden	0019	94.4	91.2	95.4	.	.	.	16	14
Maine Prairie	0020	93.6	91.2	92.1	.	.	.	11	7
Munson	0023	97.7	94.9	97.9	.	.	.	10	2
Paynesville TWP	0026	106.7	94.4	101.7	.	.	.	9	9
St. Joseph TWP	0031	90.2	91.8	90.0	.	.	.	11	10
St. Wendel	0033	93.9	94.4	93.6	.	.	.	14	11
Sauk Centre TWP	0034	90.7	92.9	91.7	.	.	.	11	7
Wakefield	0036	95.9	94.2	96.0	.	.	.	29	8
Albany	0100	97.4	96.8	96.7	.	.	.	24	24
Avon	0200	97.5	98.4	95.1	.	.	.	17	11
Belgrade	0300	97.0	92.5	94.0	.	.	.	8	8
Brooten	0400	95.2	95.7	93.2	.	.	.	9	9
Cold Spring	0500	95.4	94.5	92.8	10.9	15.2	1.03	60	59
Freeport	1000	95.6	95.8	94.6	.	.	.	14	14

**All sales adjusted for time and terms  
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source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Stearns CO=73 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Holdingford	1300	93.0	95.8	90.9	.	.	.	11	11
Kimball	1400	98.5	99.4	96.8	.	.	.	6	6
Melrose	1700	100.0	97.8	95.1	14.1	20.8	1.05	40	40
New Munich	1800	95.4	91.7	93.6	.	.	.	6	6
Paynesville	1900	98.6	94.9	95.2	12.5	17.2	1.04	35	35
Richmond	2100	93.6	89.7	91.8	.	.	.	18	17
Rockville	2200	92.9	92.2	93.3	.	.	.	17	10
St. Joseph	2600	97.6	95.9	95.7	8.7	11.6	1.02	62	62
Sauk Centre	3100	93.4	91.9	91.9	11.7	16.3	1.02	61	57
Waite Park	3300	97.3	94.3	95.9	8.1	12.3	1.01	41	41
St. Augusta	3400	92.4	92.4	91.6	8.5	10.9	1.01	36	36
Sartell	8600	94.2	94.0	92.7	7.2	9.5	1.02	166	164
St. Cloud	9200	95.9	93.5	93.4	10.3	13.5	1.02	413	413

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
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**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Stearns CO=73 PT=02 Property=Apartment (4 or more units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
St. Cloud	9200	92.5	93.8	91.2	.	.	.	8	0

**All sales adjusted for time and terms**  
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**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Stearns CO=73 PT=03 Property=Non-Commercial Seasonal Recreational Residential (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Eden Lake	0008	106.4	98.0	102.9	.	.	.	11	0
Maine Prairie	0020	94.5	92.4	93.6	.	.	.	7	0
Millwood	0022	96.4	96.0	94.8	.	.	.	6	0
Munson	0023	95.1	96.3	92.8	.	.	.	13	0
Paynesville TWP	0026	101.8	101.1	100.4	.	.	.	8	1
Wakefield	0036	95.2	95.0	95.4	.	.	.	6	0

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
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source: RUNDATA.RATIO\_SBE created June 11**

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**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Stearns CO=73 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Avon TWP	0003	97.4	91.2	94.0	.	.	.	11	6
Brockway	0004	95.1	94.7	93.0	.	.	.	14	13
Collegeville	0005	98.2	101.6	97.2	.	.	.	11	6
Eden Lake	0008	100.4	96.3	97.9	.	.	.	28	5
Fair Haven	0009	111.8	91.9	91.1	.	.	.	11	6
LeSauk	0017	94.1	92.2	96.0	.	.	.	8	7
Lynden	0019	92.9	90.9	93.1	.	.	.	20	14
Maine Prairie	0020	94.0	91.7	92.5	.	.	.	18	7
Millwood	0022	95.1	93.3	93.2	.	.	.	7	0
Munson	0023	96.2	95.1	95.2	.	.	.	23	2
Paynesville TWP	0026	104.4	94.4	101.0	.	.	.	17	10
St. Joseph TWP	0031	90.2	91.8	90.0	.	.	.	11	10
St. Wendel	0033	93.9	94.4	93.6	.	.	.	14	11
Sauk Centre TWP	0034	93.4	94.0	92.7	.	.	.	12	7
Wakefield	0036	95.8	94.2	95.9	9.0	12.3	1.00	35	8
Albany	0100	97.4	96.8	96.7	.	.	.	24	24
Avon	0200	97.7	99.5	95.3	.	.	.	18	11
Belgrade	0300	97.0	92.5	94.0	.	.	.	8	8
Brooten	0400	95.2	95.7	93.2	.	.	.	9	9
Cold Spring	0500	95.4	94.5	92.8	10.9	15.2	1.03	60	59

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Stearns CO=73 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Freeport	1000	95.6	95.8	94.6	.	.	.	14	14
Holdingford	1300	93.0	95.8	90.9	.	.	.	11	11
Kimball	1400	98.5	99.4	96.8	.	.	.	6	6
Melrose	1700	100.0	97.8	95.1	14.1	20.8	1.05	40	40
New Munich	1800	95.4	91.7	93.6	.	.	.	6	6
Paynesville	1900	98.6	94.9	95.2	12.5	17.2	1.04	35	35
Richmond	2100	93.6	89.7	91.8	.	.	.	18	17
Rockville	2200	94.2	92.3	94.6	.	.	.	20	10
St. Joseph	2600	97.6	95.9	95.7	8.7	11.6	1.02	62	62
Sauk Centre	3100	93.7	91.9	92.2	11.8	16.2	1.02	62	57
Waite Park	3300	97.3	94.3	95.9	8.1	12.3	1.01	41	41
St. Augusta	3400	92.4	92.4	91.6	8.5	10.9	1.01	36	36
Sartell	8600	94.2	94.0	92.7	7.2	9.5	1.02	166	164
St. Cloud	9200	95.9	93.5	93.4	10.3	13.5	1.02	413	413

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
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**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Stearns CO=73 PT=94 Property=Commercial/Industrial Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
St. Cloud	9200	96.3	96.7	94.8	.	.	.	12	0

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
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**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=73 County\_Name=Stearns

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	95.8	94.0	93.7	10.0	13.4	1.02	1,266	1,175
02	Apartment (4 or more units)	94.4	94.6	91.8	.	.	.	10	0
03	Non-Commercial Seasonal Recreational Residential (with buildings)	98.9	97.1	96.9	11.9	15.7	1.02	72	1
90	Agricultural Bare Land (less than 34.5 acres) Aggregation	109.1	99.7	106.1	.	.	.	10	10
91	Seasonal Recreational Residential/Residential Aggregation	96.0	94.1	93.9	10.2	13.6	1.02	1,338	1,176
92	Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	114.5	113.1	115.1	.	.	.	7	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	99.3	93.2	90.3	.	.	.	29	0
94	Commercial/Industrial Aggregation	94.4	94.0	90.4	10.8	16.3	1.04	33	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	99.8	93.2	91.4	21.0	24.5	1.08	53	0

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
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source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
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**Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

CO=73 County\_Name=Benton/Sherburne/Stearns Joint\_City=St. Cloud

Joint_City	City-Twp Code	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	County_Name
St. Cloud	9200	Residential (less than 4 units)	95.8	93.4	93.3	10.0	13.1	1.02	966	Benton/Sherburne/Stearns
St. Cloud	9200	Apartment (4 or more units)	92.2	92.7	91.2	.	.	.	20	Benton/Sherburne/Stearns
St. Cloud	9200	Seasonal Recreational Residential/Residential Aggregation	95.8	93.4	93.3	10.0	13.1	1.02	966	Benton/Sherburne/Stearns
St. Cloud	9200	Commercial/Industrial Aggregation	100.0	100.0	95.5	10.5	13.9	1.05	30	Benton/Sherburne/Stearns

CO=73 County\_Name=Benton/Stearns Joint\_City=Sartell

Joint_City	City-Twp Code	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	County_Name
Sartell	8600	Residential (less than 4 units)	94.5	94.2	92.9	7.4	10.1	1.02	183	Benton/Stearns
Sartell	8600	Seasonal Recreational Residential/Residential Aggregation	94.5	94.2	92.9	7.4	10.1	1.02	183	Benton/Stearns

CO=73 County\_Name=Meeker/Stearns Joint\_City=Eden Valley

Joint_City	City-Twp Code	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	County_Name
Eden Valley	6700	Residential (less than 4 units)	102.3	100.9	102.6	.	.	.	10	Meeker/Stearns
Eden Valley	6700	Seasonal Recreational Residential/Residential Aggregation	102.3	100.9	102.6	.	.	.	10	Meeker/Stearns

CO=73 County\_Name=Stearns/Wright Joint\_City=Clearwater

Joint_City	City-Twp Code	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	County_Name
Clearwater	7200	Residential (less than 4 units)	91.4	91.2	90.8	.	.	.	18	Stearns/Wright
Clearwater	7200	Seasonal Recreational Residential/Residential Aggregation	91.4	91.2	90.8	.	.	.	18	Stearns/Wright

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
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**source: RUNDATA.RATIO\_SBE created June 11**

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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)	95.8	94.1	93.8	9.9	13.4	1.02	853
Non-Commercial Seasonal Recreational Residential (with buildings)	98.9	97.1	96.9	11.9	15.7	1.02	72
Agricultural Bare Land (less than 34.5 acres) Aggregation	109.1	99.7	106.1	.	.	.	10
Seasonal Recreational Residential/Residential Aggregation	96.0	94.3	94.1	10.1	13.6	1.02	925
Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	114.5	113.1	115.1	.	.	.	7
Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	99.3	93.2	90.3	.	.	.	29
Commercial/Industrial Aggregation	93.3	89.9	83.3	.	.	.	21
Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	99.8	93.2	91.4	21.0	24.5	1.08	53

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
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source: RUNDATA.RATIO\_SBE created June 11**

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**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Steele CO=74 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Clinton Falls	0004	94.3	92.1	91.2	.	.	.	6	6
Ellendale	0300	103.7	94.8	94.9	.	.	.	11	11
Medford	0500	95.2	93.1	93.8	.	.	.	12	12
Owatonna	0700	97.6	96.5	96.1	8.9	13.3	1.02	245	245
Blooming Prairie	7100	93.5	92.3	88.0	.	.	.	17	17

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
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**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Steele CO=74 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Clinton Falls	0004	94.3	92.1	91.2	.	.	.	6	6
Ellendale	0300	103.7	94.8	94.9	.	.	.	11	11
Medford	0500	95.2	93.1	93.8	.	.	.	12	12
Owatonna	0700	97.6	96.5	96.1	8.9	13.3	1.02	245	245
Blooming Prairie	7100	93.5	92.3	88.0	.	.	.	17	17

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
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**2013 Assessment Sales Ratio Study  
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**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=74 County\_Name=Steele

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	97.5	96.2	95.6	9.9	14.5	1.02	311	311
90	Agricultural Bare Land (less than 34.5 acres) Aggregation	117.9	113.1	117.0	.	.	.	7	0
91	Seasonal Recreational Residential/Residential Aggregation	97.4	96.2	95.4	10.0	14.6	1.02	312	311
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	91.0	92.6	89.4	.	.	.	24	24
94	Commercial/Industrial Aggregation	100.2	99.6	105.2	.	.	.	6	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	91.1	92.7	89.2	.	.	.	29	29

**All sales adjusted for time and terms  
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**2013 Assessment Sales Ratio Study**  
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**Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

CO=74 County\_Name=Dodge/Steele Joint\_City=Blooming Prairie

Joint_City	City-Twp Code	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	County_Name
Blooming Prairie	7100	Residential (less than 4 units)	93.5	92.3	88.0	.	.	.	17	Dodge/Steele
Blooming Prairie	7100	Seasonal Recreational Residential/Residential Aggregation	93.5	92.3	88.0	.	.	.	17	Dodge/Steele

**All sales adjusted for time and terms**  
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**2013 Assessment Sales Ratio Study**  
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**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Stevens CO=75 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Morris	0500	96.5	93.5	95.6	11.8	15.2	1.01	39	39

**All sales adjusted for time and terms**  
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**2013 Assessment Sales Ratio Study**  
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**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Stevens CO=75 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Morris	0500	96.5	93.5	95.6	11.8	15.2	1.01	39	39

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
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**2013 Assessment Sales Ratio Study  
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**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=75 County\_Name=Stevens

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	94.8	92.1	93.6	9.4	13.0	1.01	65	65
91	Seasonal Recreational Residential/Residential Aggregation	94.8	92.1	93.6	9.4	13.0	1.01	65	65
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	101.2	96.8	99.3	.	.	.	11	11
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	102.4	97.7	103.4	.	.	.	13	13

**All sales adjusted for time and terms  
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**2013 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Swift CO=76 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Appleton	0100	99.8	96.1	96.6	.	.	.	9	0
Benson	0200	97.6	97.8	95.1	.	.	.	28	0

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**2013 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Swift CO=76 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Appleton	0100	99.8	96.1	96.6	.	.	.	9	0
Benson	0200	97.6	97.8	95.1	.	.	.	28	0

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**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=76 County\_Name=Swift

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	96.7	97.4	94.4	10.3	14.3	1.02	52	0
91	Seasonal Recreational Residential/Residential Aggregation	96.7	97.4	94.4	10.3	14.3	1.02	52	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	89.8	88.8	87.6	.	.	.	28	28
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	89.6	89.9	87.2	11.1	15.4	1.03	32	32

**All sales adjusted for time and terms  
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**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Todd CO=77 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Long Prairie TWP	0018	103.2	92.9	100.2	.	.	.	9	9
Browerville	0200	93.6	94.1	94.5	.	.	.	8	8
Clarissa	0400	83.3	90.8	75.4	.	.	.	7	7
Long Prairie	0900	100.3	99.5	99.2	.	.	.	29	29
Staples	9300	99.4	94.8	96.8	.	.	.	19	0

**All sales adjusted for time and terms  
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**2013 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Todd CO=77 PT=03 Property=Non-Commercial Seasonal Recreational Residential (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Gordon	0010	102.2	101.9	101.7	.	.	.	8	1
Grey Eagle TWP	0011	98.4	88.7	94.6	.	.	.	7	2

**All sales adjusted for time and terms  
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source: RUNDATA.RATIO\_SBE created June 11**

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**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Todd CO=77 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Birchdale	0003	102.0	102.0	99.1	.	.	.	8	3
Burnhamville	0006	97.5	95.8	94.3	.	.	.	10	3
Fawn Lake	0008	97.1	95.9	96.4	.	.	.	6	4
Gordon	0010	104.2	102.0	102.9	.	.	.	12	2
Grey Eagle TWP	0011	101.8	96.0	98.9	.	.	.	11	3
Leslie	0015	93.7	91.0	94.1	.	.	.	8	2
Little Sauk	0017	100.3	98.9	102.9	.	.	.	8	3
Long Prairie TWP	0018	103.2	92.9	100.2	.	.	.	9	9
Browerville	0200	93.6	94.1	94.5	.	.	.	8	8
Clarissa	0400	83.3	90.8	75.4	.	.	.	7	7
Long Prairie	0900	100.3	99.5	99.2	.	.	.	29	29
Osakis	8200	99.3	99.6	99.0	.	.	.	7	2
Staples	9300	99.4	94.8	96.8	.	.	.	19	0

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Todd CO=77 PT=93 Property=Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Gordon	0010	104.1	95.3	95.7	.	.	.	7	7

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Todd CO=77 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Bartlett	0001	102.9	103.0	101.8	.	.	.	6	6
Eagle Valley	0007	100.0	88.5	96.7	.	.	.	7	7
Gordon	0010	101.1	87.8	92.3	.	.	.	8	8
Little Sauk	0017	98.9	101.1	100.8	.	.	.	6	6

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

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**Countywide Ratios by Property Type  
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Ratios reported only for jurisdictions with 6 sales or more**

CO=77 County\_Name=Todd

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	99.4	99.4	98.2	14.7	19.2	1.02	149	110
03	Non-Commercial Seasonal Recreational Residential (with buildings)	99.3	95.3	97.5	15.9	20.2	1.02	44	8
90	Agricultural Bare Land (less than 34.5 acres) Aggregation	109.4	96.5	93.2	.	.	.	14	0
91	Seasonal Recreational Residential/Residential Aggregation	99.4	97.7	98.0	15.2	19.4	1.02	193	118
92	Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	95.5	92.8	90.7	20.6	24.5	1.05	48	48
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	99.0	99.8	93.5	20.5	23.5	1.05	63	63
94	Commercial/Industrial Aggregation	167.1	95.9	158.5	.	.	.	10	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	98.8	99.8	93.6	18.1	21.3	1.04	99	99

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **398**

**Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=77 County\_Name=Douglas/Todd Joint\_City=Osakis

Joint_City	City-Twp Code	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	County_Name
Osakis	8200	Residential (less than 4 units)	96.2	97.9	93.5	.	.	.	20	Douglas/Todd
Osakis	8200	Seasonal Recreational Residential/Residential Aggregation	96.4	97.9	94.1	.	.	.	24	Douglas/Todd

CO=77 County\_Name=Todd/Wadena Joint\_City=Staples

Joint_City	City-Twp Code	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	County_Name
Staples	9300	Residential (less than 4 units)	98.0	93.3	95.0	.	.	.	23	Todd/Wadena
Staples	9300	Seasonal Recreational Residential/Residential Aggregation	98.0	93.3	95.0	.	.	.	23	Todd/Wadena

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Traverse CO=78 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Wheaton	0500	98.5	102.5	90.4	.	.	.	16	0

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **400**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Traverse CO=78 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Wheaton	0500	98.5	102.5	90.4	.	.	.	16	0

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 401

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=78 County\_Name=Traverse

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	92.0	98.1	85.3	.	.	.	26	0
91	Seasonal Recreational Residential/Residential Aggregation	93.6	98.1	88.5	21.2	25.2	1.07	30	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	91.9	89.3	82.7	.	.	.	24	24
94	Commercial/Industrial Aggregation	79.8	91.5	88.9	.	.	.	6	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	92.6	89.6	83.6	.	.	.	25	25

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **402**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Wabasha CO=79 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Greenfield	0005	90.0	94.1	89.1	.	.	.	21	21
Zumbro	0017	99.9	101.3	98.2	.	.	.	6	6
Elgin	0100	99.1	98.5	97.3	.	.	.	15	15
Kellogg	0300	105.3	102.6	103.8	.	.	.	7	7
Mazeppa	0500	98.9	98.2	95.7	.	.	.	11	11
Plainview	0800	95.2	94.3	94.2	6.8	9.5	1.01	43	43
Wabasha	1100	103.8	102.7	101.1	11.2	16.5	1.03	35	35
Lake City	7700	95.3	94.2	93.1	11.2	15.7	1.02	69	69

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **403**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Wabasha CO=79 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Greenfield	0005	89.9	94.7	89.0	.	.	.	24	24
Zumbro	0017	99.9	101.3	98.2	.	.	.	6	6
Elgin	0100	99.1	98.5	97.3	.	.	.	15	15
Kellogg	0300	105.3	102.6	103.8	.	.	.	7	7
Mazeppa	0500	98.9	98.2	95.7	.	.	.	11	11
Plainview	0800	95.2	94.3	94.2	6.8	9.5	1.01	43	43
Wabasha	1100	103.8	102.7	101.1	11.2	16.5	1.03	35	35
Lake City	7700	95.3	94.2	93.1	11.2	15.7	1.02	69	69

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **404**

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=79 County\_Name=Wabasha

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	98.4	96.2	96.1	11.4	15.9	1.02	246	246
91	Seasonal Recreational Residential/Residential Aggregation	98.2	96.1	95.9	11.4	15.9	1.02	249	249
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	94.6	93.4	89.1	.	.	.	7	7
94	Commercial/Industrial Aggregation	98.1	97.4	95.5	.	.	.	11	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	101.8	94.3	94.7	.	.	.	12	12

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**

10:00 Thursday, June 5, 2014 **405**

**Joint Cities: Ratios by Property Type** Combines all of the County Portions for Joint Cities  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

CO=79 County\_Name=Goodhue/Wabasha Joint\_City=Lake City

Joint_City	City-Twp Code	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	County_Name
Lake City	7700	Residential (less than 4 units)	96.2	95.1	94.1	11.1	15.3	1.02	83	Goodhue/Wabasha
Lake City	7700	Non-Commercial Seasonal Recreational Residential (with buildings)	104.7	103.4	104.5	.	.	.	7	Goodhue/Wabasha
Lake City	7700	Seasonal Recreational Residential/Residential Aggregation	96.9	96.1	94.8	10.9	14.9	1.02	90	Goodhue/Wabasha
Lake City	7700	Commercial/Industrial Aggregation	97.2	93.9	96.8	.	.	.	6	Goodhue/Wabasha

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **406**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Wadena CO=80 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Blueberry	0002	89.8	85.7	89.7	.	.	.	6	0
Menahga	0200	99.3	99.4	96.3	.	.	.	10	0
Sebeka	0400	106.0	96.0	98.5	.	.	.	7	0
Verndale	0500	104.8	98.5	104.5	.	.	.	7	0
Wadena	9500	100.4	95.9	91.2	17.9	21.5	1.09	43	0

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 407

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Wadena CO=80 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Blueberry	0002	106.0	106.5	102.9	.	.	.	11	0
Menahga	0200	98.9	94.7	96.2	.	.	.	11	0
Sebeka	0400	106.0	96.0	98.5	.	.	.	7	0
Verndale	0500	104.8	98.5	104.5	.	.	.	7	0
Wadena	9500	100.4	95.9	91.2	17.9	21.5	1.09	43	0

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **408**

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=80 County\_Name=Wadena

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	104.8	96.0	96.1	22.1	22.3	1.06	96	0
03	Non-Commercial Seasonal Recreational Residential (with buildings)	115.2	111.7	113.4	.	.	.	10	0
91	Seasonal Recreational Residential/Residential Aggregation	105.8	96.2	98.0	22.3	22.8	1.05	106	0
92	Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	88.7	89.1	85.2	.	.	.	18	18
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	93.8	89.3	88.7	.	.	.	26	26
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	97.3	91.5	91.9	23.2	28.0	1.05	39	39

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**

10:00 Thursday, June 5, 2014 **409**

**Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

CO=80 County\_Name=Otter Tail/Wadena Joint\_City=Wadena

Joint_City	City-Twp Code	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	County_Name
Wadena	9500	Residential (less than 4 units)	100.4	95.9	91.2	17.9	21.5	1.09	43	Otter Tail/Wadena
Wadena	9500	Seasonal Recreational Residential/Residential Aggregation	100.4	95.9	91.2	17.9	21.5	1.09	43	Otter Tail/Wadena

CO=80 County\_Name=Todd/Wadena Joint\_City=Staples

Joint_City	City-Twp Code	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	County_Name
Staples	9300	Residential (less than 4 units)	98.0	93.3	95.0	.	.	.	23	Todd/Wadena
Staples	9300	Seasonal Recreational Residential/Residential Aggregation	98.0	93.3	95.0	.	.	.	23	Todd/Wadena

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **410**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Waseca CO=81 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Iosco	0005	97.7	95.3	95.9	.	.	.	6	0
Otisco	0008	99.5	94.8	98.3	.	.	.	6	0
Woodville	0012	97.5	95.7	95.5	.	.	.	16	0
Janesville	0200	97.1	94.2	95.0	.	.	.	25	0
New Richland	0400	115.9	100.0	104.5	.	.	.	12	0
Waseca	0800	101.5	99.4	98.9	11.9	16.2	1.03	81	0

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 411

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Waseca CO=81 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Iosco	0005	102.8	100.2	97.2	.	.	.	7	0
Otisco	0008	99.5	94.8	98.3	.	.	.	6	0
Woodville	0012	97.5	95.7	95.5	.	.	.	16	0
Janesville	0200	97.1	94.2	95.0	.	.	.	25	0
New Richland	0400	115.9	100.0	104.5	.	.	.	12	0
Waseca	0800	101.5	99.4	98.9	11.9	16.2	1.03	81	0

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 412

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=81 County\_Name=Waseca

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	102.6	98.0	97.2	15.4	17.7	1.04	163	0
91	Seasonal Recreational Residential/Residential Aggregation	102.8	98.4	97.3	15.5	17.8	1.04	164	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	96.2	93.0	93.2	.	.	.	24	24
94	Commercial/Industrial Aggregation	120.7	92.9	101.9	.	.	.	11	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	97.1	94.7	94.4	.	.	.	26	26

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **413**

**Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=81 County\_Name=Le Sueur/Waseca Joint\_City=Elysian

Joint_City	City-Twp Code	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	County_Name
Elysian	6800	Seasonal Recreational Residential/Residential Aggregation	93.5	96.0	92.2	.	.	.	9	Le Sueur/Waseca

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 414

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Washington CO=82 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Baytown	0002	90.4	91.8	89.7	.	.	.	16	16
May	0009	95.4	94.1	92.3	.	.	.	17	17
Stillwater TWP	0014	98.3	98.5	95.7	.	.	.	22	22
West Lakeland	0017	93.5	91.8	87.9	10.4	14.7	1.06	33	33
Afton	0100	98.7	98.4	98.6	.	.	.	21	21
Bayport	0200	98.2	94.0	95.4	.	.	.	18	18
Birchwood	0300	100.4	98.5	101.1	.	.	.	9	9
Scandia	0400	98.9	98.1	98.4	.	.	.	16	16
Dellwood	0500	91.2	90.4	91.7	.	.	.	6	6
Forest Lake	0600	97.0	97.0	95.9	8.2	10.6	1.01	187	187
Hugo	0700	102.3	98.4	97.8	11.1	10.1	1.02	190	190
Lake Elmo	0800	96.9	96.8	95.0	9.6	13.5	1.02	49	49
Mahtomedi	1000	94.7	94.6	91.9	10.3	13.9	1.03	87	87
Marine-On-St. Croix	1100	92.9	91.3	73.7	.	.	.	11	11
Newport	1200	98.7	94.2	93.6	.	.	.	14	14
St. Paul Park	1300	99.6	96.4	98.1	.	.	.	25	25
Stillwater	1500	96.7	95.9	94.5	8.2	11.9	1.02	228	228
Willernie	1600	112.5	97.1	101.1	.	.	.	8	8
Oak Park Heights	1700	94.0	91.0	91.9	.	.	.	29	29
St. Mary's Point	1800	91.1	90.0	88.7	.	.	.	7	7

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 415

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Washington CO=82 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Lakeland	1900	94.4	94.0	92.0	.	.	.	15	15
Lake St. Croix Beach	2000	94.4	93.0	91.9	.	.	.	13	13
Cottage Grove	2200	98.7	97.8	97.1	6.8	9.7	1.02	315	315
Woodbury	2500	97.6	97.5	96.4	5.7	7.6	1.01	864	864
Oakdale	2600	100.4	98.2	98.3	8.2	11.7	1.02	253	253
Grant	2700	98.6	96.7	95.3	11.8	13.9	1.02	45	45

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 416

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Washington CO=82 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Baytown	0002	90.4	91.8	89.7	.	.	.	16	16
May	0009	95.4	94.1	92.3	.	.	.	17	17
Stillwater TWP	0014	98.3	98.5	95.7	.	.	.	22	22
West Lakeland	0017	93.5	91.8	87.9	10.4	14.7	1.06	33	33
Afton	0100	98.7	98.4	98.6	.	.	.	21	21
Bayport	0200	98.2	94.0	95.4	.	.	.	18	18
Birchwood	0300	100.4	98.5	101.1	.	.	.	9	9
Scandia	0400	100.6	98.7	99.7	.	.	.	17	17
Dellwood	0500	91.2	90.4	91.7	.	.	.	6	6
Forest Lake	0600	97.3	97.1	96.0	8.4	11.0	1.01	188	188
Hugo	0700	102.3	98.4	97.8	11.1	10.1	1.02	190	190
Lake Elmo	0800	96.9	96.8	95.0	9.6	13.5	1.02	49	49
Mahtomedi	1000	94.7	94.6	91.9	10.3	13.9	1.03	87	87
Marine-On-St. Croix	1100	92.9	91.3	73.7	.	.	.	11	11
Newport	1200	98.7	94.2	93.6	.	.	.	14	14
St. Paul Park	1300	99.6	96.4	98.1	.	.	.	25	25
Stillwater	1500	96.7	95.9	94.5	8.2	11.9	1.02	228	228
Willernie	1600	112.5	97.1	101.1	.	.	.	8	8
Oak Park Heights	1700	94.0	91.0	91.9	.	.	.	29	29
St. Mary's Point	1800	91.1	90.0	88.7	.	.	.	7	7

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**

10:00 Thursday, June 5, 2014 417

**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Washington CO=82 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Lakeland	1900	94.4	94.0	92.0	.	.	.	15	15
Lake St. Croix Beach	2000	94.4	93.0	91.9	.	.	.	13	13
Cottage Grove	2200	98.7	97.8	97.1	6.8	9.7	1.02	315	315
Woodbury	2500	97.6	97.5	96.4	5.7	7.6	1.01	864	864
Oakdale	2600	100.4	98.2	98.3	8.2	11.7	1.02	253	253
Grant	2700	98.6	96.7	95.3	11.8	13.9	1.02	45	45

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
 \* Indicate calculations were done without extreme ratios  
 source: RUNDATA.RATIO\_SBE created June 11

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Washington CO=82 PT=94 Property=Commercial/Industrial Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Oakdale	2600	92.7	93.4	88.2	.	.	.	6	0

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **419**

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=82 County\_Name=Washington

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	98.0	97.1	95.7	7.9	10.5	1.02	2,510	2,510
90	Agricultural Bare Land (less than 34.5 acres) Aggregation	111.5	90.9	99.1	.	.	.	10	0
91	Seasonal Recreational Residential/Residential Aggregation	98.1	97.1	95.7	7.9	10.5	1.02	2,512	2,512
94	Commercial/Industrial Aggregation	98.5	97.7	90.1	.	.	.	24	0

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 420

**Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=82 County\_Name=Dakota/Washington Joint\_City=Hastings

Joint_City	City-Twp Code	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	County_Name
Hastings	7500	Residential (less than 4 units)	91.9	91.2	91.0	8.4	11.7	1.01	215	Dakota/Washington
Hastings	7500	Seasonal Recreational Residential/Residential Aggregation	91.9	91.2	91.0	8.4	11.7	1.01	215	Dakota/Washington
Hastings	7500	Commercial/Industrial Aggregation	113.1	102.5	96.6	.	.	.	8	Dakota/Washington

CO=82 County\_Name=Ramsey/Washington Joint\_City=White Bear Lake

Joint_City	City-Twp Code	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	County_Name
White Bear Lake	9400	Residential (less than 4 units)	94.4	94.5	93.5	8.1	10.5	1.01	202	Ramsey/Washington
White Bear Lake	9400	Seasonal Recreational Residential/Residential Aggregation	94.4	94.5	93.5	8.1	10.5	1.01	202	Ramsey/Washington

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 421

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Watonwan CO=83 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Long Lake	0005	104.1	100.9	104.8	.	.	.	6	0
Madelia	0500	91.1	91.5	88.5	.	.	.	17	0
St. James	0800	92.7	90.2	91.0	.	.	.	28	28

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 422

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Watonwan CO=83 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Long Lake	0005	104.1	100.9	104.8	.	.	.	6	0
Madelia	0500	91.1	91.5	88.5	.	.	.	17	0
St. James	0800	92.7	90.2	91.0	.	.	.	28	28

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 423

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Watonwan CO=83 PT=93 Property=Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Adrian	0001	89.9	86.8	85.7	.	.	.	6	0

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Watonwan CO=83 PT=94 Property=Commercial/Industrial Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
St. James	0800	92.3	91.0	82.2	.	.	.	7	0

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
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**source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 425

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Watonwan CO=83 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Adrian	0001	89.9	86.8	85.7	.	.	.	6	0

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 426

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=83 County\_Name=Watonwan

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	97.2	95.3	92.6	16.3	22.6	1.05	71	28
91	Seasonal Recreational Residential/Residential Aggregation	97.2	95.3	92.6	16.3	22.6	1.05	71	28
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	89.8	91.3	89.8	.	.	.	27	0
94	Commercial/Industrial Aggregation	92.6	91.0	83.1	.	.	.	9	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	89.8	91.3	89.8	.	.	.	27	0

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Wilkin CO=84 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Breckenridge	0100	96.8	93.7	95.8	12.3	15.5	1.01	47	0

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Wilkin CO=84 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Breckenridge	0100	96.8	93.7	95.8	12.3	15.5	1.01	47	0

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **429**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Wilkin CO=84 PT=93 Property=Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Prairie View	0018	110.8	93.1	97.7	.	.	.	8	0

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Wilkin CO=84 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Prairie View	0018	110.8	93.1	97.7	.	.	.	8	0

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **431**

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=84 County\_Name=Wilkin

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	97.4	94.2	95.3	13.4	19.2	1.02	71	0
91	Seasonal Recreational Residential/Residential Aggregation	97.4	94.2	95.3	13.4	19.2	1.02	71	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	106.5	96.2	97.5	22.6	23.1	1.05	30	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	105.7	96.2	97.4	22.1	22.8	1.05	32	0

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**

10:00 Thursday, June 5, 2014 **432**

**Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

CO=84 County\_Name=Otter Tail/Wilkin Joint\_City=Rothsay

Joint_City	City-Twp Code	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	County_Name
Rothsay	8500	Residential (less than 4 units)	87.1	94.6	89.7	.	.	.	7	Otter Tail/Wilkin
Rothsay	8500	Seasonal Recreational Residential/Residential Aggregation	87.1	94.6	89.7	.	.	.	7	Otter Tail/Wilkin

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 433

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Winona CO=85 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Homer	0006	99.0	98.6	97.2	.	.	.	11	11
New Hartford	0008	99.0	98.3	98.7	.	.	.	6	6
Wilson	0018	99.1	100.8	100.0	.	.	.	9	9
Altura	0100	101.4	96.8	97.8	.	.	.	7	7
Goodview	0500	95.9	97.8	96.6	.	.	.	26	26
Lewiston	0700	96.3	98.1	95.4	.	.	.	20	20
Rollingstone	0900	98.2	97.5	99.6	.	.	.	7	7
St. Charles	1000	95.8	96.5	95.1	10.8	14.2	1.01	30	30
Stockton	1100	96.5	95.5	96.3	.	.	.	6	6
Winona	1300	97.4	95.5	96.1	10.8	15.1	1.01	265	265

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **434**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Winona CO=85 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Homer	0006	99.0	98.6	97.2	.	.	.	11	11
New Hartford	0008	98.7	96.6	98.4	.	.	.	7	7
Wilson	0018	99.1	100.8	100.0	.	.	.	9	9
Altura	0100	101.4	96.8	97.8	.	.	.	7	7
Goodview	0500	95.9	97.8	96.6	.	.	.	26	26
Lewiston	0700	96.3	98.1	95.4	.	.	.	20	20
Rollingstone	0900	98.2	97.5	99.6	.	.	.	7	7
St. Charles	1000	95.8	96.5	95.1	10.8	14.2	1.01	30	30
Stockton	1100	96.5	95.5	96.3	.	.	.	6	6
Winona	1300	97.4	95.5	96.1	10.8	15.1	1.01	265	265

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 435

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=85 County\_Name=Winona

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	97.0	96.7	95.9	10.5	14.5	1.01	423	422
90	Agricultural Bare Land (less than 34.5 acres) Aggregation	101.2	98.4	95.5	.	.	.	11	0
91	Seasonal Recreational Residential/Residential Aggregation	97.0	96.7	95.9	10.5	14.5	1.01	425	423
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	92.2	100.1	88.0	.	.	.	15	15
94	Commercial/Industrial Aggregation	104.7	102.2	111.4	.	.	.	10	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	96.6	101.7	94.3	.	.	.	24	24

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**

10:00 Thursday, June 5, 2014 **436**

**Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

CO=85 County\_Name=Houston/Winona Joint\_City=La Crescent

Joint_City	City-Twp Code	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	County_Name
La Crescent	9000	Residential (less than 4 units)	94.4	95.5	93.2	9.7	13.1	1.01	71	Houston/Winona
La Crescent	9000	Seasonal Recreational Residential/Residential Aggregation	94.4	95.5	93.2	9.7	13.1	1.01	71	Houston/Winona

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 437

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Wright CO=86 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Buffalo TWP	0002	100.8	99.7	100.2	.	.	.	11	11
Chatham	0003	99.3	95.9	95.6	.	.	.	10	10
Clearwater TWP	0004	95.3	96.6	93.2	.	.	.	8	8
Cokato TWP	0005	89.4	91.8	89.3	.	.	.	8	8
Corinna	0006	94.7	94.6	92.1	.	.	.	26	26
Franklin	0008	96.9	95.7	96.2	.	.	.	21	21
French Lake	0009	97.9	92.6	95.3	.	.	.	11	11
Maple Lake TWP	0010	95.2	95.0	94.6	.	.	.	8	8
Marysville	0011	90.8	92.2	90.1	.	.	.	10	10
Monticello TWP	0013	93.7	92.9	93.5	.	.	.	15	15
Rockford TWP	0015	96.5	94.0	93.6	.	.	.	19	19
Silver Creek	0016	90.7	93.0	89.0	.	.	.	6	6
Southside	0017	96.8	93.6	91.9	.	.	.	14	14
Woodland	0020	95.7	91.2	93.1	.	.	.	6	6
Albertville	0100	92.1	92.1	91.6	6.3	9.1	1.01	68	68
Annandale	0200	92.5	94.5	88.6	8.4	12.5	1.04	33	33
Buffalo	0300	91.2	91.3	90.6	6.1	8.6	1.01	170	170
Cokato	0500	93.6	94.3	94.7	11.4	10.9	1.01	31	31
Delano	0600	95.0	92.6	93.3	6.3	15.3	1.02	60	60
Howard Lake	1000	95.5	95.1	94.1	.	.	.	20	20

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **438**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Wright CO=86 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Maple Lake	1100	93.9	92.2	93.8	.	.	.	25	25
Monticello	1200	91.7	90.9	91.0	6.4	8.4	1.01	129	129
Montrose	1300	97.3	97.6	96.6	7.3	8.8	1.01	48	48
St. Michael	1600	93.5	94.1	92.3	7.5	9.9	1.01	163	163
Waverly	1800	92.9	93.4	90.4	.	.	.	18	18
Otsego	1900	92.2	91.4	91.4	5.5	7.3	1.01	147	147
Clearwater	7200	91.4	91.2	90.8	.	.	.	18	18
Hanover	7400	92.1	92.2	91.8	.	.	.	24	24
Rockford	8300	90.4	90.0	90.1	4.5	6.0	1.00	36	36

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **439**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Wright CO=86 PT=03 Property=Non-Commercial Seasonal Recreational Residential (with buildings)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Corinna	0006	93.7	94.0	93.0	.	.	.	23	23
Southside	0017	91.5	91.8	88.5	.	.	.	18	18

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **440**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Wright CO=86 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Albion	0001	89.5	90.4	88.8	.	.	.	6	6
Buffalo TWP	0002	100.8	99.7	100.2	.	.	.	11	11
Chatham	0003	99.3	95.9	95.6	.	.	.	10	10
Clearwater TWP	0004	94.1	96.9	94.0	.	.	.	11	11
Cokato TWP	0005	90.5	92.1	91.2	.	.	.	9	9
Corinna	0006	94.3	94.0	92.5	7.1	9.8	1.02	49	49
Franklin	0008	96.9	95.7	96.2	.	.	.	21	21
French Lake	0009	95.7	91.6	94.2	.	.	.	14	14
Maple Lake TWP	0010	95.6	95.8	95.0	.	.	.	10	10
Marysville	0011	90.5	92.1	90.0	.	.	.	11	11
Monticello TWP	0013	93.7	92.9	93.5	.	.	.	15	15
Rockford TWP	0015	96.5	94.0	93.6	.	.	.	19	19
Silver Creek	0016	91.2	93.5	89.5	.	.	.	7	7
Southside	0017	93.8	91.8	89.8	11.2	17.3	1.04	32	32
Victor	0019	91.9	91.4	90.5	.	.	.	8	8
Woodland	0020	95.7	91.2	93.1	.	.	.	6	6
Albertville	0100	92.1	92.1	91.6	6.3	9.1	1.01	68	68
Annandale	0200	92.5	94.5	88.6	8.4	12.5	1.04	33	33
Buffalo	0300	91.2	91.3	90.6	6.1	8.6	1.01	171	171
Cokato	0500	93.1	94.0	94.4	11.7	11.3	1.00	32	32

**All sales adjusted for time and terms  
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source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study  
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10:00 Thursday, June 5, 2014 441

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

**County\_Name=Wright CO=86 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation**

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Delano	0600	95.0	92.6	93.3	6.3	15.3	1.02	60	60
Howard Lake	1000	95.5	95.1	94.1	.	.	.	20	20
Maple Lake	1100	93.9	92.2	93.8	.	.	.	25	25
Monticello	1200	91.7	90.9	91.0	6.4	8.4	1.01	129	129
Montrose	1300	97.3	97.6	96.6	7.3	8.8	1.01	48	48
St. Michael	1600	93.5	94.1	92.3	7.5	9.9	1.01	163	163
Waverly	1800	92.3	93.8	90.4	.	.	.	21	21
Otsego	1900	92.2	91.4	91.4	5.5	7.3	1.01	147	147
Clearwater	7200	91.4	91.2	90.8	.	.	.	18	18
Hanover	7400	92.1	92.2	91.8	.	.	.	24	24
Rockford	8300	90.4	90.0	90.1	4.5	6.0	1.00	36	36

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
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source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **442**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Wright CO=86 PT=93 Property=Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Silver Creek	0016	88.2	79.5	80.5	.	.	.	8	8
Southside	0017	103.6	105.4	104.6	.	.	.	6	6
Stockholm	0018	81.1	87.7	79.1	.	.	.	11	11

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **443**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Wright CO=86 PT=95 Property=Agriculture Improved and Unimproved (34.5 or more acres) Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Silver Creek	0016	88.6	82.0	81.4	.	.	.	9	9
Southside	0017	103.6	103.2	104.3	.	.	.	7	7
Stockholm	0018	83.8	88.6	80.8	.	.	.	12	12

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
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source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **444**

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=86 County\_Name=Wright

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	93.1	92.4	92.1	7.1	10.2	1.01	1,183	1,183
02	Apartment (4 or more units)	99.4	100.7	91.0	.	.	.	6	0
03	Non-Commercial Seasonal Recreational Residential (with buildings)	91.9	92.2	91.2	7.0	9.7	1.01	61	61
90	Agricultural Bare Land (less than 34.5 acres) Aggregation	104.2	92.6	101.0	.	.	.	16	16
91	Seasonal Recreational Residential/Residential Aggregation	93.1	92.4	92.1	7.1	10.2	1.01	1,244	1,244
92	Rural Vacant Land Aggregation (34.5 or more acres) Aggregation	97.1	95.9	92.3	.	.	.	21	21
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	89.9	88.6	83.5	16.5	19.8	1.08	51	51
94	Commercial/Industrial Aggregation	121.1	97.9	101.5	.	.	.	14	0
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	92.5	90.1	86.9	15.9	18.3	1.06	73	73

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 445

**Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=86 County\_Name=Hennepin/Wright Joint\_City=Dayton

Joint_City	City-Twp Code	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	County_Name
Dayton	6600	Residential (less than 4 units)	94.0	92.5	93.1	5.6	8.1	1.01	32	Hennepin/Wright
Dayton	6600	Seasonal Recreational Residential/Residential Aggregation	94.0	92.5	93.1	5.6	8.1	1.01	32	Hennepin/Wright

CO=86 County\_Name=Hennepin/Wright Joint\_City=Hanover

Joint_City	City-Twp Code	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	County_Name
Hanover	7400	Residential (less than 4 units)	92.2	91.6	92.0	3.9	4.8	1.00	32	Hennepin/Wright
Hanover	7400	Seasonal Recreational Residential/Residential Aggregation	92.2	91.6	92.0	3.9	4.8	1.00	32	Hennepin/Wright

CO=86 County\_Name=Hennepin/Wright Joint\_City=Rockford

Joint_City	City-Twp Code	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	County_Name
Rockford	8300	Residential (less than 4 units)	90.6	90.1	90.4	4.5	6.0	1.00	37	Hennepin/Wright
Rockford	8300	Seasonal Recreational Residential/Residential Aggregation	90.6	90.1	90.4	4.5	6.0	1.00	37	Hennepin/Wright

CO=86 County\_Name=Stearns/Wright Joint\_City=Clearwater

Joint_City	City-Twp Code	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	County_Name
Clearwater	7200	Residential (less than 4 units)	91.4	91.2	90.8	.	.	.	18	Stearns/Wright
Clearwater	7200	Seasonal Recreational Residential/Residential Aggregation	91.4	91.2	90.8	.	.	.	18	Stearns/Wright

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **446**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Yellow Medicine CO=87 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Canby	0200	99.1	99.3	99.7	.	.	.	18	0
Clarkfield	0300	95.1	100.7	97.2	.	.	.	10	0
Granite Falls	7000	98.3	94.9	95.6	.	.	.	12	0

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 **447**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Yellow Medicine CO=87 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Canby	0200	99.1	99.3	99.7	.	.	.	18	0
Clarkfield	0300	95.1	100.7	97.2	.	.	.	10	0
Granite Falls	7000	98.3	94.9	95.6	.	.	.	12	0

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
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10:00 Thursday, June 5, 2014 **448**

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=87 County\_Name=Yellow Medicine

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	97.7	98.7	97.5	8.4	11.1	1.00	53	0
91	Seasonal Recreational Residential/Residential Aggregation	97.7	98.7	97.5	8.4	11.1	1.00	53	0
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	102.4	92.4	96.0	16.0	22.4	1.04	34	34
95	Agriculture Improved and Unimproved (34.5 or more acres) Aggregation	102.4	92.4	96.0	16.0	22.4	1.04	34	34

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
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source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**

10:00 Thursday, June 5, 2014 **449**

**Joint Cities: Ratios by Property Type Combines all of the County Portions for Joint Cities**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

CO=87 County\_Name=Chippewa/Yellow Medicine Joint\_City=Granite Falls

Joint_City	City-Twp Code	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	County_Name
Granite Falls	7000	Residential (less than 4 units)	98.9	96.5	97.6	.	.	.	21	Chippewa/Yellow Medicine
Granite Falls	7000	Seasonal Recreational Residential/Residential Aggregation	98.9	96.5	97.6	.	.	.	21	Chippewa/Yellow Medicine

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
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**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Minneapolis CO=88 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Minneapolis	8800	92.9	91.3	90.5	11.1	15.1	1.02	4,023	4,023

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

10:00 Thursday, June 5, 2014 451

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Minneapolis CO=88 PT=02 Property=Apartment (4 or more units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Minneapolis	8800	92.4	92.4	89.5	9.1	11.7	1.04	76	76

**All sales adjusted for time and terms  
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**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
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**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Minneapolis CO=88 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Minneapolis	8800	92.9	91.3	90.5	11.1	15.1	1.02	4,023	4,023

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
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**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Minneapolis CO=88 PT=94 Property=Commercial/Industrial Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Minneapolis	8800	95.1	97.0	80.7	11.5	15.7	1.18	77	0

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
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**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=88 County\_Name=Minneapolis

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	92.9	91.3	90.5	11.1	15.1	1.02	4,023	4,023
02	Apartment (4 or more units)	92.4	92.4	89.5	9.1	11.7	1.04	76	76
91	Seasonal Recreational Residential/Residential Aggregation	92.9	91.3	90.5	11.1	15.1	1.02	4,023	4,023
94	Commercial/Industrial Aggregation	95.1	97.0	80.7	11.5	15.7	1.18	77	0

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
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**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=St. Paul CO=89 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
St. Paul	8900	95.3	94.3	93.7	7.7	11.1	1.02	1,833	1,833

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
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10:00 Thursday, June 5, 2014 456

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=St. Paul CO=89 PT=02 Property=Apartment (4 or more units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
St. Paul	8900	100.5	100.0	98.2	7.0	10.0	1.02	64	0

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=St. Paul CO=89 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
St. Paul	8900	95.3	94.3	93.7	7.7	11.1	1.02	1,833	1,833

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=St. Paul CO=89 PT=94 Property=Commercial/Industrial Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
St. Paul	8900	98.3	99.9	96.3	8.6	11.7	1.02	46	0

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
12 month study**

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**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=89 County\_Name=St. Paul

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	95.3	94.3	93.7	7.7	11.1	1.02	1,833	1,833
02	Apartment (4 or more units)	100.5	100.0	98.2	7.0	10.0	1.02	64	0
91	Seasonal Recreational Residential/Residential Aggregation	95.3	94.3	93.7	7.7	11.1	1.02	1,833	1,833
94	Commercial/Industrial Aggregation	98.3	99.9	96.3	8.6	11.7	1.02	46	0

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
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10:00 Thursday, June 5, 2014 **460**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Duluth CO=90 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Duluth	9000	95.7	93.9	92.4	12.4	17.1	1.03	925	916

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
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10:00 Thursday, June 5, 2014 **461**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Duluth CO=90 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Duluth	9000	95.7	93.8	92.3	12.4	17.1	1.03	927	918

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
**12 month study**  
**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Duluth CO=90 PT=94 Property=Commercial/Industrial Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Duluth	9000	98.7	98.2	100.1	.	.	.	11	0

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
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10:00 Thursday, June 5, 2014 **463**

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=90 County\_Name=Duluth

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	95.7	93.9	92.4	12.4	17.1	1.03	925	916
91	Seasonal Recreational Residential/Residential Aggregation	95.7	93.8	92.3	12.4	17.1	1.03	927	918
94	Commercial/Industrial Aggregation	98.7	98.2	100.1	.	.	.	11	0

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
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**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Rochester CO=91 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Rochester	0800	96.6	95.8	94.7	8.5	12.1	1.02	1,567	1,559

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study**  
**Final Sales Analysis for the State Board of Equalization**  
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**City and Township Ratios by Property Type**  
**Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014**  
**Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Rochester CO=91 PT=02 Property=Apartment (4 or more units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Rochester	0800	103.5	103.0	97.2	.	.	.	13	0

**All sales adjusted for time and terms**  
**Based on sales from October 2012 through September 2013**  
**\* Indicate calculations were done without extreme ratios**  
**source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Rochester CO=91 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Rochester	0800	96.6	95.8	94.7	8.5	12.1	1.02	1,567	1,559

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
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10:00 Thursday, June 5, 2014 **467**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=Rochester CO=91 PT=94 Property=Commercial/Industrial Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
Rochester	0800	97.3	95.6	91.6	15.0	20.9	1.06	32	0

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
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**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=91 County\_Name=Rochester

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	96.6	95.8	94.7	8.5	12.1	1.02	1,567	1,559
02	Apartment (4 or more units)	103.5	103.0	97.2	.	.	.	13	0
91	Seasonal Recreational Residential/Residential Aggregation	96.6	95.8	94.7	8.5	12.1	1.02	1,567	1,559
94	Commercial/Industrial Aggregation	97.3	95.6	91.6	15.0	20.9	1.06	32	0

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
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10:00 Thursday, June 5, 2014 **469**

**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=St. Cloud CO=92 PT=01 Property=Residential (less than 4 units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
St. Cloud	9200	95.8	93.4	93.3	10.0	13.1	1.02	483	483

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
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**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=St. Cloud CO=92 PT=02 Property=Apartment (4 or more units)

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
St. Cloud	9200	92.2	92.7	91.2	.	.	.	10	0

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
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**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=St. Cloud CO=92 PT=91 Property=Seasonal Recreational Residential/Residential Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
St. Cloud	9200	95.8	93.4	93.3	10.0	13.1	1.02	483	483

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
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source: RUNDATA.RATIO\_SBE created June 11**

**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
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**City and Township Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

County\_Name=St. Cloud CO=92 PT=94 Property=Commercial/Industrial Aggregation

City-Twp Name	City-Twp Code	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
St. Cloud	9200	100.0	100.0	95.5	.	.	.	15	0

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**



**2013 Assessment Sales Ratio Study  
Final Sales Analysis for the State Board of Equalization  
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10:00 Thursday, June 5, 2014 **473**

**Countywide Ratios by Property Type  
Final ratios reflect the 2014 EMV/the sales price forward adjusted to Jan 2, 2014  
Ratios reported only for jurisdictions with 6 sales or more**

CO=92 County\_Name=St. Cloud

PT	Property	Mean ratio	Median ratio	Aggregate ratio	Coeff. of dispersion *	Coeff. of variation *	Price related differential *	Number of sales	Sales with time trends
01	Residential (less than 4 units)	95.8	93.4	93.3	10.0	13.1	1.02	483	483
02	Apartment (4 or more units)	92.2	92.7	91.2	.	.	.	10	0
91	Seasonal Recreational Residential/Residential Aggregation	95.8	93.4	93.3	10.0	13.1	1.02	483	483
94	Commercial/Industrial Aggregation	100.0	100.0	95.5	.	.	.	15	0

**All sales adjusted for time and terms  
Based on sales from October 2012 through September 2013  
\* Indicate calculations were done without extreme ratios  
source: RUNDATA.RATIO\_SBE created June 11**