



Chief Appraiser Presents 2024 Sales Ratio Study

Posted on September 8, 2025 by Carey Fauscett-Anderson



TRENTON, Ga. (Sept. 8, 2025) — Chief Appraiser Paula Duvall presented the 2024 Preliminary Sales Ratio Study during the September 4 Commission meeting, reporting positive results that confirm the county's property values are in line with state standards and market conditions.

Each year, the Department of Audits conducts the review by selecting a set number of local property sales. For 2024, they pulled 147 Dade County sales and compared county values with market values. The goal is to ensure the Board of Assessors' pricing accurately reflects market trends.

According to Department of Revenue standards, the median ratio should fall between 0.36 and 0.42. Anything below 0.38 prevents the county from collecting on public utilities at 40 percent, making 0.38–0.41 the target range. For 2024, the median ratio for all property classes — residential, agricultural, commercial, and industrial — came in at 38.48, right in line with expectations.

The results also reflect improvements since the repeal of Senate Bill 346 and House Bill 581, both of which previously complicated how audits and assessments were calculated.

The study showed a Coefficient of Dispersion (COD), which measures uniformity, of 7.81. The Price Related Differential (PRD) was 1.01, comfortably within the standard range of 0.98 to 1.10.

"All of this tells us that our values are good and we've done our job and that's a good feeling," Duvall said.

Commissioner Melissa Bradford commended the work of the Assessor's Office, noting the consistent effort required to maintain accurate values for Dade County taxpayers.