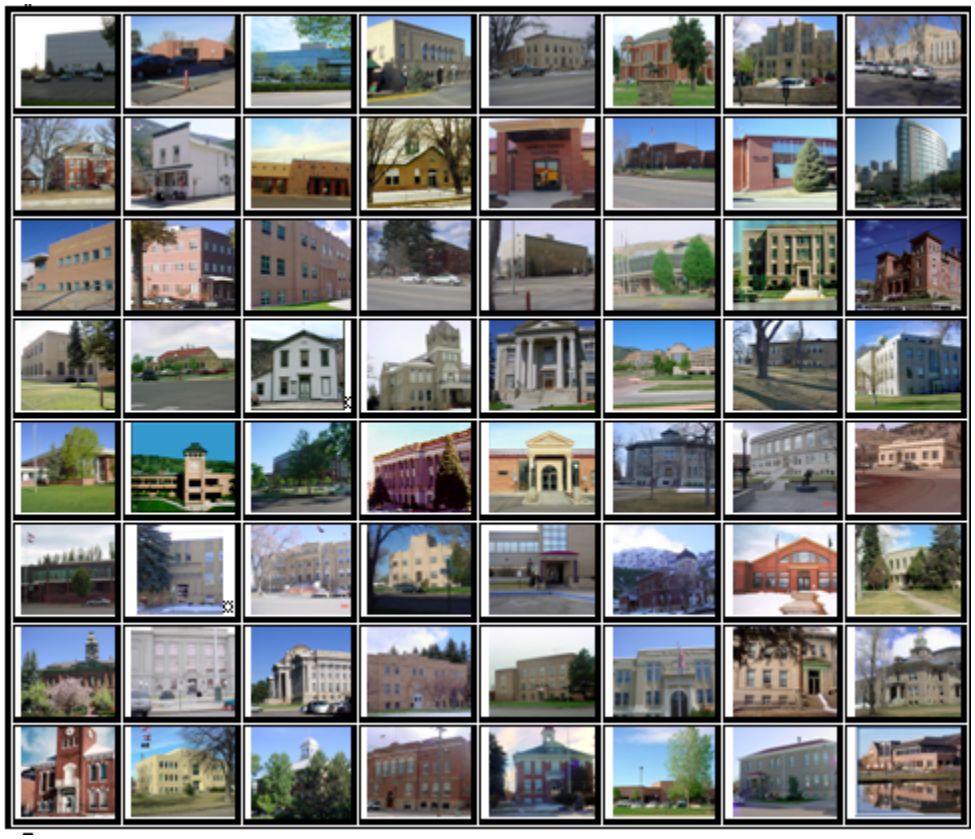
2009
ALAMOSA COUNTY
PROPERTY ASSESSMENT
STUDY



WILDROSE
APPRAISAL, INCORPORATED
Audit Division

WILDROSE
APPRAISAL, INCORPORATED
Audit Division

September 15, 2009

Mr. Mike Mauer
Director of Research
Colorado Legislative Council
Room 029, State Capitol Building
Denver, Colorado 80203

RE: Final Report for the 2009 Colorado Property Assessment Study

Dear Mr. Mauer:

Wildrose Appraisal Inc.-Audit Division is pleased to submit the Final Reports for the 2009 Colorado Property Assessment Study.

These reports are the result of two analyses: A procedural audit and a statistical audit.

The procedural audit examines all classes of property. It specifically looks at how the assessor develops economic areas, confirms and qualifies sales, develops time adjustments and performs periodic physical property inspections. The audit reviews the procedures for determining subdivision absorption and subdivision discounting. Valuation methodology is examined for residential properties and commercial properties. Procedures are reviewed for producing mines, oil and gas leaseholds and lands producing, producing coal mines, producing earth and stone products, severed mineral interests, and non-producing patented mining claims.

Statistical audits are performed on vacant land, residential properties, commercial/industrial properties and agricultural land. A statistical analysis is performed for personal property compliance on the eleven largest counties: Adams, Arapahoe, Boulder, Denver, Douglas, El Paso, Jefferson, Larimer, Mesa, Pueblo and Weld. The remaining counties receive a personal property procedural study.

Wildrose Appraisal Inc. – Audit Division appreciates the opportunity to be of service to the State of Colorado. Please contact us with any questions or concerns.

Harry J. Fuller
Project Manager
Wildrose Appraisal Inc. – Audit Division

TABLE OF CONTENTS

INTRODUCTION

Colorado

The State Board of Equalization (SBOE) reviews assessments for conformance to the Constitution. The SBOE will order revaluations for counties whose valuations do not reflect the proper valuation period level of value.

The statutory basis for the audit is found in C.R.S. 39-1-104 (16)(a)(b) and (c).

The legislative council sets forth two criteria that are the focus of the audit group:

To determine whether each county assessor is applying correctly the constitutional and statutory provisions, compliance requirements of the State Board of Equalization, and the manuals published by the State Property Tax Administrator to arrive at the actual value of each class of property.

To determine if each assessor is applying correctly the provisions of law to the actual values when arriving at valuations for assessment of all locally valued properties subject to the property tax.

The property assessment audit conducts a two-part analysis: A procedural analysis and a statistical analysis.

The procedural analysis includes all classes of property and specifically looks at how the assessor develops economic areas, confirms and qualifies sales, and develops time adjustments. The audit also examines the procedures for adequately discovering, classifying and valuing agricultural outbuildings, discovering subdivision build-out and subdivision discounting procedures. Valuation methodology for vacant land, improved residential properties and commercial properties is examined. Procedures for producing mines, oil and gas leaseholds and lands producing, producing coal mines, producing earth and stone products, severed mineral interests and non-producing patented mining claims are also reviewed.

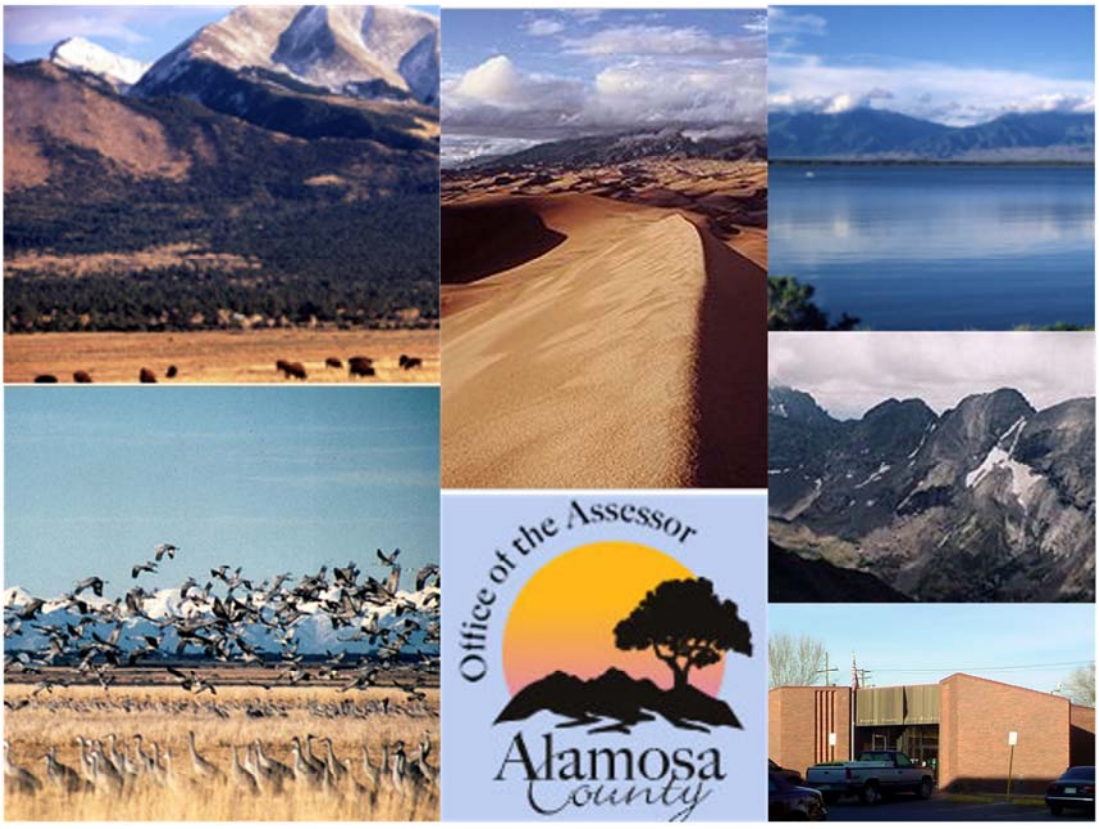
Statistical analysis is performed on vacant land, residential properties, commercial industrial properties, agricultural land, and personal property. The statistical study results are compared with State Board of Equalization compliance requirements and the manuals published by the State Property Tax Administrator.

Wildrose Audit has completed the Property Assessment Study for 2009 and is pleased to report its findings for Alamosa County in the following report.

REGIONAL / HISTORICAL SKETCH OF ALAMOSA COUNTY

Regional Information

Alamosa County is located in the San Luis Valley region of Colorado. The San Luis Valley is a large, broad, alpine valley in the Rio Grande Basin of south-central Colorado. The valley is drained to the south by the Rio Grande River which rises in the San Juan Mountains to the west of the valley. The San Luis Valley includes Alamosa, Conejos, Costilla, Mineral, Rio Grande, and Saguache counties.



Historical Information

Alamosa County has a population of approximately 15,225 people with 20.7 people per square mile, according to the U.S. Census Bureau's 2006 estimated population data.

Alamosa offers majestic mountain views, the winding Rio Grande, clear skies, breathing room, abundant agriculture, a thriving economy, and two institutions of higher learning.

Gold and silver discoveries near Summitville in 1870 fueled the mining rush to the San Luis Valley environs. While other mining settlements quickly followed at Creede and Bonzana, the history of the Valley's settlement was greatly influenced by the railroad, farming, ranching, and timber.

Before written history, native American cultures, including Clovis and Folsom, hunted and gathered in the area 11,000 years ago. Spain claimed the area in the 1500's and established land grants to attract settlers. Clashes with Comanches, however, left the valley largely unsettled for many years. Zebulon Pike, exploring the southern part of the Louisiana Purchase and after his discovery of Pike's Peak, was awed by the view of the Sand Dunes (probably from Medano Pass) in 1807. Until Mexico's liberation from Spain in 1821, Spain claimed the San Luis Valley. The 1850's saw the first permanent settlements.

Just two years after Colorado became a state, a narrow-gauge train loaded with expectant settlers and their belongings stopped at a protected bend in the Rio Grande shaded by a grove of cottonwoods. In 1878 Alamosa, Spanish for cottonwood grove, was founded.

Trains delivered lumber and hardware and left with agricultural products. Over the next ten years rails were laid in all four directions and Alamosa became a veritable center of the San Luis Valley.

The easy access to the mountain regions surrounding the San Luis Valley are a major attraction for visitors and locals alike. Not only a provider of recreation, the forests are a key economic resource. The extensive Rio Grande National Forest first came under government control in 1891 with the authorization of the Timber Reserves Act in 1891. Established to conserve the nation's timber, range and water resources, much of this land has remained unspoiled and public. The Great Sand Dunes National Park (first created as a monument in 1932) and The San Luis Lakes State Park offer outdoor recreation on the valley floor. (Alamosa.org)

RATIO ANALYSIS

Methodology

All significant classes of properties were analyzed. Sales were collected for each property class over the appropriate sale period, which was typically defined as the 18-month period between January 2007 and June 2008. Counties with less than 30 sales typically extended the sale period back up to 5 years prior to June 30, 2008 in 6-month increments. If there were still fewer than 30 sales, supplemental appraisals were performed and treated as proxy sales. Residential sales for all counties using this method totaled at least 30 per county. For commercial sales, the total number analyzed was allowed, in some cases, to fall below 30. There were no sale quantity issues for counties requiring vacant land analysis or condominium analysis. Although it was required that we examine the median and coefficient of dispersion for all counties, we also calculated the weighted mean and price-related differential for each class of property. Counties were not passed or failed by these latter measures, but were counseled if there were anomalies noted during our analysis. Qualified sales were based on the qualification code used by each county, which were typically coded as either "Q" or "C." The ratio analysis included all sales. The data was trimmed for counties with obvious outliers using IAAO standards for data analysis. In every case, we examined the loss in data from trimming to ensure that only true outliers were excluded. Any county with a significant portion of sales excluded by this trimming method was examined further. No county was allowed to pass the audit if more than 5% of the sales were "lost" because of trimming. For the largest 11 counties, the residential ratio statistics were broken down by economic area as well.

Conclusions

For this final analysis report, the minimum acceptable statistical standards allowed by the State Board of Equalization are:

ALLOWABLE STANDARDS RATIO GRID		
Property Class	**Unweighted Median Ratio**	**Coefficient of Dispersion**
Commercial/Industrial	Between .95-1.05	Less than 20.99
Condominium	Between .95-1.05	Less than 15.99
Single Family	Between .95-1.05	Less than 15.99
Vacant Land	Between .95-1.05	Less than 20.99

The results for Alamosa County are:

Alamosa County Ratio Grid					
Property Class	Number of Qualified Sales	Unweighted Median Ratio	Price Related Differential	Coefficient of Dispersion	Time Trend Analysis
Commercial/Industrial	30	0.974	1.065	9.7	Compliant
Condominium	N/A	N/A	N/A	N/A	N/A
Single Family	189	0.985	1.004	9.6	Compliant
Vacant Land	101	0.975	1.031	13.1	Compliant

After applying the above described methodologies, it is concluded from the sales ratios that Alamosa County is in compliance with SBOE, DPT, and Colorado State Statute valuation guidelines.

Recommendations

None

Random Deed Analysis

An additional analysis was performed as part of the Ratio Analysis. Ten randomly selected deeds with documentary fees were obtained from the Clerk and Recorder. These deeds were for sales that occurred from January 1, 2007 through June 30, 2008. These sales were then checked for inclusion on the Assessor's qualified or unqualified database.

Conclusions

After comparing the list of randomly selected deeds with the Assessor's database, Alamosa County has accurately transferred sales data from the recorded deeds to the qualified or unqualified database.

Recommendations

None

TIME TRENDING VERIFICATION

Methodology

While we recommend that counties use the inverted ratio regression analysis method to account for market (time) trending, some counties have used other IAAO-approved methods, such as the weighted monthly median approach. We are not auditing the methods used, but rather the results of the methods used. Given this range of methodologies used to account for market trending, we concluded that the best validation method was to examine the sale ratios for each class across the appropriate sale period. To be specific, if a county has considered and adjusted correctly for market trending, then the sale ratios should remain stable (i.e. flat) across the sale period. If a residual market trend is detected, then the county may or may not have addressed market trending adequately, and a further examination is warranted. This validation methodology also considers the number of sales and the length of the sale period. Counties with few sales across the sale period were carefully examined to determine if the statistical results were valid.

Conclusions

After verification and analysis, it has been determined that Alamosa County has complied with the statutory requirements to analyze the effects of time on value in their county. Alamosa County has also satisfactorily applied the results of their time trending analysis to arrive at the time adjusted sales price (TASP).

Recommendations

None

SOLD/UNSOLD ANALYSIS

Methodology

Alamosa County was tested for the equal treatment of sold and unsold properties to ensure that "sales chasing" has not occurred. The auditors employed a multi-step process to determine if sold and unsold properties were valued in a consistent manner.

All qualified residential and commercial class properties were examined using the unit value method, where the actual value per square foot was compared between sold and unsold properties. A class was considered qualified if it met the criteria for the ratio analysis. The median value per square foot for both groups was compared from an appraisal and statistical perspective. If no significant difference was indicated, then we concluded that no further testing was warranted and that the county was in compliance in terms of sold/unsold consistency.

If either residential or commercial differences were significant using the unit value method, or if data limitations made the comparison invalid, then the next step was to perform a ratio analysis comparing the 2008 and 2009 actual values for each qualified class of property. All qualified vacant land classes were tested using this method. The sale property ratios were arrayed using a range of 0.8 to 1.5, which theoretically excluded changes between years that were due to other unrelated changes in the property. These ratios were also stratified at the appropriate level of analysis. Once the percent change was determined for each appropriate class and sub-class, the next step was to select the unsold sample. This sample was at least 1% of the total population of unsold properties and excluded any sale properties. The unsold sample was filtered based on the attributes of the sold dataset to closely correlate both groups. The ratio analysis was then performed on the unsold properties and stratified. The median and mean ratio distribution was then compared between the sold and unsold group. A non-parametric test such as the Mann-Whitney test for differences between independent samples was undertaken to determine whether any observed differential was significant. If this test determined that the unsold properties were treated in a manner similar to the sold properties, it was concluded that no further testing was warranted and that the county was in compliance.

If a class or sub-class of property was determined to be significantly different by this method, the final step was to perform a multi-variate mass appraisal model that developed ratio statistics from the sold properties that were then applied to the unsold sample. This test compared the measures of central tendency and confidence intervals for the sold properties with the unsold property sample. If this comparison was also determined to be significantly different, then the conclusion was that the county had treated the unsold properties in a different manner than sold properties.

These tests were supported by both tabular and chart presentations, along with saved sold and unsold sample files.

Sold/Unsold Results	
Property Class	**Results**
Commercial/Industrial	Compliant
Condominium	N/A
Single Family	Compliant
Vacant Land	Compliant

Conclusions

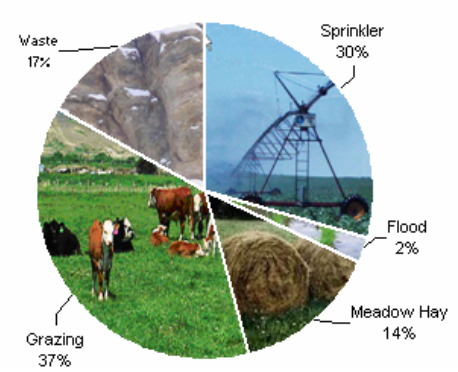
After applying the above described methodologies, it is concluded that Alamosa County is reasonably treating its sold and unsold properties in the same manner.

Recommendations

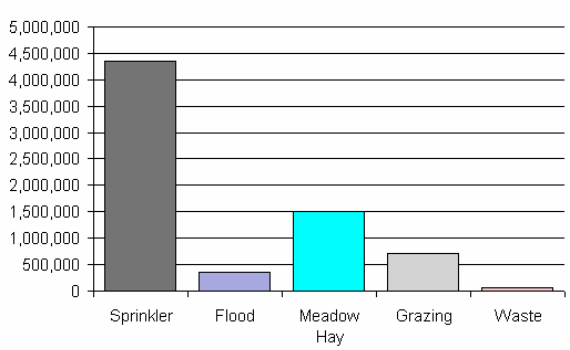
None

AGRICULTURAL LAND STUDY

Acres By Subclass



Value By Subclass



Agricultural Land

County records were reviewed to determine major land categories such as irrigated farm, dry farm, meadow hay, grazing and other lands. In addition, county records were reviewed in order to determine if: Aerial photographs are available and are being used; soil conservation guidelines have been used to classify lands based on productivity; crop rotations have been documented; typical commodities and yields have been determined; orchard lands have been properly classified and valued; expenses reflect a ten year average and are typical landlord expenses; grazing lands have been properly classified and valued; the number of acres in each class and subclass have been determined; the capitalization rate was properly applied. Also, documentation was required for the valuation methods used and any locally developed yields, carrying capacities, and expenses. Records were also checked to ensure that the commodity prices and expenses, furnished by the Property Tax Administrator (PTA), were applied properly. (See Assessor Reference Library Volume 3 Chapter 5.)

Conclusions

An analysis of the agricultural land data indicates an acceptable appraisal of this property type. Directives, commodity prices and expenses provided by the PTA were properly applied. County yields compared favorably to those published by Colorado Agricultural Statistics. Expenses used by the county were allowable expenses and were in an acceptable range. Grazing lands carrying capacities were in an acceptable range. The data analyzed resulted in the following ratios:

Alamosa County Agricultural Land Ratio Grid						
Abstract Code	Land Class	Number Of Acres	County Value Per Acre	County Assessed Total Value	WRA Total Value	Ratio
4107	Sprinkler	72,623	59.91	4,350,888	4,350,888	1.00
4117	Flood	5,556	63.09	350,511	350,552	1.00
4137	Meadow Hay	34,152	44.22	1,510,195	1,510,195	1.00
4147	Grazing	91,540	7.83	716,658	716,658	1.00
4167	Waste	41,840	1.62	67,575	67,575	1.00
Total/Avg		**245,711**	**28.47**	**6,995,827**	**6,995,868**	**1.00**

Recommendations

None

Agricultural Outbuildings

Methodology

Data was collected and reviewed to determine if the guidelines found in the Assessor's Reference Library (ARL) Volume 3, pages 5.74 through 5.77 were being followed.

Conclusions

Alamosa County has substantially complied with the procedures provided by the Division of Property Taxation for the valuation of agricultural outbuildings.

Recommendations

None

SALES VERIFICATION

According to Colorado Revised Statutes:

A representative body of sales is required when considering the market approach to appraisal.

(8) In any case in which sales prices of comparable properties within any class or subclass are utilized when considering the market approach to appraisal in the determination of actual value of any taxable property, the following limitations and conditions shall apply:

(a)(I) Use of the market approach shall require a representative body of sales, including sales by a lender or government, sufficient to set a pattern, and appraisals shall reflect due consideration of the degree of comparability of sales, including the extent of similarities and dissimilarities among properties that are compared for assessment purposes. In order to obtain a reasonable sample and to reduce sudden price changes or fluctuations, all sales shall be included in the sample that reasonably reflect a true or typical sales price during the period specified in section 39-1-104 (10.2). Sales of personal property exempt pursuant to the provisions of sections 39-3-102, 39-3-103, and 39-3-119 to 39-3-122 shall not be included in any such sample.

(b) Each such sale included in the sample shall be coded to indicate a typical, negotiated sale, as screened and verified by the assessor. (39-1-103, C.R.S.)

The assessor is required to use sales of real property only in the valuation process.

(8)(f) Such true and typical sales shall include only those sales which have been determined on an individual basis to reflect the selling price of the real property only or which have been adjusted on an individual basis to reflect the selling price of the real property only. (39-1-103, C.R.S.)

Part of the Property Assessment Study is the sales verification analysis. WRA has used the above-cited statutes as a guide in our study of the county's procedures and practices for verifying sales.

WRA reviewed the sales verification procedures in 2009 for Alamosa County. This study was conducted by checking selected sales from the master sales list for the Jan 1, 2007 - June 30, 2008 valuation period. Specifically WRA selected 32 sales listed as unqualified.

All of the sales in the unqualified sales sample had reasons that were clear and supportable.

Conclusions

Alamosa County appears to be doing an excellent job of verifying their sales. WRA agreed with the county's reason for disqualifying each of the sales selected in the sample. There are no recommendations or suggestions.

Recommendations

None

ECONOMIC AREA REVIEW AND EVALUATION

Methodology

Alamosa County has submitted a written narrative describing the economic areas that make up the county's market areas. Alamosa County has also submitted a map illustrating these areas. Each of these narratives have been read and analyzed for logic and appraisal sensibility. The maps were also compared to the narrative for consistency between the written description and the map.

Conclusions

After review and analysis, it has been determined that Alamosa County has adequately identified homogeneous economic areas comprised of smaller neighborhoods. Each economic area defined is equally subject to a set of economic forces that impact the value of the properties within that geographic area and this has been adequately addressed. Each economic area defined adequately delineates an area that will give "similar values for similar properties in similar areas."

Recommendations

None

NATURAL RESOURCES

Earth and Stone Products

Methodology

Under the guidelines of the Assessor's Reference Library (ARL), Volume 3, Natural Resource Valuation Procedures, the income approach was applied to determine value for production of earth and stone products. The number of tons was multiplied by an economic royalty rate determined by the Division of Property Taxation to determine income. The income was multiplied by a recommended Hoskold factor to determine the actual value. The Hoskold factor is determined by the life of the reserves or the lease. Value is based on two variables: life and tonnage. The operator determines these since there is no other means to obtain production data through any state or private agency.

Conclusions

The The County has applied the correct formulas and state guidelines to earth and stone production.

Recommendations

None

VACANT LAND

Subdivision Discounting

Subdivisions were reviewed in 2009 in Alamosa County. The review showed that subdivisions were discounted pursuant to the Colorado Revised Statutes in Article 39-1-103 (14). Discounting procedures were applied to all subdivisions where less than 80 percent of all sites were sold using the present worth method. The market approach was applied where 80 percent or more of the subdivision sites were sold. An absorption period was estimated for each subdivision that was discounted. An appropriate discount rate was developed using the summation method. Subdivision land with structures was appraised at full market value.

Conclusions

Alamosa County has implemented proper procedures to adequately estimate absorption periods, discount rates, and lot values for qualifying subdivisions.

Recommendations

None

POSSESSORY INTEREST PROPERTIES

Possessory Interest

Possessory interest property discovery and valuation is described in the Assessor's Reference Library (ARL) Volume 3 section 7 in accordance with the requirements of 39-1-103 (17)(a) (II) C.R.S. Possessory Interest is defined by the Property Tax Administrator's Publication ARL Volume 3, Section 7: A private property interest in government-owned property or the right to the occupancy and use of any benefit in government-owned property that has been granted under lease, permit, license, concession, contract, or other agreement.

Alamosa County has been reviewed for their procedures and adherence to guidelines when assessing and valuing agricultural possessory interest properties. The county has also been queried as to their confidence that the possessory interest properties have been discovered and placed on the tax rolls.

Conclusions

Alamosa County has implemented a discovery process to place possessory interest properties on the roll. They have also correctly and consistently applied the correct procedures and valuation methods in the valuation of possessory interest properties.

Recommendations

None

PERSONAL PROPERTY AUDIT

Alamosa County was studied for its procedural compliance with the personal property assessment outlined in the Assessor's Reference Library (ARL) Volume 5, and in the State Board of Equalization (SBOE) requirements for the assessment of personal property. The SBOE requires that counties use ARL Volume 5, including current discovery, classification, documentation procedures, current economic lives table, cost factor tables, depreciation table, and level of value adjustment factor table.

The personal property audit standards narrative must be in place and current. A listing of businesses that have been audited by the assessor within the twelve-month period reflected in the plan is given to the auditor. The audited businesses must be in conformity with those described in the plan.

Aggregate ratio will be determined solely from the personal property accounts that have been physically inspected. The minimum assessment sample is one percent or ten schedules, whichever is greater, and the maximum assessment audit sample is 100 schedules.

For the counties having over 100,000 population, WRA selected a sample of all personal property schedules to determine whether the assessor is correctly applying the provisions of law and manuals of the Property Tax Administrator in arriving at the assessment levels of such property. This sample was selected from the personal property schedules audited by the assessor. In no event was the sample selected by the contractor less than 30 schedules. The counties to be included in this study are Adams, Arapahoe, Boulder, Denver, Douglas, El Paso, Jefferson, Larimer, Mesa, Pueblo, and Weld. All other counties received a procedural study.

Alamosa County is compliant with the guidelines set forth in ARL Volume 5 regarding discovery procedures, using the following methods to discover personal property accounts in the county:

- Public Record Documents
- MLS Listing and/or Sold Books
- Local Telephone Directories, Newspapers or Other Local Publications
- Personal Observation, Physical Canvassing or Word of Mouth

The county uses the Division of Property Taxation (DPT) recommended classification and documentation procedures. The DPT's recommended cost factor tables, depreciation tables and level of value adjustment factor tables are also used.

Alamosa County submitted their personal property written audit plan and was current for the 2009 valuation period. The number and listing of businesses audited was also submitted and was in conformance with the written audit plan. The following audit triggers were used by the county to select accounts to be audited:

- Businesses in a selected area
- Accounts with obvious discrepancies
- New businesses filing for the first time
- Incomplete or inconsistent declarations
- Accounts with omitted property
- Same business type or use
- Businesses with no deletions or additions for 2 or more years
- Non-filing Accounts - Best Information Available

- Accounts close to the $4,000 actual value exemption status
- Accounts protested with substantial disagreement

Conclusions

Alamosa County has employed adequate discovery, classification, documentation, valuation, and auditing procedures for their personal property assessment and is in statistical compliance with SBOE requirements.

Recommendations

None

WILDROSE AUDITOR STAFF

Harry J. Fuller, *Audit Project Manager*

Suzanne Howard, *Audit Administrative Manager*

Steve Kane, *Audit Statistician/Field Analyst*

Carl W. Ross, *Agricultural/Natural Resource Analyst*

Andy Rodriguez, *Field Analyst*

APPENDICES

STATISTICAL COMPLIANCE REPORT
FOR ALAMOSA COUNTY
2009

I. OVERVIEW

Alamosa County is located in south central Colorado. The county has a total of 14,881 real property parcels, according to data submitted by the county assessor's office in 2009. The following provides a breakdown of property classes for this county:

The vacant land class of properties was dominated by residential land. Residential lots (coded 100) accounted for 74% of all vacant land parcels.

For residential improved properties, single family properties accounted for 79% of all residential properties.

Commercial and industrial properties represented a much smaller proportion of property classes in comparison. Commercial/industrial sales accounted for 3% of all such properties in this county.

II. DATA FILES

The following sales analyses were based on the requirements of the 2009 Colorado Property Assessment Study. Information was provided by the Alamosa Assessor's Office on April 29, 2009. The data included all 5 property record files as specified by the Auditor.

III. RESIDENTIAL SALES RESULTS

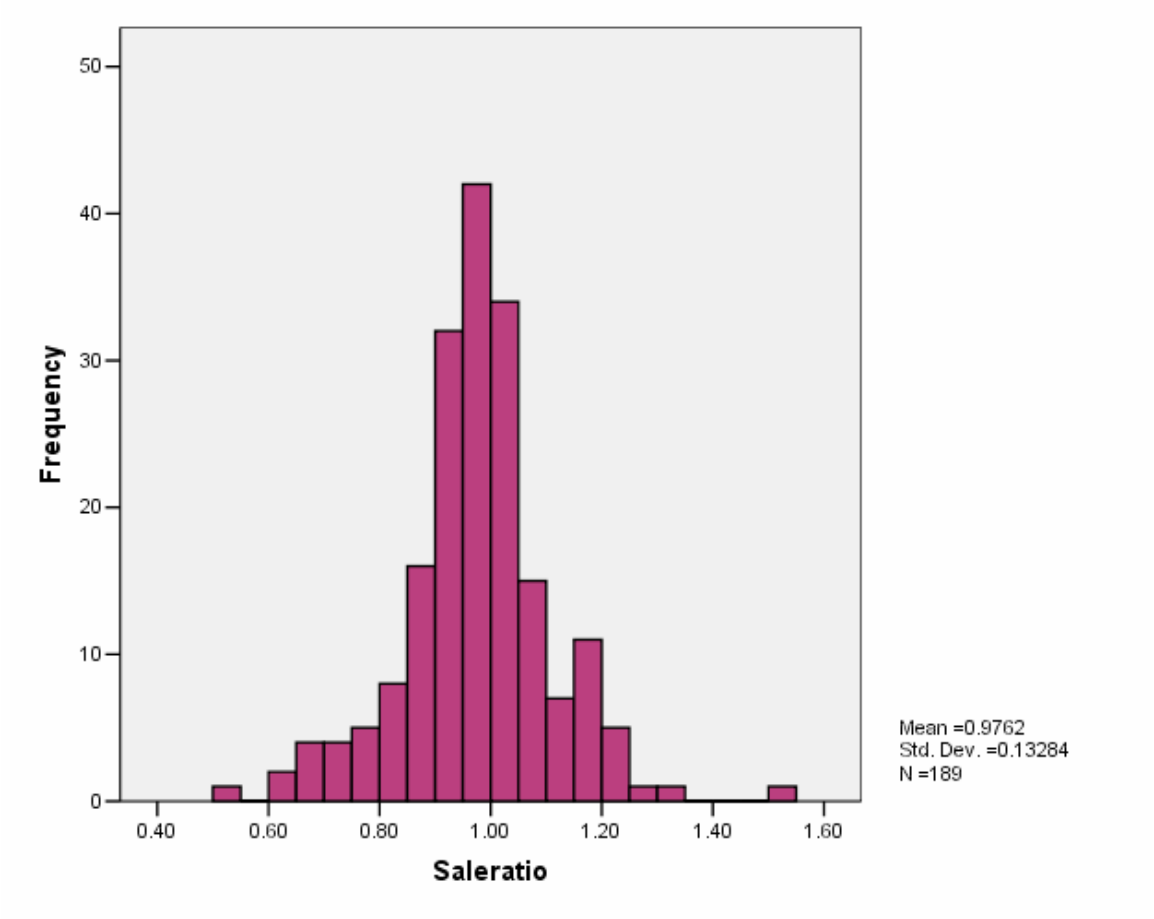
The following steps were taken to analyze the residential sales:

1. Total sales	6,774
2. Selected qualified sales	1,058
3. Select improved sales	684
4. Non duplicate sales	613
6. Sales between January 1, 2007 and June 30, 2008	197
7. Select residential sales	189

The sales ratio analysis was analyzed as follows:

Median	**0.985**
Price Related Differential	**1.004**
Coefficient of Dispersion	**.096**

The above ratio statistics were in compliance with the standards set forth by the Colorado State Board of Equalization (SBOE) for the overall residential sales. The following graphs describe further the sales ratio distribution for these properties:


Frequency
50
40
30
20
10
0
0.40
0.60
0.80
1.00
1.20
1.40
1.60
Saleratio
Mean =0.9762
Std. Dev. =0.13284
N =189

The above graphs indicate that the distribution of the sale ratios was within state mandated limits. No sales were trimmed.

Residential Market Trend Analysis

We next analyzed the residential dataset using the 18-month sale period for any residual market trending, with the following results:

Coefficients[a]

Model		Unstandardized Coefficients		Standardized Coefficients	t	Sig.
		B	Std. Error	Beta		
1	(Constant)	.953	.021		44.701	.000
	SalePeriod	.002	.002	.090	1.239	.217

a. Dependent Variable: Saleratio

The above analysis indicated that the assessor has adequately addressed market trending in the valuation of residential properties. While there was a marginally significant trend statistically, the magnitude of the trend (at 0.1% per month) was not significant.

Sold/Unsold Analysis

In terms of the valuation consistency between sold and unsold residential properties, we compared the median actual value per square foot for 2009 between each group, stratified by neighborhood, as follows:

NBHD	Group	N	Median	Mean
100	**Unsold**	987	$67	$68
	Sold	36	$64	$69
200	**Unsold**	1144	$96	$93
	Sold	88	$99	$99
300	**Unsold**	206	$91	$89
	Sold	6	$97	$92

400	**Unsold**	98	$63	$63
	Sold	2	$54	$54
500	**Unsold**	236	$69	$68
	Sold	8	$72	$73
600	**Unsold**	121	$84	$85
	Sold	7	$80	$85
700	**Unsold**	48	$71	$69
	Sold	7	$78	$77
800	**Unsold**	63	$85	$83
	Sold	1	$77	$77
900	**Unsold**	57	$37	$40
	Sold	3	$46	$43
1000	**Unsold**	716	$76	$75
	Sold	31	$79	$76
Total	**Unsold**	3721	$77	$78
	Sold	189	$86	$85

The above results indicate that sold and unsold residential properties were valued in a consistent manner.

IV. COMMERCIAL/INDUSTRIAL SALE RESULTS

The following steps were taken to analyze the commercial sales:

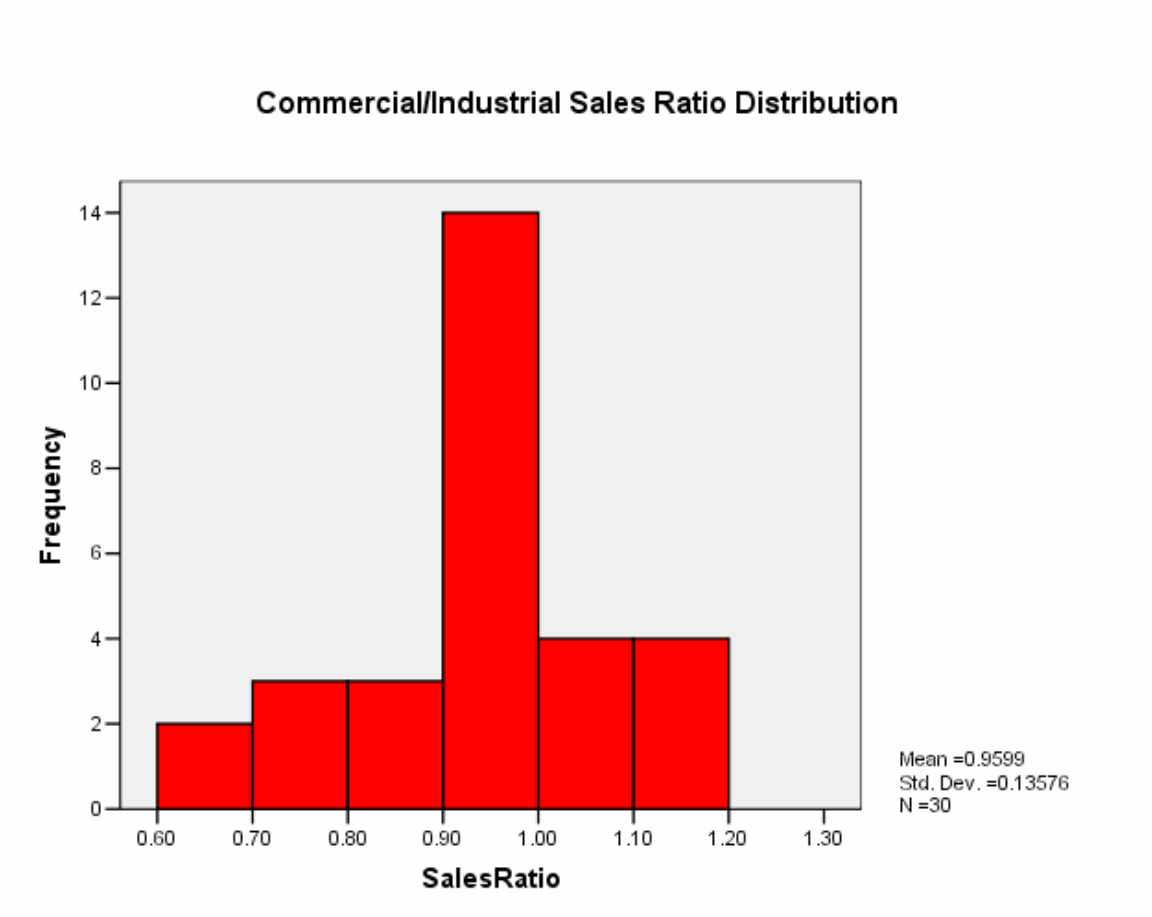
1. Total sales	6,774
2. Selected qualified sales	1,058
3. Select improved sales	684
4. Non duplicate sales	613
5. Select commercial sales only	24

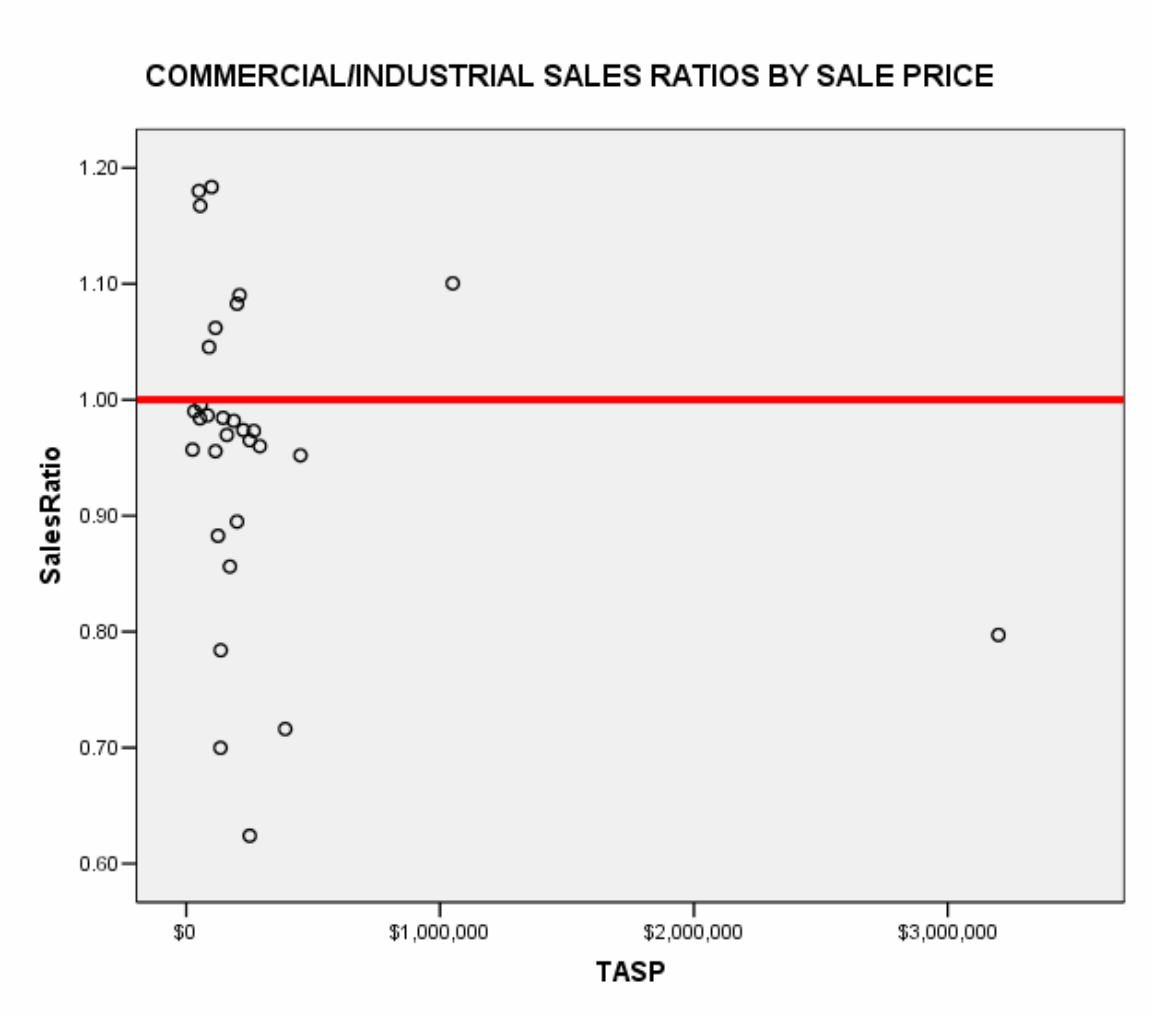
With only 24 sales, we augmented the sales ratio analysis with 6 supplemental appraisals, resulting in a total of 30 commercial properties that either sold or were appraised. Please note that the market trending analysis and the sold/unsold analysis used the 24 commercial sales only.

The sales ratio analysis was analyzed as follows:

Median	**0.974**
Price Related Differential	**1.065**
Coefficient of Dispersion	**.097**

The above tables indicate that the Alamosa County commercial/industrial sale ratios were in compliance with the SBOE standards. The following histogram and scatter plot describe the sales ratio distribution further:


Commercial/Industrial Sales Ratio Distribution
Frequency
14
12
10
8
6
4
2
0
0.60
0.70
0.80
0.90
1.00
1.10
1.20
1.30
SalesRatio
Mean =0.9599
Std. Dev. =0.13576
N =30



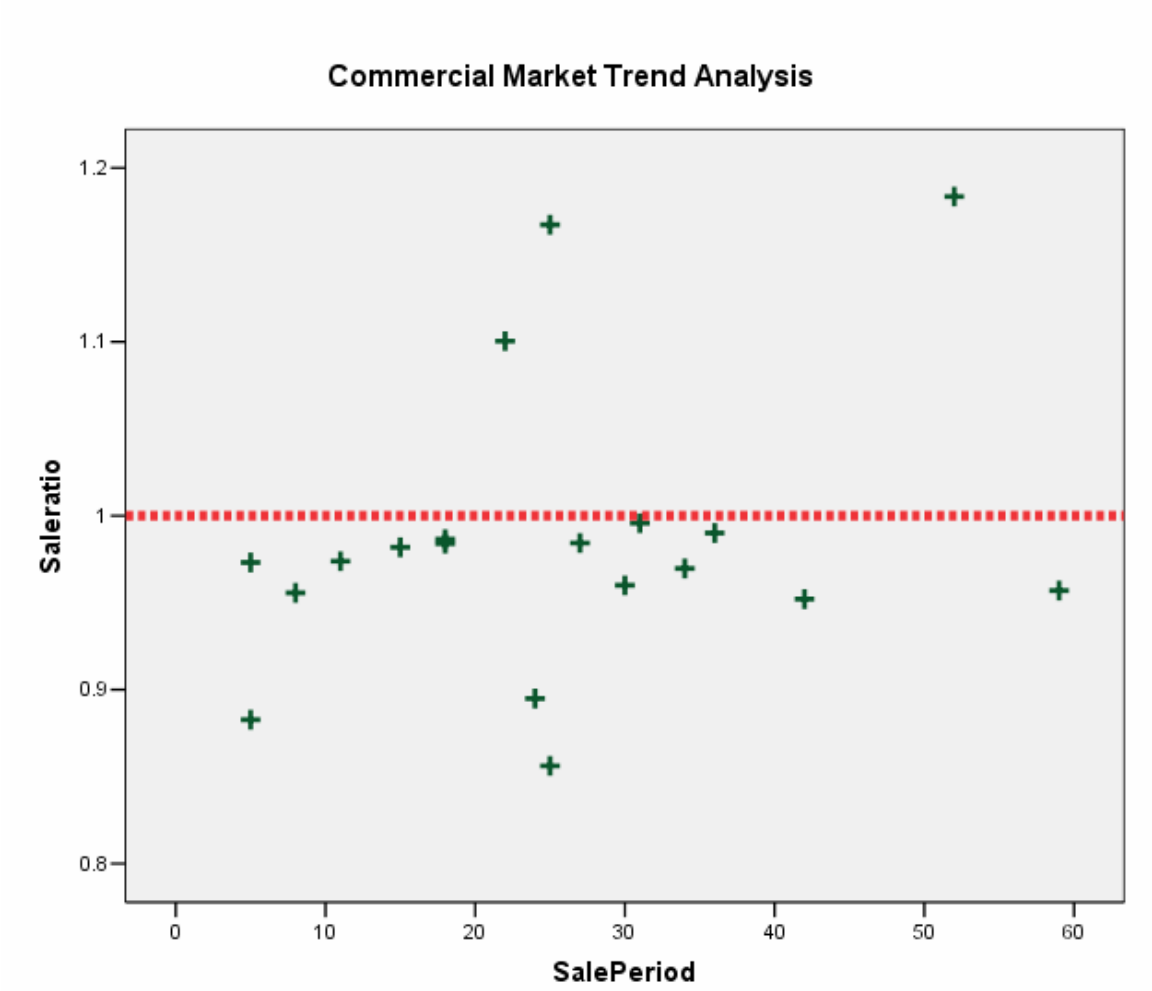
Commercial Market Trend Analysis

The assessor did not apply any market trend adjustment to the commercial dataset. The 24 commercial/industrial sales were analyzed, examining the sale ratios across the 60-month sale period with the following results:

Coefficients[a]

Model		Unstandardized Coefficients		Standardized Coefficients	t	Sig.
		B	Std. Error	Beta		
1	(Constant)	.945	.039		24.536	.000
	SalePeriod	.002	.001	.288	1.242	.231

a. Dependent Variable: Saleratio



The market trend results indicated no statistically significant trend. We concur that no market trend adjustments were warranted for properties in this class for Alamosa County.

Sold/Unsold Analysis

We compared the median actual value per square foot between sold and unsold commercial properties to determine if the assessor was valuing each group consistently. We stratified the analysis by subclass in the following table, which indicated that sold and unsold commercial properties were valued consistently:

Group	N	Median	Mean
Unsold	5,674	**$71**	**$67**
Sold	24	**$59**	**$58**

V. VACANT LAND SALE RESULTS

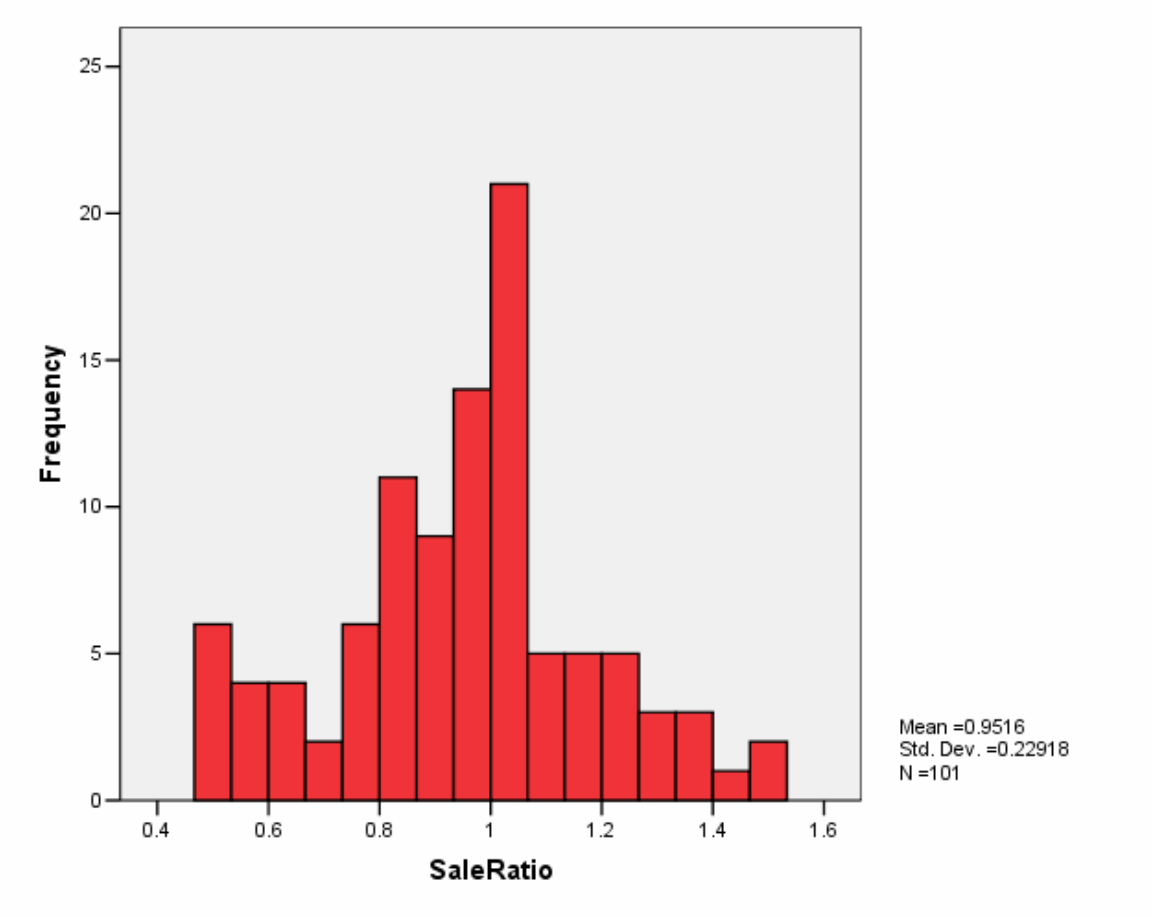
The following steps were taken to analyze vacant land sales:

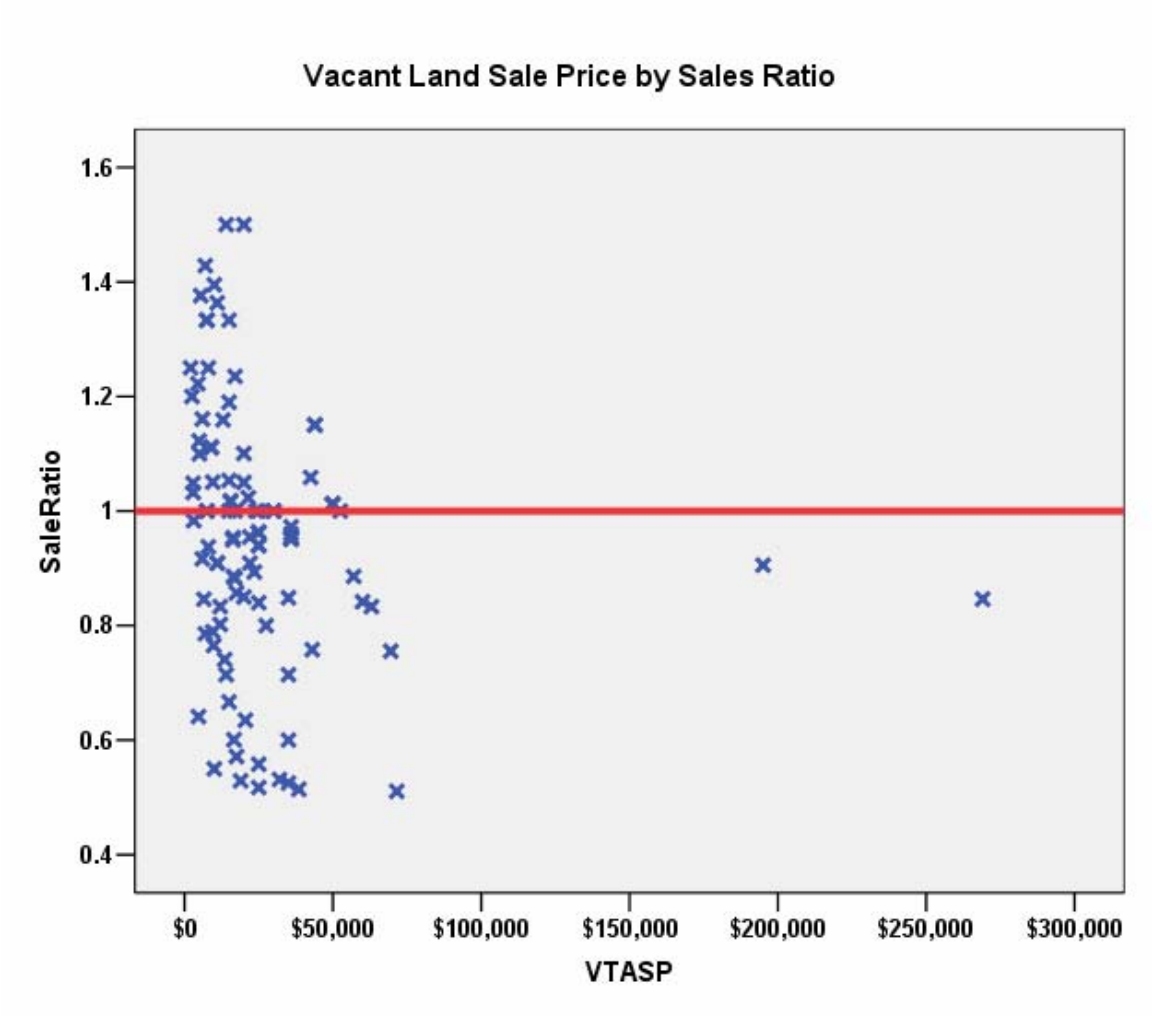
1. Total sales	6,774
2. Selected qualified sales	1,058
3. Select vacant land sales	374
4. Select non-agricultural sales	360
5. Sales between July 1, 2006 and June 30, 2008	101

The sales ratio analysis was analyzed as follows:

Median	**0.975**
Price Related Differential	**1.031**
Coefficient of Dispersion	**.131**

The above table indicates that the Alamosa County vacant land sale ratios were in compliance with the SBOE standards. The following histogram and scatter plot describe the sales ratio distribution further:





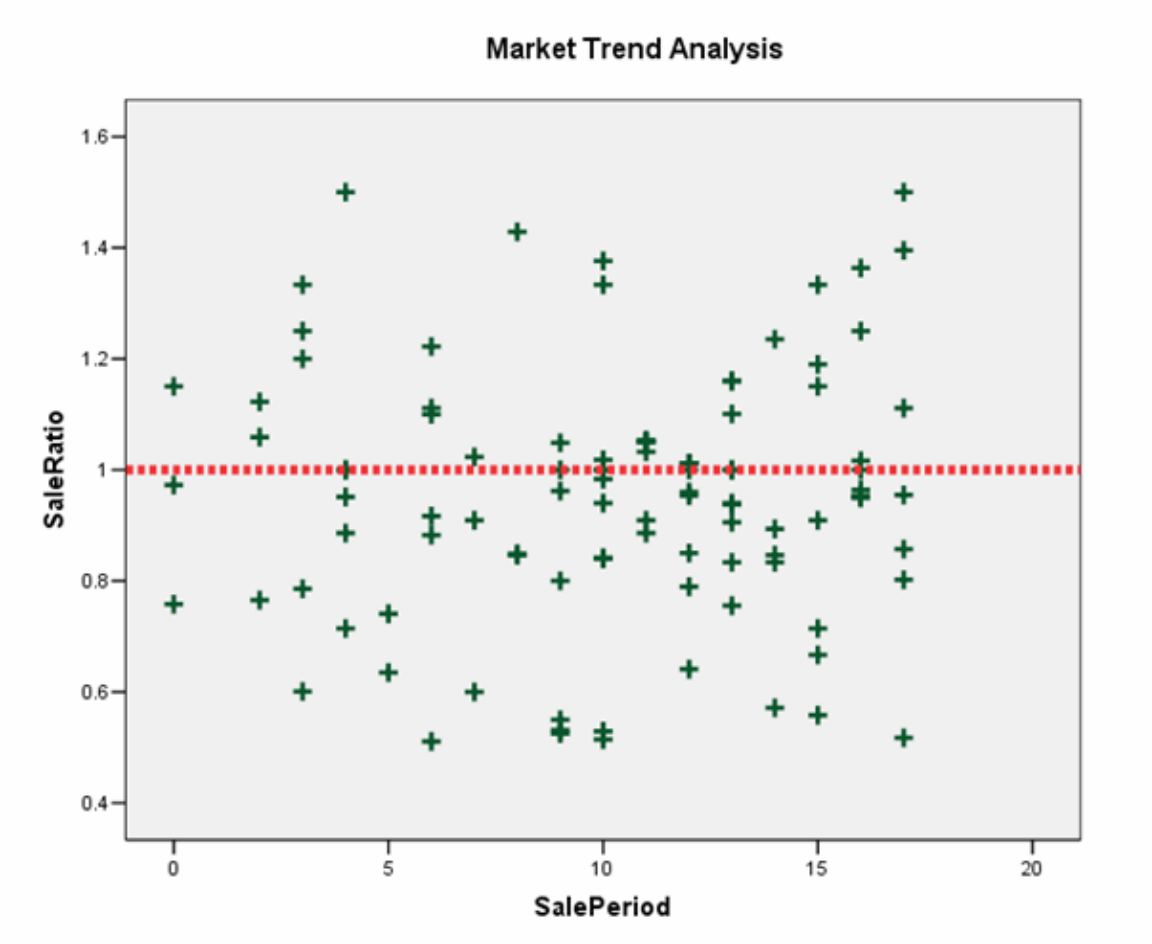
Vacant Land Market Trend Analysis

The assessor did not apply any market trend adjustment to the vacant land dataset. The 101 vacant land sales were analyzed, examining the sale ratios across the 18 month sale period with the following results:

Coefficients[a]

Model		Unstandardized Coefficients		Standardized Coefficients		
		B	Std. Error	Beta	t	Sig.
1	(Constant)	.929	.056		16.673	.000
	SalePeriod	.002	.005	.045	.451	.653

a. Dependent Variable: SaleRatio



The market trend results indicated no statistically significant trend. We concur that no market trend adjustments were warranted for properties in this class for Alamosa County.

Sold/Unsold Analysis

We compared the median change in actual value between 2008 and 2009 for vacant land properties to determine if sold and unsold properties were valued consistently, as follows:

Group	N	Median	Mean
Unsold	6,413	1.00	1.13
Sold	89	1.06	1.32

The above results indicated that sold and unsold vacant land properties were valued consistently overall.

V. AGRICULTURAL IMPROVEMENTS ANALYSIS

The final statistical verification concerned the assigned actual values for agricultural residential improvements. We compared the actual value per square foot rate for this group and compared it to rates assigned to residential single family improvements in Alamosa County.

The following indicates that agricultural residential improvements were valued in a manner similar to the single family residential improvements in this county:

Descriptives

	ABSTRIMP			Statistic	Std. Error
ImpValSF	1212	Mean		$71.29	$.305
		95% Confidence Interval for Mean	Lower Bound	$70.69	
			Upper Bound	$71.88	
		5% Trimmed Mean		$71.44	
		Median		$71.04	
		Variance		343.493	
		Std. Deviation		$18.534	
		Minimum		$6	
		Maximum		$173	
		Range		$167	
		Interquartile Range		$25	
		Skewness		.000	.040
		Kurtosis		.755	.080
	4277	Mean		$76.16	$1.963
		95% Confidence Interval for Mean	Lower Bound	$72.31	
			Upper Bound	$80.02	
		5% Trimmed Mean		$71.68	
		Median		$70.14	
		Variance		1561.155	
		Std. Deviation		$39.511	
		Minimum		$14	
		Maximum		$448	
		Range		$434	
		Interquartile Range		$22	
		Skewness		4.759	.121
		Kurtosis		33.929	.242

VI. CONCLUSIONS

Based on this statistical analysis, there were no significant compliance issues concluded for Alamosa County as of the date of this report.

STATISTICAL ABSTRACT

Residential

Ratio Statistics for CURRTOT / TASP

Mean		.976
95% Confidence Interval for Mean	Lower Bound	.957
	Upper Bound	.995
Median		.985
95% Confidence Interval for Median	Lower Bound	.959
	Upper Bound	.998
	Actual Coverage	95.9%
Weighted Mean		.972
95% Confidence Interval for Weighted Mean	Lower Bound	.953
	Upper Bound	.991
Price Related Differential		1.004
Coefficient of Dispersion		.096
Coefficient of Variation	Mean Centered	13.6%

The confidence interval for the median is constructed without any distribution assumptions. The actual coverage level may be greater than the specified level. Other confidence intervals are constructed by assuming a Normal distribution for the ratios.

Commercial/Industrial

Ratio Statistics for CURRTOT / TASP

Mean		.960
95% Confidence Interval for Mean	Lower Bound	.909
	Upper Bound	1.011
Median		.974
95% Confidence Interval for Median	Lower Bound	.956
	Upper Bound	.990
	Actual Coverage	95.7%
Weighted Mean		.901
95% Confidence Interval for Weighted Mean	Lower Bound	.803
	Upper Bound	.999
Price Related Differential		1.065
Coefficient of Dispersion		.097
Coefficient of Variation	Mean Centered	14.1%

The confidence interval for the median is constructed without any distribution assumptions. The actual coverage level may be greater than the specified level. Other confidence intervals are constructed by assuming a Normal distribution for the ratios.

Vacant Land

Ratio Statistics for CURRLND / VTASP

Mean		.954
95% Confidence Interval for Mean	Lower Bound	.917
	Upper Bound	.992
Median		.962
95% Confidence Interval for Median	Lower Bound	.912
	Upper Bound	1.000
	Actual Coverage	95.8%
Weighted Mean		.829
95% Confidence Interval for Weighted Mean	Lower Bound	.780
	Upper Bound	.878
Price Related Differential		1.152
Coefficient of Dispersion		.244
Coefficient of Variation	Mean Centered	33.3%

The confidence interval for the median is constructed without any distribution assumptions. The actual coverage level may be greater than the specified level. Other confidence intervals are constructed by assuming a Normal distribution for the ratios.

Residential Median Ratio Stratification

Sale Price

Case Processing Summary

		Count	Percent
SPRec	$25K to $50K	5	2.6%
	$50K to $100K	38	20.1%
	$100K to $150K	76	40.2%
	$150K to $200K	38	20.1%
	$200K to $300K	22	11.6%
	$300K to $500K	7	3.7%
	$500K to $750K	2	1.1%
	Over $1,000K	1	.5%
Overall		189	100.0%
Excluded		0	
Total		189	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
$25K to $50K	1.195	1.001	.062	9.6%
$50K to $100K	1.049	1.001	.133	17.5%
$100K to $150K	.976	.998	.092	13.1%
$150K to $200K	.983	1.001	.060	9.1%
$200K to $300K	.923	1.000	.067	8.6%
$300K to $500K	1.014	.998	.039	6.2%
$500K to $750K	.993	1.000	.032	4.5%
Over $1,000K	1.074	1.000	.000	.
Overall	.985	1.004	.096	13.5%

Subclass

Case Processing Summary

		Count	Percent
PredUse	11120	181	95.8%
	11150	6	3.2%
	11200	1	.5%
	11250	1	.5%
Overall		189	100.0%
Excluded		0	
Total		189	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
11120	.989	1.010	.096	13.7%
11150	.891	1.001	.011	1.6%
11200	.961	1.000	.000	.
11250	1.074	1.000	.000	.
Overall	.985	1.004	.096	13.5%

Age

Case Processing Summary

		Count	Percent
AgeRec	Over 100	5	2.6%
	75 to 100	40	21.2%
	50 to 75	31	16.4%
	25 to 50	52	27.5%
	5 to 25	51	27.0%
	5 or Newer	10	5.3%
Overall		189	100.0%
Excluded		0	
Total		189	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
Over 100	.959	1.052	.141	18.6%
75 to 100	.996	1.019	.090	12.8%
50 to 75	.981	1.003	.089	13.0%
25 to 50	.982	1.006	.107	14.3%
5 to 25	.992	.999	.094	14.0%
5 or Newer	.949	1.006	.052	8.7%
Overall	.985	1.004	.096	13.5%

Improved Area

Case Processing Summary

		Count	Percent
ImpSFRec	500 to 1,000 sf	10	5.3%
	1,000 to 1,500 sf	74	39.2%
	1,500 to 2,000 sf	64	33.9%
	2,000 to 3,000 sf	33	17.5%
	3,000 sf or Higher	8	4.2%
Overall		189	100.0%
Excluded		0	
Total		189	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
500 to 1,000 sf	.956	1.031	.143	18.0%
1,000 to 1,500 sf	.963	1.013	.115	15.5%
1,500 to 2,000 sf	.979	1.017	.086	11.9%
2,000 to 3,000 sf	.999	1.018	.074	12.5%
3,000 sf or Higher	1.011	.978	.050	6.6%
Overall	.985	1.004	.096	13.5%

Improvement Quality

Case Processing Summary

		Count	Percent
QUAL	2	2	1.1%
	3	19	10.1%
	4	123	65.1%
	5	42	22.2%
	6	3	1.6%
Overall		189	100.0%
Excluded		0	
Total		189	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
2	1.120	1.000	.000	.0%
3	1.001	1.012	.115	15.0%
4	.989	1.006	.099	14.3%
5	.932	.984	.072	10.6%
6	.993	1.003	.018	2.7%
Overall	.985	1.004	.096	13.5%

Commercial Median Ratio Stratification

Sale Price

Case Processing Summary

		Count	Percent
SPRec	LT $25K	1	4.2%
	$25K to $50K	1	4.2%
	$50K to $100K	5	20.8%
	$100K to $150K	5	20.8%
	$150K to $200K	4	16.7%
	$200K to $300K	4	16.7%
	$300K to $500K	2	8.3%
	Over $1,000K	2	8.3%
Overall		24	100.0%
Excluded		0	
Total		24	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
LT $25K	.957	1.000	.000	.
$25K to $50K	.990	1.000	.000	.
$50K to $100K	.996	.992	.076	12.8%
$100K to $150K	.883	1.002	.103	13.7%
$150K to $200K	.932	1.001	.054	6.5%
$200K to $300K	.967	.998	.094	20.5%
$300K to $500K	.834	.990	.141	20.0%
Over $1,000K	.949	1.088	.160	22.6%
Overall	.965	1.054	.095	14.4%

Subclass

Case Processing Summary

		Count	Percent
Preduse	21120	3	12.5%
	21150	1	4.2%
	21200	8	33.3%
	21250	1	4.2%
	21300	7	29.2%
	21350	4	16.7%
Overall		24	100.0%
Excluded		0	
Total		24	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation: Median Centered
21120	.990	1.008	.013	2.5%
21150	1.100	1.000	.000	.
21200	.869	.987	.104	12.9%
21250	.624	1.000	.000	.
21300	.982	1.167	.062	11.4%
21350	.971	1.038	.077	12.6%
Overall	.965	1.054	.095	14.4%

Vacant Land Median Ratio Stratification

Case Processing Summary

		Count	Percent
VPreduse	1000	167	59.4%
	2000	7	2.5%
	5200	2	.7%
	5300	5	1.8%
	5400	8	2.8%
	5500	52	18.5%
	5600	3	1.1%
	11120	27	9.6%
	11350	9	3.2%
	21200	1	.4%
Overall		281	100.0%
Excluded		6359	
Total		6640	

Ratio Statistics for CURRLND / VTASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
1000	1.000	1.200	.246	33.7%
2000	.635	.974	.399	54.2%
5200	.670	.908	.403	57.0%
5300	1.000	1.009	.103	14.2%
5400	.805	1.088	.277	38.4%
5500	.915	1.051	.182	24.3%
5600	.667	1.132	.192	29.2%
11120	.940	1.025	.211	28.7%
11350	.700	1.078	.389	52.4%
21200	.906	1.000	.000	.
Overall	.962	1.152	.244	33.1%