

## Valid Residential Sales - County Wide

## -----COUNTY SALES RATIO DATA &amp; STATISTICS-----

Year	# Sales	Avg Sale Price	Avg Appr Value	Individual Sales: Avg Ratio	Median Sale Price	Median Appr Value	Individual Sales: Median Ratio	Aggregate Ratio	PVD Ratio
1989	358	\$44,022							
1990	435	\$46,934							
1991	483	\$43,103							
1992	608	\$45,027							
1993	604	\$48,059							
1994	649	\$46,735							
1995	537	\$48,499							
1996	656	\$47,231							
1997	541	\$55,622							
1998	502	\$56,665							
1999	512	\$61,548							
2000	530	\$68,336							
2001	532	\$69,460							
2002	548	\$71,833							
2003	477	\$78,326							
2004	490	\$89,022							
2005	505	\$93,095							
2006	496	\$94,608							
2007	419	\$98,351							
2008	315	\$98,684							96.6
2009	246	\$97,718							101.7
2010	273	\$97,364	\$98,278	1.07	\$85,500	\$88,800	1.00	1.01	100.2
2011	232	\$101,938	\$100,035	1.04	\$94,000	\$90,950	1.00	0.98	100.4
2012	312	\$107,836	\$107,073	1.09	\$89,000	\$93,150	1.01	0.99	102.0
2013	343	\$107,977	\$102,308	1.03	\$96,000	\$93,900	0.97	0.95	97.4
2014	359	\$105,351	\$101,873	1.02	\$94,000	\$90,100	0.97	0.97	98.3

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**A ratio is the calculation of Appraised Value divided by Sale Price expressed as a percent. Less than 100% indicates under-valued, over 100% indicates over-valued. Target ratio range: 90% to 110%.**

**Aggregate Ratio is the ratio of the sum of appraised values compared to the sum of the sale prices.**

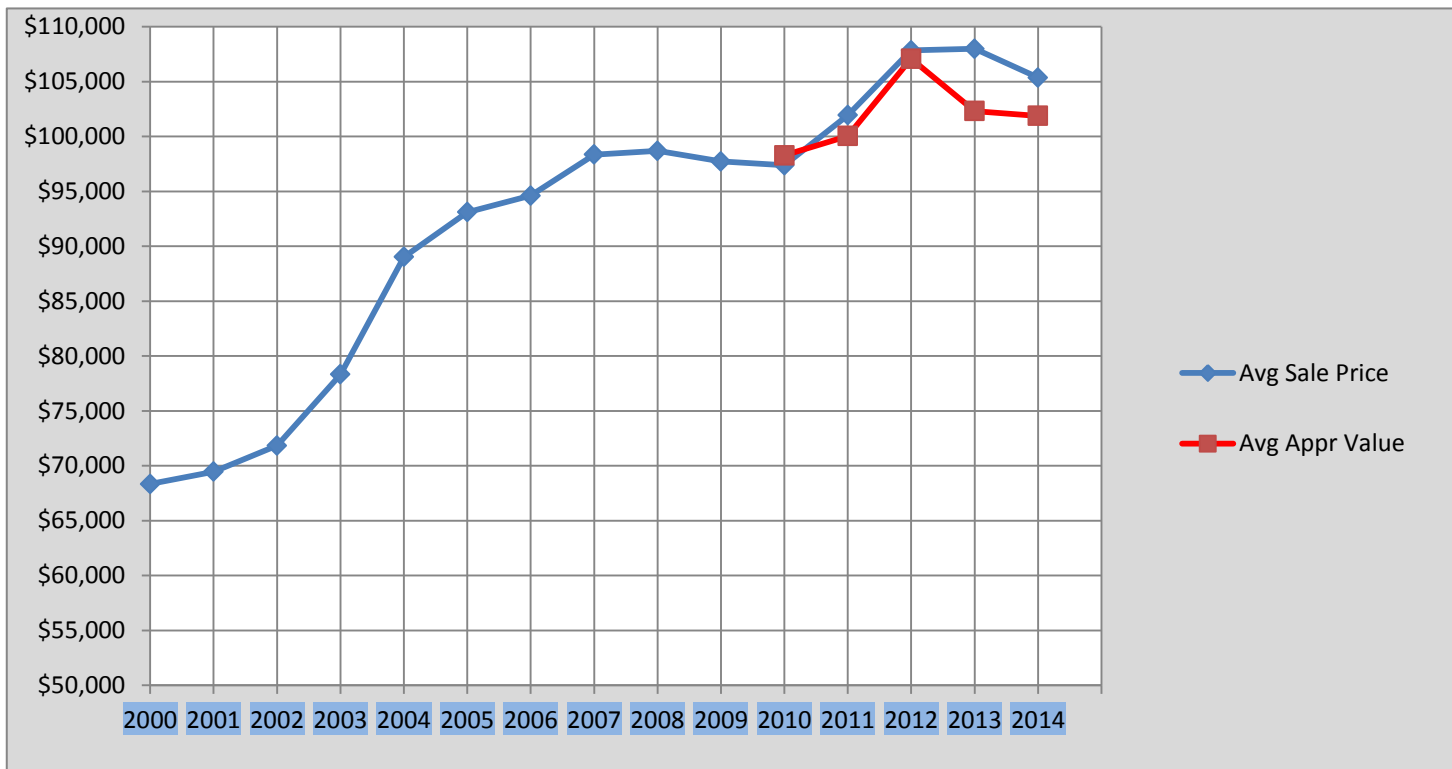
**Avg Ratio is the average of all INDIVIDUAL sales ratios.**

**Median Ratio is the middle value of the INDIVIDUAL sales ratios when arrayed in order of low to high. It is the primary statistic used to measure appraisal level. By Kansas statute, the median ratio should fall between 90 - 110 %.**

**PVD Ratio: The Division of Property Valuation's ratio for Lyon County.**

**\* Valid sales include sales that are indicators of Fair Market Value as defined in K.S.A. 79-503a, and are considered "arms-length" transactions. K.S.A 79-503a defines Fair Market Value as "the amount in terms of money that a well informed buyer is justified in paying and a well informed seller is justified in accepting for property in an open and competitive market, assuming that the parties are acting without undue compulsion. For purposes of this definition it will be assumed that a consummation of a sale occurs as of January 1." Examples of Non-valid sales include foreclosures, sheriff sales, sales between immediated family members, etc.**

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