

This letter is supplemental to the Microsoft Excel spreadsheet containing the Benton County 2008 Ratio Study data. The excel file named Benton County 2008 Ratio Study contains a tab for each of the seven required classes of property to be analyzed as well as a summary tab with a synopsis of the required data. The excel file does contain formulas to assist in your analysis.

Benton County is a small rural county with approximately 7,568 parcels. Of the total number of parcels approximately 41% are agricultural parcels. Only 5% of all parcels are classified as Commercial Improved/Vacant and or Industrial Improved/Vacant.

Improved Residential Do to an insufficient number of sales in the rural area in like twshps we combined all twshps with no towns or small towns with no amenities. This includes Gilboa, Hickory Grove, Parish, Pine, Richland, Union and York

Vacant residential Commercial & Industrial Do to an insufficient number of sales in the rural area we combined all twshps. Industrial Improved and Vacant and Commercial Improved and Vacant: Due to the minimal number of valid sales all sales are combined in one ratio study and listed as County Wide.

Hopefully this letter of explanation will assist you in your review of the Benton County 2008 Ratio Study.