

2019
ARCHULETA COUNTY
PROPERTY ASSESSMENT
STUDY



WILDROSE
APPRAISAL, INCORPORATED
Audit Division



September 15, 2019

Ms. Natalie Mullis
Director of Research
Colorado Legislative Council
Room 029, State Capitol Building
Denver, Colorado 80203

RE: Final Report for the 2019 Colorado Property Assessment Study

Dear Ms. Mullis:

Wildrose Appraisal Inc.-Audit Division is pleased to submit the Final Reports for the 2019 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.

A handwritten signature in black ink that reads "Harry J. Fuller". The signature is written in a cursive style.

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

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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.

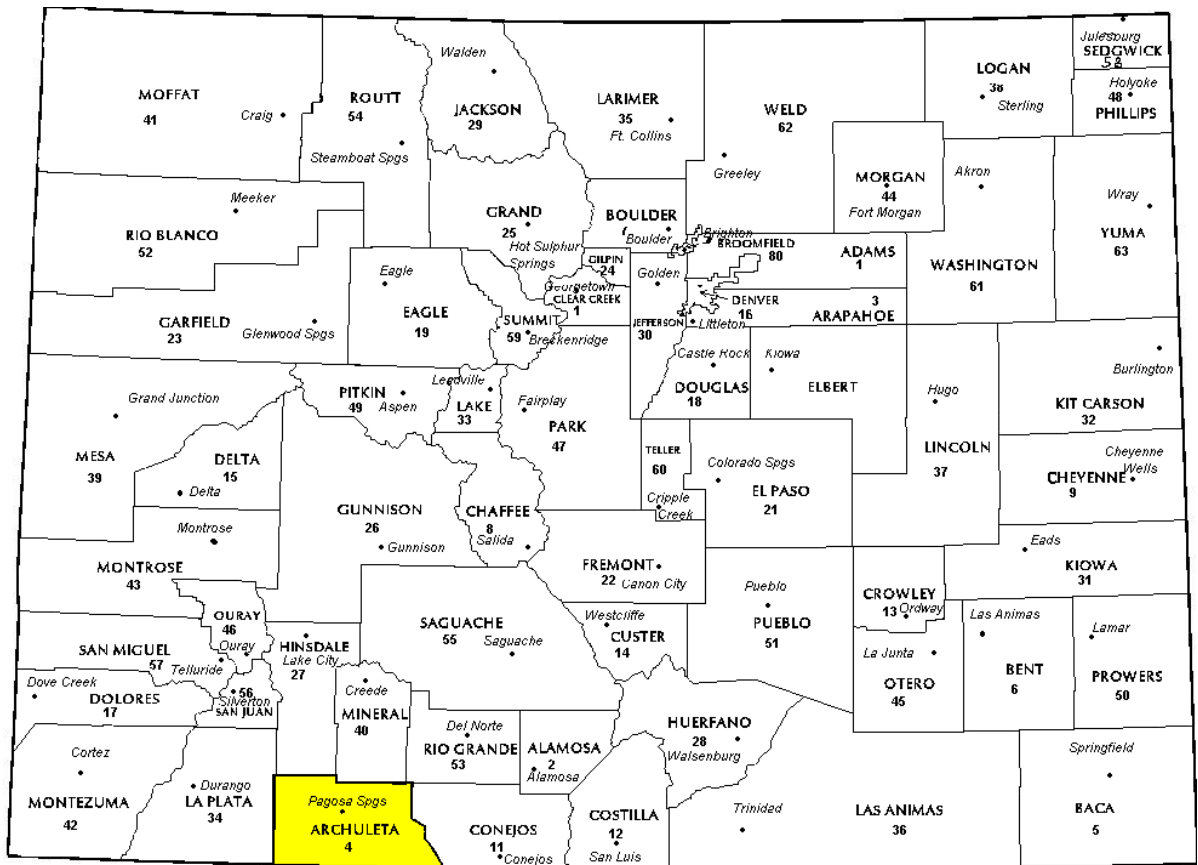
Wildrose Audit has completed the Property Assessment Study for 2019 and is pleased to report its findings for Archuleta County in the following report.

REGIONAL/HISTORICAL SKETCH OF ARCHULETA COUNTY

Regional Information

Archuleta County is located in the Western Slope region of Colorado. The Western Slope of Colorado refers to the region west of the Rocky Mountains. It includes Archuleta, Delta, Dolores, Eagle, Garfield, Grand,

Gunnison, Hinsdale, Jackson, La Plata, Mesa, Moffat, Montezuma, Montrose, Ouray, Pitkin, Rio Blanco, Routt, San Juan, San Miguel, and Summit counties.



Historical Information

Archuleta County had an estimated population of approximately 12,854 people with 9.5 people per square mile, according to the U.S. Census Bureau's 2016 estimated census data. This represents a 6.4 percent change from April 1, 2010 to July 1, 2016.

The portion of Colorado that is now Archuleta County was originally occupied by the Anasazi, then by the Ute, Navajo and Apache. This area was first claimed for Spain by the early Spanish explorers. After the Mexican revolution it was in the Territory of Northern Mexico. Upon conclusion of the war with Mexico in 1848, it became a possession of the United States and was part of the Utah Territory. While a part of the Utah Territory this area was included in Iron County and later a portion was part of Washington County. Congress recognized the Colorado Territory in 1861 and at that time it became part of Conejos County, Colorado. Archuleta County was formed April 14, 1885. It was named in honor of State Senator Antonio D. Archuleta.

The Escalante Trail and later the Spanish Trail traversed this area and was a trade route

between Santa Fe and California. The Spanish Trail was traveled by many now famous persons such as Pratt, Wolfskill and Carson.

Other than Native Americans, the earliest inhabitants of the area were miners, fur trappers and traders seeking their fortunes. The military made several expeditions into and through the area. One expedition was led by Lt. Col. E. H. Bergman to locate a suitable spot to construct Fort Plummer. Prior to the fort's construction, however, Col. William Henry Lewis, a graduate of the U.S. Military Academy at West Point and a distinguished veteran of the Civil War Battle of Glorieta Pass was killed in a battle on the Kansas frontier. The fort was subsequently named in his honor. Fort Lewis was established near the sacred Pagosa Hot Springs in 1878. Fort Lewis was moved to Hesperus Colorado in 1881 and on January 21, 1881 the military issued a general order to change the name of the temporary camp from Fort Lewis to Pagosa Springs. The Town of Pagosa Springs, the county seat and only municipality in the county, was incorporated on March 2, 1891. (pagosamuseum.org)

RATIO ANALYSIS

Methodology

All significant classes of property were analyzed. Sales were collected for each property class over the eighteen month period from January 1, 2017 through June 30, 2018. Property classes with less than thirty sales had the sales period extended in six month increments up to an additional forty-two months. If this extended sales period did not produce the minimum thirty qualified sales, the Audit performed supplemental appraisals to reach the minimum.

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.

All sixty-four counties were examined for compliance on the economic area level. Where there were sufficient sales data, the neighborhood and subdivision levels were tested for compliance. Although counties are determined to be in or out of compliance at the class level, non-compliant economic areas, neighborhoods and subdivisions (where applicable) were discussed with the Assessor.

Data on the individual economic areas, neighborhoods and subdivisions are found in the STATISTICAL APPENDIX.

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 Archuleta County are:

Archuleta County Ratio Grid					
Property Class	Number of Qualified Sales	Unweighted Median Ratio	Price Related Differential	Coefficient of Dispersion	Time Trend Analysis
Commercial/Industrial	37	0.990	1.010	7.1	Compliant
Condominium	N/A	N/A	N/A	N/A	N/A
Single Family	845	1.003	1.012	12	Compliant
Vacant Land	671	1.000	1.021	16.5	Compliant

After applying the above described methodologies, it is concluded from the sales ratios that Archuleta County is in compliance

with SBOE, DPT, and Colorado State Statute valuation guidelines.

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 method 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 Archuleta County has complied with the statutory requirements to analyze the effects of time on value in their county. Archuleta 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

Archuleta 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.

We test the hypothesis that the assessor has valued unsold properties consistent with what is observed with the sold properties based on several units of comparison and tests. The units of comparison include the actual value per square foot and the change in value from the previous base year period to the current base year. The first test compares the actual value per square foot between sold and unsold properties by class. The median and mean value per square foot is compared and tested for any significant difference. This is tested using non-parametric methods, such as the Mann-Whitney test for differences in the distributions or medians between sold and unsold groups. It is also examined graphically and from an appraisal perspective. Data can be stratified based on location and subclass. The second test compares the difference in the median change in value from the previous base year to the current base year between sold and unsold properties by class. The same combination of non-parametric and appraisal testing is used as with the first test. A third test employing a valuation model testing a sold/unsold binary variable while controlling for property attributes such as location, size, age and other attributes. The model determines if the sold/unsold variable is statistically and empirically significant. If all three tests indicate a significant difference between sold and unsold properties for a given class, the Auditor may meet with the county to determine if sale chasing is actually occurring,

or if there are other explanations for the observed difference.

If the unsold properties have a higher median value per square foot than the sold properties, or if the median change in value is greater for the unsold properties than the sold properties, the analysis is stopped and the county is concluded to be in compliance with sold and unsold guidelines. All sold and unsold properties in a given class are first tested, although properties with extreme unit values or percent changes can be trimmed to stabilize the analysis. The median is the primary comparison metric, although the mean can also be used as a comparison metric if the distribution supports that type of measure of central tendency.

The first test (unit value method) is applied to both residential and commercial/industrial sold and unsold properties. The second test is applied to sold and unsold vacant land properties. The second test (change in value method) is also applied to residential or commercial sold and unsold properties if the first test results in a significant difference observed and/or tested between sold and unsold properties. The third test (valuation modeling) is used in instances where the results from the first two tests indicate a significant difference between sold and unsold properties. It can also be used when the number of sold and unsold properties is so large that the non-parametric testing is indicating a false rejection of the hypothesis that there is no difference between the sold and unsold property values.

These tests were supported by both tabular and graphics presentations, along with written documentation explaining the methodology used.

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

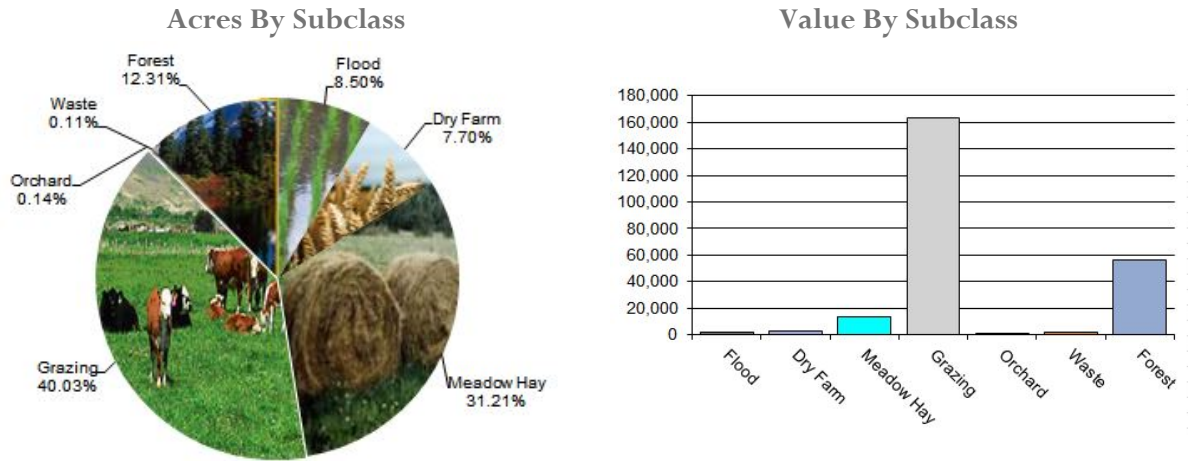
Conclusions

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

Recommendations

None

AGRICULTURAL LAND STUDY



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:

Archuleta County Agricultural Land Ratio Grid						
Abstract Code	Land Class	Number Of Acres	County Value Per Acre	County Assessed Total Value	WRA Total Value	Ratio
4117	Flood	2,102	164.33	377,741	375,763	1.01
4127	Dry Farm	2,902	85.14	342,281	342,577	1.00
4137	Meadow Hay	13,791	100.58	1,387,153	1,387,153	1.00
4147	Grazing	162,845	10.93	1,779,085	1,779,085	1.00
4157	Orchard	33	226.00	6,095	6,095	1.00
4177	Forest	56,642	9.66	546,943	547,426	1.00
4167	Waste	2,067	2.39	4,931	4,931	1.00
Total/Avg		240,382	18.49	4,444,229	4,443,031	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.

of Property Taxation for the valuation of agricultural outbuildings.

Recommendations

None

Conclusions

Archuleta County has substantially complied with the procedures provided by the Division

Agricultural Land Under Improvements

Methodology

Data was collected and reviewed to determine if the guidelines found in the Assessor's Reference Library (ARL) Volume 3, pages 5.19 and 5.20 were being followed.

Conclusions

Archuleta County has used the following methods to discover land under a residential improvement on a farm or ranch that is determined to be not integral under 39-1-102, C.R.S.:

- Written Correspondence other than Questionnaire
- Personal Knowledge of Occupants at Assessment Date

Archuleta County has used the following methods to discover the land area under a residential improvement that is determined to be not integral under 39-1-102, C.R.S.:

- Used two acres

Archuleta County has substantially complied with the procedures provided by the Division of Property Taxation for the valuation of land under residential improvements that may or may not be integral to an agricultural operation.

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 2019 for Archuleta County. This study was conducted by checking selected sales from the master sales list for the current valuation period. Specifically WRA selected 44 sales listed as unqualified.

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

For residential, commercial, and vacant land sales with considerations over \$100,000, the contractor has examined and reported the ratio of qualified sales to total sales by class and performed the following analyses of unqualified sales:

The contractor has examined the manner in which sales have been classified as qualified or unqualified, including a listing of each step in the sales verification process, any adjustment procedures, and the county official responsible for making the final decision on qualification.

When less than 50 percent of sales are qualified in any of the three property classes (residential, commercial, and vacant land), the contractor analyzed the reasons for disqualifying sales in any subclass that constitutes at least 20 percent of the class, either by number of properties or by value, from the prior year. The contractor has

reviewed with the assessor any analysis indicating that sales data are inadequate, fail to reflect typical properties, or have been disqualified for insufficient cause. In addition, the contractor has reviewed the disqualified sales by assigned code. If there appears to be any inconsistency in the coding, the contractor has conducted further analysis to determine if the sales included in that code have been assigned appropriately.

If 50 percent or more of the sales are qualified, the contractor has reviewed a statistically significant sample of unqualified sales, excluding sales that were disqualified for obvious reasons.

The following subclasses were analyzed for Archuleta County:

- 0100 Residential Lots
- 2112 Merchandising
- 2130 Special Purpose
- 3112 Contract/Service
- 3115 Manufacturing/Processing
- 3212 Contract/Service
- 3215 Manufacturing/Processing

Conclusions

Archuleta County appears to be doing a good 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

Archuleta County has submitted a written narrative describing the economic areas that make up the county's market areas. Archuleta 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 Archuleta 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 County has applied the correct formulas and state guidelines to earth and stone production.

Recommendations

None

Producing Oil and Gas

Methodology

Assessors Reference Library (ARL) Volume 3, Chapter 6: Valuation of Natural Resources

STATUTORY REFERENCES

Section § 39-1-103, C.R.S., specifies that producing oil or gas leaseholds and lands are valued according to article 7 of title 39, C.R.S.

Actual value determined - when.

(2) The valuation for assessment of leaseholds and lands producing oil or gas shall be determined as provided in article 7 of this title.

§ 39-1-103, C.R.S.

Article 7 covers the listing, valuation, and assessment of producing oil and gas leaseholds and lands.

Valuation:

Valuation for assessment.

(1) Except as provided in subsection (2) of this section, on the basis of the information contained in such statement, the assessor shall value such oil and gas leaseholds and lands for assessment, as real property, at an amount equal to eighty-seven and one-half percent of:

(a) The selling price of the oil or gas sold there from during the preceding calendar year, after excluding the selling price of all oil or gas delivered to the United States government or any agency thereof, the state of Colorado or any agency thereof, or any political subdivision of the state as royalty during the preceding calendar year;

(b) The selling price of oil or gas sold in the same field area for oil or gas transported from the premises which is not sold during the preceding calendar year, after excluding the selling price of all oil or gas delivered to the United States government or any agency thereof, the state of Colorado or any agency thereof, or any political subdivision of the state as royalty during the preceding calendar year.

§ 39-7-102, C.R.S.

Conclusions

The county applied approved appraisal procedures in the valuation of oil and gas.

Recommendations

None

VACANT LAND

Subdivision Discounting

Subdivisions were reviewed in 2019 in Archuleta County. The review showed that subdivisions were discounted pursuant to the Colorado Revised Statutes in Article 39-1-103 (14) and by applying the recommended methodology in ARL Vol 3, Chap 4. Subdivision Discounting in the intervening year can be accomplished by reducing the absorption period by one year.

Conclusions

Archuleta 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 Chapter 39-1-103 (17)(a) (II) C.R.S. Possessory Interest is defined by the Property Tax Administrator's Publication ARL Volume 3, Chapter 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.

Archuleta County has been reviewed for their procedures and adherence to guidelines when assessing and valuing agricultural and

commercial 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

Archuleta 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

Archuleta 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.

Archuleta 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
- Chamber of Commerce/Economic Development Contacts
- Local Telephone Directories, Newspapers or Other Local Publications
- Personal Observation, Physical Canvassing or Word of Mouth
- Questionnaires, Letters and/or Phone Calls to Buyer, Seller and/or Realtor
- Facebook
- VRBO
- Google
- Airbandb
- Colorado State Website (business licenses search)
- Pagosa Springs/Archuleta County websites
- Instagram

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.

Archuleta County submitted their personal property written audit plan and was current for the 2019 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:

- Accounts with obvious discrepancies
- New businesses filing for the first time
- Incomplete or inconsistent declarations
- Same business type or use
- Businesses with no deletions or additions for 2 or more years
- Non-filing Accounts - Best Information Available
- Lowest or highest quartile of value per square foot

- Accounts protested with substantial disagreement

Conclusions

Archuleta 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*

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

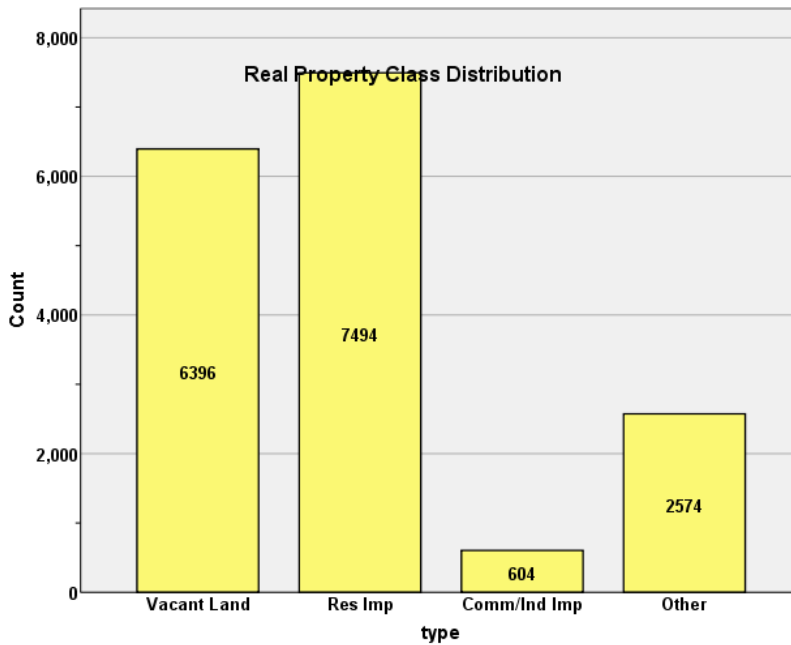
J. Andrew Rodriguez, *Field Analyst*

STATISTICAL APPENDIX

STATISTICAL COMPLIANCE REPORT FOR ARCHULETA COUNTY 2019

I. OVERVIEW

Archuleta County is located in southwestern Colorado. The county has a total of 17,068 real property parcels, according to data submitted by the county assessor’s office in 2019. 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 78.5% of all vacant land parcels.

For residential improved properties, single family properties accounted for 90.0% of all residential properties.

Commercial and industrial properties represented a much smaller proportion of property classes in comparison. Commercial/industrial properties accounted for 3.5% of all such properties in this county.

Based on the Audit questionnaire filled out by the assessor (see below), the following geographic levels were used by the assessor to value residential, commercial and vacant land properties:

Geo Area	Residential	Comm/Ind	Vacant Land
Economic Area	<i>no</i>	<i>I don't know</i>	<i>no</i>
Neighborhood	<i>yes</i>	<i>I don't know</i>	<i>yes</i>
Subdivision	<i>no</i>	<i>I don't know</i>	<i>no</i>

Codes

V=Valid Geographic Level – used for modeling

N = Not used as Geographic Level for modeling

Note: We have land codes with in the subdivisions that we set the price per acre or lot value on. So there isn't a modifier on the subdivision per say.

II. DATA FILES

The following sales analyses were based on the requirements of the 2019 Colorado Property Assessment Study. Information was provided by the Archuleta Assessor's Office in May 2019. The data included all 5 property record files as specified by the Auditor.

III. RESIDENTIAL SALES RESULTS

There were 845 qualified residential sales for the 24-month period ending June 30, 2018. The sales ratio analysis results were as follows:

Median	1.003
Price Related Differential	1.012
Coefficient of Dispersion	12.0

We next stratified the sale ratio analysis by economic area. The minimum count for the subdivision stratification is 10 sales. The following is the result of this stratification analysis:

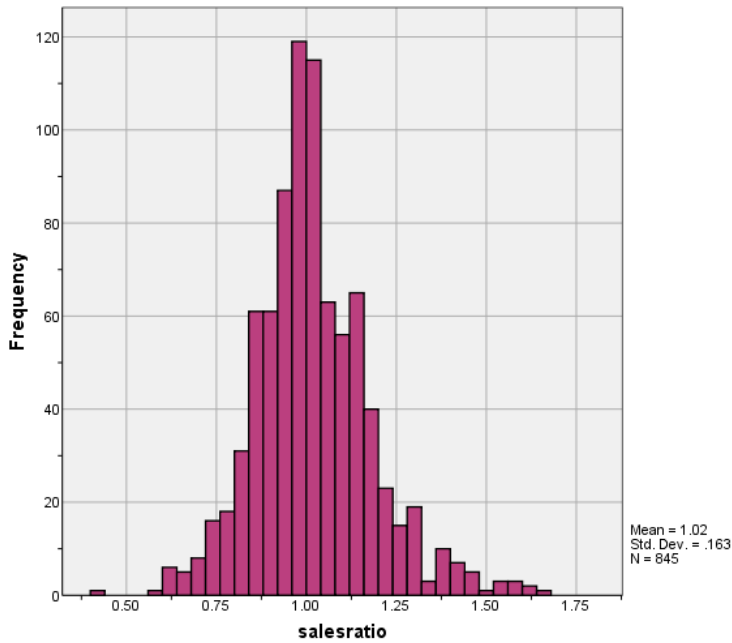
Case Processing Summary

	Count	Percent
ECONAREA		
1.00	497	59.0%
2.00	25	3.0%
3.00	64	7.6%
4.00	38	4.5%
5.00	5	0.6%
6.00	7	0.8%
7.00	10	1.2%
8.00	11	1.3%
9.00	41	4.9%
10.00	40	4.8%
99.00	104	12.4%
Overall	842	100.0%
Excluded	0	
Total	842	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion
1.00	1.004	1.013	.109
2.00	.985	1.029	.152
3.00	1.026	.998	.158
4.00	1.005	1.006	.137
5.00	1.019	1.106	.126
6.00	.997	.998	.087
7.00	1.081	.983	.186
8.00	.985	1.001	.211
9.00	1.011	1.016	.127
10.00	1.021	1.025	.133
99.00	.984	1.013	.090
Overall	1.003	1.012	.118

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:





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

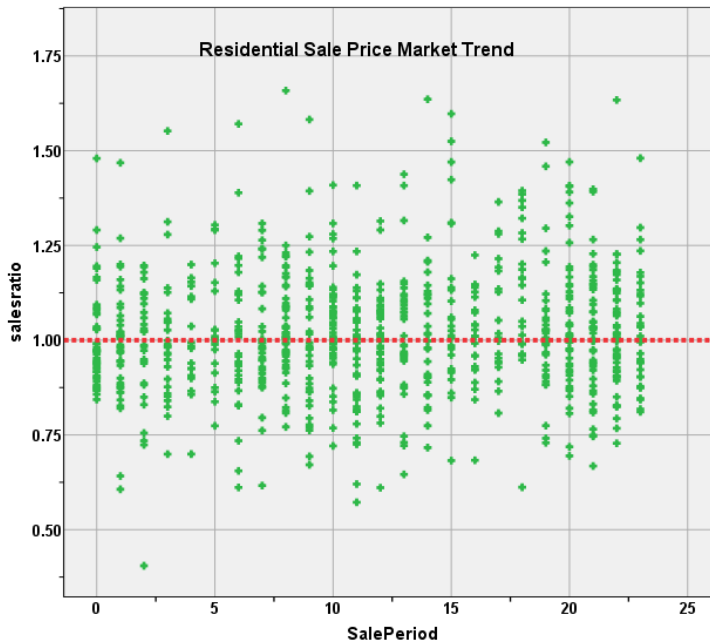
Residential Market Trend Analysis

We next analyzed the residential dataset using the 24-month sale period for any residual market trending, with the following results:

Coefficients^a

Model		Unstandardized Coefficients B	Std. Error	Standardized Coefficients Beta	t	Sig.
1	(Constant)	.995	.011		91.759	.000
	SalePeriod	.002	.001	.084	2.443	.015

a. Dependent Variable: salesratio



With no significant statistical trend evident in the sales ratio data, the above analysis indicated that the assessor has adequately addressed market trending in the valuation of residential properties.

Sold/Unsold Analysis

In terms of the valuation consistency between sold and unsold residential properties, we compared the 2019 median value per square foot between each group, as follows:

Report

VALSF			
sold	N	Median	Mean
UNSOLD	6647	\$151	\$152
SOLD	845	\$157	\$156

Hypothesis Test Summary

	Null Hypothesis	Test	Sig.	Decision
1	The distribution of VALSF is the same across categories of sold.	Independent-Samples Mann-Whitney U Test	.000	Reject the null hypothesis.

Asymptotic significances are displayed. The significance level is .01.

Given that the Mann-Whitney test indicated a significant difference between sold and unsold residential properties based on this metric, we next compared the median percent change in actual value for taxable years 2018 and 2019 for sold and unsold residential properties, as follows:

Report				
DIFF				
	DIFF	N	Median	Mean
UNSOLD	6487	1.20	1.23	
SOLD	839	1.23	1.24	

We also stratified this analysis by economic area, as follows:

Report				
DIFF				
ECONAREA	DIFF	N	Median	Mean
1.00	UNSOLD	2935	1.25	1.28
	SOLD	492	1.24	1.26
2.00	UNSOLD	327	1.12	1.14
	SOLD	25	1.10	1.13
3.00	UNSOLD	664	1.18	1.21
	SOLD	67	1.18	1.20
4.00	UNSOLD	393	1.08	1.09
	SOLD	38	1.06	1.10
5.00	UNSOLD	51	.97	1.03
	SOLD	5	.99	1.01
6.00	UNSOLD	199	1.15	1.15
	SOLD	7	1.11	1.10
7.00	UNSOLD	132	1.05	1.07
	SOLD	10	1.07	1.05
8.00	UNSOLD	286	1.22	1.22
	SOLD	11	1.25	1.19
9.00	UNSOLD	425	1.12	1.16
	SOLD	40	1.18	1.18
10.00	UNSOLD	562	1.17	1.19
	SOLD	40	1.20	1.22
99.00	UNSOLD	454	1.38	1.36
	SOLD	104	1.36	1.37

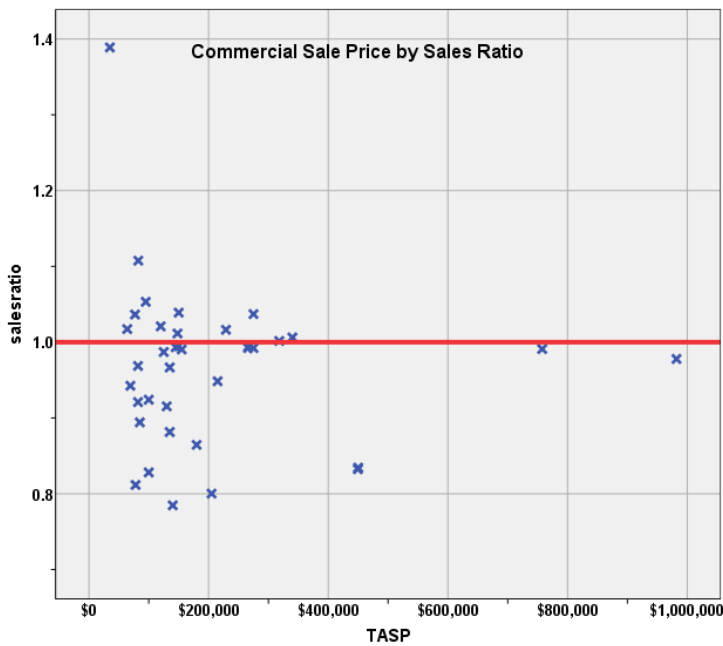
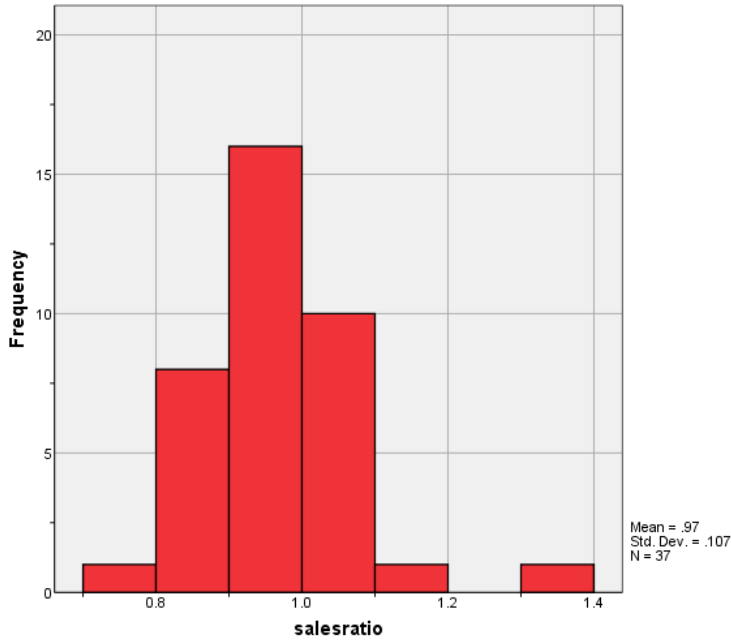
The above results indicate that sold and unsold residential properties were valued in a consistent manner.

IV. COMMERCIAL/INDUSTRIAL SALE RESULTS

There were 37 qualified commercial/industrial sales for the 36-month period ending June 30, 2018. The sales ratio analysis results were as follows:

Median	0.990
Price Related Differential	1.010
Coefficient of Dispersion	7.1

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



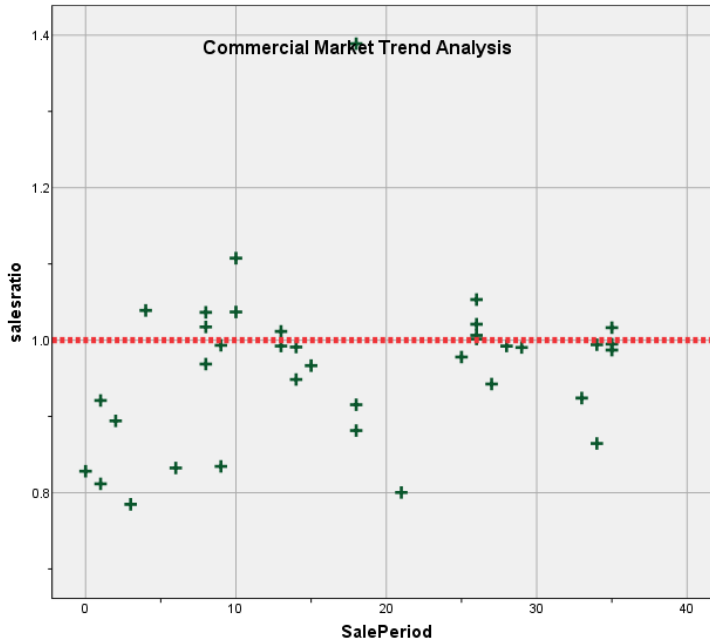
Commercial Market Trend Analysis

The commercial/industrial sales were next analyzed by subclass for any residual market trending, examining the sale ratios across the 36-month sale period with the following results:

Coefficients^a

Model	Unstandardized Coefficients		Standardized Coefficients	t	Sig.	
	B	Std. Error	Beta			
1	(Constant)	.931	.032		29.059	.000
	SalePeriod	.002	.002	.219	1.326	.194

a. Dependent Variable: salesratio



Based on a lack of a residual market trend, we concluded that the assessor adequately considered market trending in their valuation of commercial and industrial properties.

Sold/Unsold Analysis

We compared the 2019 median values per square feet between sold and unsold commercial properties to determine if the assessor was valuing each group consistently, as follows:

Report				
VALSF				
	sold	N	Median	Mean
UNSOLD		567	\$55	\$69
SOLD		37	\$97	\$95

Hypothesis Test Summary

	Null Hypothesis	Test	Sig.	Decision
1	The distribution of VALSF is the same across categories of sold.	Independent-Samples Mann-Whitney U Test	.000	Reject the null hypothesis.

Asymptotic significances are displayed. The significance level is .05.

Because there was a significant difference between sold and unsold groups using this metric, we also examined the median change in actual value for taxable years 2018 and 2019 for commercial properties by commercial class and subclass, as follows:

Report

DIFF	sold	N	Median	Mean
UNSOLD	565	1.01	1.04	
SOLD	37	1.03	1.09	

Report

DIFF	sold	N	Median	Mean
2212.00	UNSOLD	65	1.01	1.07
	SOLD	7	1.02	1.06
2220.00	UNSOLD	34	1.02	1.02
	SOLD	3	1.06	1.20
2230.00	UNSOLD	132	.99	1.00
	SOLD	6	1.09	1.08
2245.00	UNSOLD	152	1.01	1.02
	SOLD	21	1.03	1.09

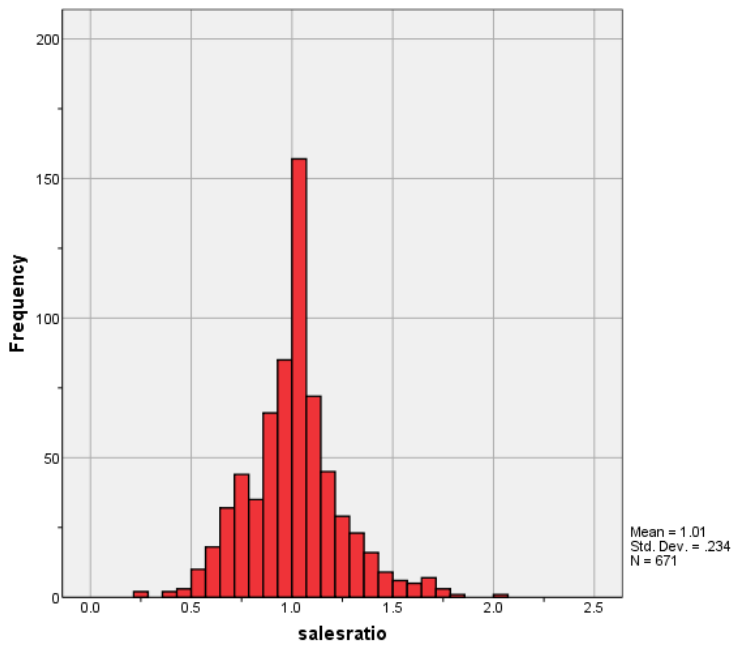
Based on the above results, we concluded that there was no statistically significant difference between the percent change in value between sold and unsold commercial properties in Archuleta County.

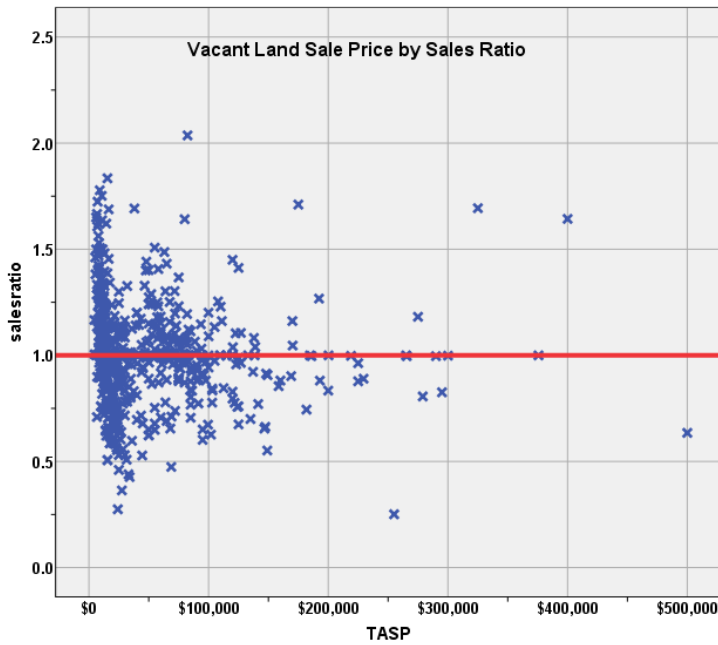
V. VACANT LAND SALE RESULTS

There were 671 qualified vacant land sales initially in our analysis for the 24-month period ending June 30, 2018. The vacant land sales ratio analysis results were as follows:

Median	1.000
Price Related Differential	1.021
Coefficient of Dispersion	16.5

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





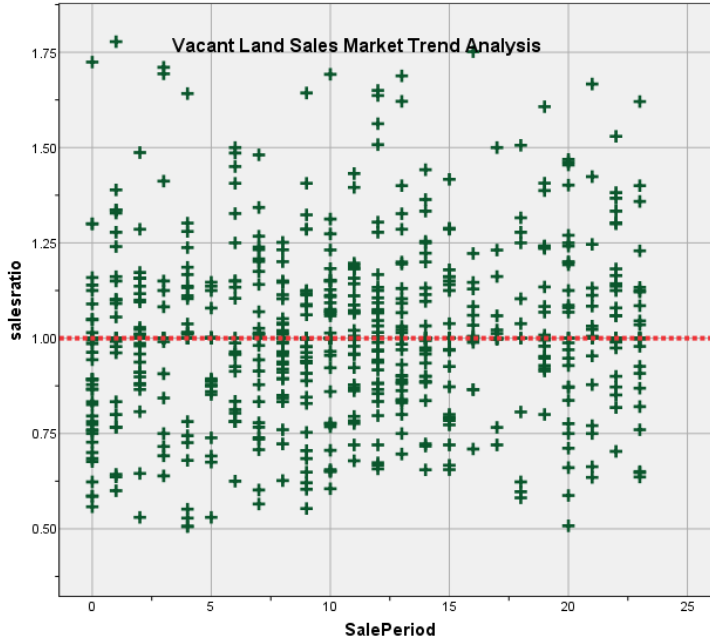
Vacant Land Market Trend Analysis

The vacant land sales were analyzed for residual market trending, examining the sale ratios across the 24-month sale period with the following results:

Coefficients^a

Model		Unstandardized Coefficients B	Std. Error	Standardized Coefficients Beta	t	Sig.
1	(Constant)	.974	.016		60.639	.000
	SalePeriod	.003	.001	.106	2.727	.007

a. Dependent Variable: salesratio



With no significant statistical trend evident in the sales ratio data, the above analysis indicated that the assessor has adequately addressed market trending in the valuation of vacant land properties.

Sold/Unsold Analysis

We compared the median change in actual value for taxable years 2018 and 2019 for vacant land properties to determine if sold and unsold properties were valued consistently, as follows:

Report

DIFF	N	Median	Mean
UNSOLD	5402	1.23	1.23
SOLD	632	1.25	1.28

Hypothesis Test Summary

	Null Hypothesis	Test	Sig.	Decision
1	The distribution of DIFF is the same across categories of sold.	Independent-Samples Mann-Whitney U Test	.006	Retain the null hypothesis.

Asymptotic significances are displayed. The significance level is .00.

We also stratified this analysis by subdivisions with at least 10 sales, as follows:

Report				
DIFF				
SUBDIVNO	sold	N	Median	Mean
30	UNSOLD	279	1.29	1.19
	SOLD	12	1.03	1.07
40	UNSOLD	167	.98	.96
	SOLD	11	.98	1.01
50	UNSOLD	235	1.78	1.66
	SOLD	26	1.58	1.56
60	UNSOLD	200	1.11	1.10
	SOLD	24	1.20	1.16
70	UNSOLD	598	1.23	1.26
	SOLD	77	1.16	1.21
285	UNSOLD	100	1.39	1.52
	SOLD	16	1.39	1.49
287	UNSOLD	105	1.31	1.29
	SOLD	15	1.31	1.29
289	UNSOLD	112	1.59	1.58
	SOLD	18	1.59	1.49
290	UNSOLD	101	1.50	1.36
	SOLD	18	1.50	1.40
292	UNSOLD	23	1.45	1.45
	SOLD	11	1.45	1.45
340	UNSOLD	64	1.44	1.31
	SOLD	15	1.44	1.24
399	UNSOLD	284	1.43	1.38
	SOLD	48	1.43	1.39
400	UNSOLD	108	1.13	1.44
	SOLD	27	1.18	1.49
401	UNSOLD	66	1.50	1.50
	SOLD	13	1.50	1.50
405	UNSOLD	9	1.29	1.29
	SOLD	11	1.29	1.29
413	UNSOLD	96	1.17	1.14
	SOLD	17	1.33	1.23
457	UNSOLD	206	1.59	1.46
	SOLD	21	1.84	1.72
765	UNSOLD	155	1.56	1.33
	SOLD	19	1.00	1.22
Total	UNSOLD	2908	1.33	1.32
	SOLD	399	1.31	1.35

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

V. CONCLUSION

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

STATISTICAL ABSTRACT

Residential

Ratio Statistics for CURRTOT / TASP

Mean	95% Confidence Interval for Mean		Median	95% Confidence Interval for Median			Weighted Mean	95% Confidence Interval for Weighted Mean		Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Mean Centered
	Lower Bound	Upper Bound		Lower Bound	Upper Bound	Actual Coverage		Lower Bound	Upper Bound			
1.018	1.007	1.029	1.003	.994	1.011	95.4%	1.006	.994	1.018	1.012	.120	16.0%

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	95% Confidence Interval for Mean		Median	95% Confidence Interval for Median			Weighted Mean	95% Confidence Interval for Weighted Mean		Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Mean Centered
	Lower Bound	Upper Bound		Lower Bound	Upper Bound	Actual Coverage		Lower Bound	Upper Bound			
.967	.931	1.002	.990	.943	.995	95.3%	.957	.928	.986	1.010	.071	11.0%

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 / TASP

Mean	95% Confidence Interval for Mean		Median	95% Confidence Interval for Median			Weighted Mean	95% Confidence Interval for Weighted Mean		Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Mean Centered
	Lower Bound	Upper Bound		Lower Bound	Upper Bound	Actual Coverage		Lower Bound	Upper Bound			
1.007	.989	1.025	1.000	1.000	1.000	95.5%	.986	.953	1.019	1.021	.165	23.2%

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	2	0.2%
	\$50K to \$100K	40	4.7%
	\$100K to \$150K	84	9.9%
	\$150K to \$200K	95	11.2%
	\$200K to \$300K	252	29.8%
	\$300K to \$500K	278	32.9%
	\$500K to \$750K	77	9.1%
	\$750K to \$1,000K	10	1.2%
	Over \$1,000K	7	0.8%
Overall		845	100.0%
Excluded		0	
Total		845	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
\$25K to \$50K	1.446	1.037	.147	20.7%
\$50K to \$100K	1.102	1.008	.122	16.1%
\$100K to \$150K	1.003	1.004	.113	15.5%
\$150K to \$200K	.994	1.000	.131	19.3%
\$200K to \$300K	1.019	.999	.112	15.3%
\$300K to \$500K	.998	.999	.115	15.2%
\$500K to \$750K	.964	1.005	.122	16.8%
\$750K to \$1,000K	.920	1.001	.158	18.5%
Over \$1,000K	.948	.985	.128	19.0%
Overall	1.003	1.012	.120	16.3%

Sub Class

Case Processing Summary

		Count	Percent
ABSTRIMP	1212.00	735	87.0%
	1215.00	5	0.6%
	1220.00	1	0.1%
	1230.00	104	12.3%
Overall		845	100.0%
Excluded		0	
Total		845	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
1212.00	1.008	1.014	.124	16.8%
1215.00	1.027	.999	.041	6.0%
1220.00	.996	1.000	.000	.
1230.00	.984	1.013	.090	12.3%
Overall	1.003	1.012	.120	16.3%

Age

Case Processing Summary

		Count	Percent
AgeRec	Over 100	3	0.4%
	75 to 100	2	0.2%
	50 to 75	9	1.1%
	25 to 50	261	30.9%
	5 to 25	463	54.8%
	5 or Newer	107	12.7%
Overall		845	100.0%
Excluded		0	
Total		845	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
Over 100	.820	1.056	.184	30.2%
75 to 100	1.031	.984	.321	45.5%
50 to 75	.965	1.004	.087	12.4%
25 to 50	.994	1.014	.133	17.9%
5 to 25	1.010	1.012	.118	15.9%
5 or Newer	.994	1.006	.092	13.5%
Overall	1.003	1.012	.120	16.3%

Improved Area

Case Processing Summary

		Count	Percent
ImpSFRec	LE 500 sf	4	0.5%
	500 to 1,000 sf	71	8.4%
	1,000 to 1,500 sf	217	25.7%
	1,500 to 2,000 sf	225	26.6%
	2,000 to 3,000 sf	206	24.4%
	3,000 sf or Higher	122	14.4%
Overall		845	100.0%
Excluded		0	
Total		845	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
LE 500 sf	.898	1.127	.353	53.9%
500 to 1,000 sf	.992	1.012	.097	13.6%
1,000 to 1,500 sf	.994	1.014	.120	16.8%
1,500 to 2,000 sf	.994	1.016	.108	14.3%
2,000 to 3,000 sf	1.019	1.019	.112	15.1%
3,000 sf or Higher	1.069	1.031	.146	18.3%
Overall	1.003	1.012	.120	16.3%

Improvement Quality

Case Processing Summary

	Count	Percent
QUALITY	1	0.1%
10 - MANUFACTURED -LOW AVG	1	0.1%
11 - MANUFACTURED - AVG	27	3.2%
12 - MANUFACTURED - ABOVE AVG	9	1.1%
13 - MANUFACTURED - GOOD	13	1.5%
14 - MANUFACTURED - VERY GOOD	5	0.6%
2 - BELOW AVG.	9	1.1%
2 - FAIR CONDITION	1	0.1%
3 - AVE CONDITION	7	0.8%
3 - AVERAGE	732	86.6%
4 - ABOVE AVE	13	1.5%
4 - ABOVE AVG.	3	0.4%
5 - EXCELLENT	2	0.2%
7 - ABOVE AVE 10%	16	1.9%
8 - ABOVE AVE 5%	5	0.6%
9 - MANUFACTURED - ECONOMY	1	0.1%
Overall	845	100.0%
Excluded	0	
Total	845	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
	.930	1.000	.000	.
10 - MANUFACTURED -LOW AVG	1.234	1.000	.000	.
11 - MANUFACTURED - AVG	1.006	1.076	.180	23.2%
12 - MANUFACTURED - ABOVE AVG	.925	1.097	.279	31.7%
13 - MANUFACTURED - GOOD	.938	1.024	.146	23.7%

14 - MANUFACTURED - VERY GOOD	1.164	1.008	.127	22.3%
2 - BELOW AVG.	1.122	1.003	.086	11.9%
2 - FAIR CONDITION	1.287	1.000	.000	.
3 - AVE CONDITION	1.039	.996	.106	16.5%
3 - AVERAGE	1.004	1.010	.115	15.7%
4 - ABOVE AVE	.888	1.025	.161	22.1%
4 - ABOVE AVG.	.793	.922	.150	28.6%
5 - EXCELLENT	.965	.929	.193	27.3%
7 - ABOVE AVE 10%	1.001	1.023	.085	11.0%
8 - ABOVE AVE 5%	.976	1.012	.042	7.4%
9 - MANUFACTURED - ECONOMY	.908	1.000	.000	.
Overall	1.003	1.012	.120	16.3%

Improvement Condition

Case Processing Summary

	Count	Percent
CONDITION	12	1.4%
1 - POOR	2	0.2%
2 - FAIR	12	1.4%
3 - AVERAGE	819	96.9%
Overall	845	100.0%
Excluded	0	
Total	845	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
	1.025	.997	.108	15.5%
1 - POOR	1.011	1.008	.061	8.6%
2 - FAIR	1.158	1.037	.094	13.8%
3 - AVERAGE	1.002	1.011	.119	16.3%
Overall	1.003	1.012	.120	16.3%

Commercial Median Ratio Stratification

Sale Price

Case Processing Summary

		Count	Percent
SPRec	\$25K to \$50K	1	2.7%
	\$50K to \$100K	11	29.7%
	\$100K to \$150K	10	27.0%
	\$150K to \$200K	2	5.4%
	\$200K to \$300K	7	18.9%
	\$300K to \$500K	4	10.8%
	\$750K to \$1,000K	2	5.4%
Overall		37	100.0%
Excluded		0	
Total		37	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
\$25K to \$50K	1.389	1.000	.000	.
\$50K to \$100K	.943	1.003	.078	9.9%
\$100K to \$150K	.990	.999	.053	8.5%
\$150K to \$200K	.928	1.005	.068	9.6%
\$200K to \$300K	.992	.994	.044	8.4%
\$300K to \$500K	.918	1.015	.093	10.7%
\$750K to \$1,000K	.984	1.001	.007	0.9%
Overall	.990	1.010	.071	11.0%

Sub Class

Case Processing Summary

	Count	Percent
ABSTRIMP	7	18.9%
2212.00	3	8.1%
2220.00	6	16.2%
2230.00	21	56.8%
Overall	37	100.0%
Excluded	0	
Total	37	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
2212.00	.994	1.009	.034	6.9%
2220.00	.992	1.000	.001	0.1%
2230.00	.936	1.005	.068	9.1%
2245.00	.969	1.012	.092	13.3%
Overall	.990	1.010	.071	11.0%

Age

Case Processing Summary

	Count	Percent
AgeRec	2	5.4%
Over 100	8	21.6%
25 to 50	27	73.0%
5 to 25	37	100.0%
Overall	37	100.0%
Excluded	0	
Total	37	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
Over 100	.913	1.047	.088	12.5%
25 to 50	.979	.999	.040	5.6%
5 to 25	.991	1.008	.080	12.2%
Overall	.990	1.010	.071	11.0%

Improved Area

Case Processing Summary

		Count	Percent
ImpSFRec	500 to 1,000 sf	12	32.4%
	1,000 to 1,500 sf	4	10.8%
	1,500 to 2,000 sf	8	21.6%
	2,000 to 3,000 sf	6	16.2%
	3,000 sf or Higher	7	18.9%
Overall		37	100.0%
Excluded		0	
Total		37	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
500 to 1,000 sf	.993	1.020	.106	15.3%
1,000 to 1,500 sf	.992	1.000	.007	1.2%
1,500 to 2,000 sf	.941	.999	.084	10.4%
2,000 to 3,000 sf	.928	1.019	.082	9.1%
3,000 sf or Higher	.991	.995	.027	3.9%
Overall	.990	1.010	.071	11.0%

Improvement Quality

Case Processing Summary

		Count	Percent
QUALITY	3 - AVERAGE	34	91.9%
	4 - ABOVE AVG.	3	8.1%
Overall		37	100.0%
Excluded		0	
Total		37	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
3 - AVERAGE	.991	1.009	.067	10.8%
4 - ABOVE AVG.	.832	1.007	.075	15.6%
Overall	.990	1.010	.071	11.0%

Improvement Condition

Case Processing Summary

		Count	Percent
CONDITION	1 - POOR	1	2.7%
	3 - AVERAGE	27	73.0%
	4 - GOOD	2	5.4%
	7 - ABOVE AVE	6	16.2%
	8 - BELOW AVEARGE	1	2.7%
Overall		37	100.0%
Excluded		0	
Total		37	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
1 - POOR	.924	1.000	.000	.
3 - AVERAGE	.992	.993	.060	8.7%
4 - GOOD	.913	1.023	.088	12.5%
7 - ABOVE AVE	.982	.994	.060	9.9%
8 - BELOW AVEARGE	1.389	1.000	.000	.
Overall	.990	1.010	.071	11.0%

Vacant Land Median Ratio Stratification

Sale Price

Case Processing Summary

		Count	Percent
SPRec	LT \$25K	348	51.9%
	\$25K to \$50K	101	15.1%
	\$50K to \$100K	149	22.2%
	\$100K to \$150K	44	6.6%
	\$150K to \$200K	12	1.8%
	\$200K to \$300K	13	1.9%
	\$300K to \$500K	4	0.6%
Overall		671	100.0%
Excluded		0	
Total		671	

Ratio Statistics for CURRLND / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
LT \$25K	1.000	1.045	.184	24.9%
\$25K to \$50K	1.000	.987	.163	23.4%
\$50K to \$100K	1.000	1.006	.122	19.3%
\$100K to \$150K	.981	1.006	.151	20.2%
\$150K to \$200K	.950	1.000	.183	28.7%
\$200K to \$300K	.996	1.000	.120	23.9%
\$300K to \$500K	1.322	1.047	.322	39.5%
Overall	1.000	1.021	.165	23.4%

Sub Class

Case Processing Summary

	Count	Percent
ABSTRLND	508	75.7%
100.00	8	1.2%
200.00	1	0.1%
300.00	4	0.6%
520.00	4	0.6%
530.00	3	0.4%
540.00	2	0.3%
550.00	1	0.1%
560.00	109	16.2%
1112.00	27	4.0%
1113.00	1	0.1%
1115.00	1	0.1%
1125.00	2	0.3%
1135.00		
Overall	671	100.0%
Excluded	0	
Total	671	

Ratio Statistics for CURRLND / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
100.00	1.000	1.038	.164	23.0%
200.00	.985	.886	.193	30.8%
300.00	1.000	1.000	.000	.
520.00	.993	.979	.028	5.5%
530.00	1.288	1.083	.170	21.2%
540.00	.890	1.009	.124	19.4%
550.00	1.702	1.002	.005	0.7%
560.00	.635	1.000	.000	.
1112.00	1.000	.995	.159	23.5%
1113.00	1.000	1.089	.164	22.9%
1115.00	1.274	1.000	.000	.
1125.00	.998	1.000	.000	.
1135.00	.910	1.026	.099	13.9%
Overall	1.000	1.021	.165	23.4%