2020
ARCHULETA COUNTY PROPERTY ASSESSMENT STUDY

WILDROSE
APPRAISAL, INCORPORATED
Audit Division

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Audit Division

September 15, 2020

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

RE: Final Report for the 2020 Colorado Property Assessment Study

Dear Mr. Mauer:

Wildrose Appraisal Inc.-Audit Division is pleased to submit the Final Reports for the 2020 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

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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.

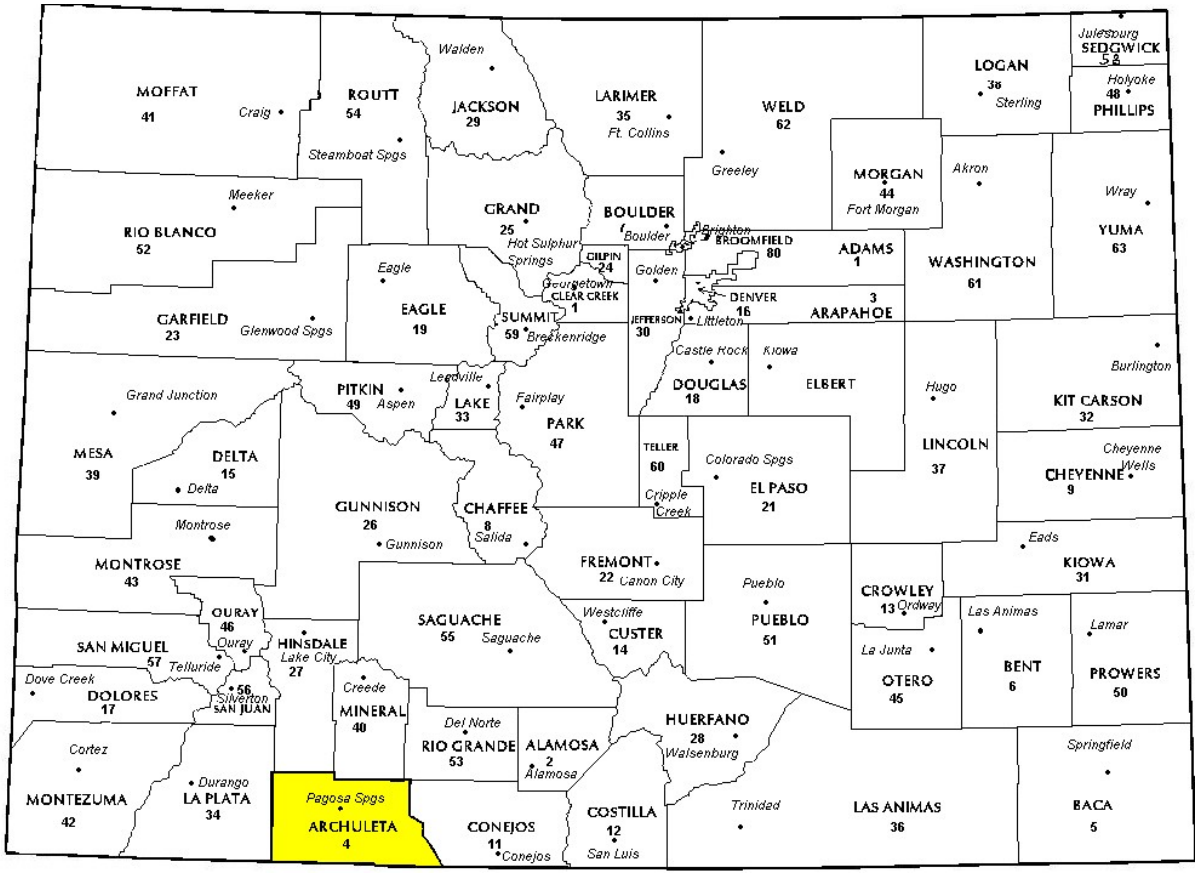
Statistical analysis is performed on vacant land, residential properties, commercial/industrial properties, agricultural land, and personal property. The statistical study results are compared with State Board of Equalization compliance requirements and the manuals published by the State Property Tax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

Wildrose Audit has completed the Property Assessment Study for 2020 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 9.52 people per square mile, according to the U.S. Census Bureau's 2016 estimated census data. This represents a 6.37 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 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 1, 2015 and June 30, 2016. Counties with less than 30 sales typically extended the sale period back up to 5 years prior to June 30, 2016 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 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	1.002	1.012	11.9	Compliant
Vacant Land	673	1.000	1.034	16.4	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

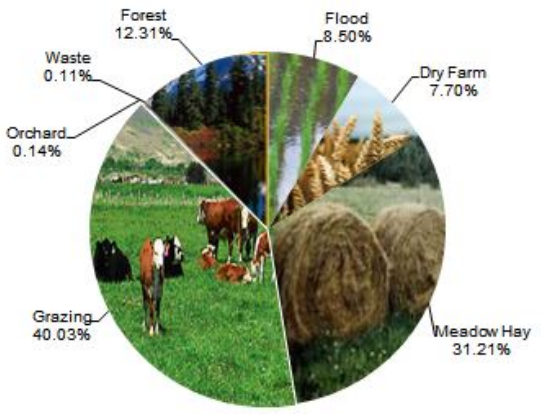
After applying the above described methodologies, it is concluded that Archuleta County is reasonably treating its sold and unsold properties in the same manner.

Recommendations

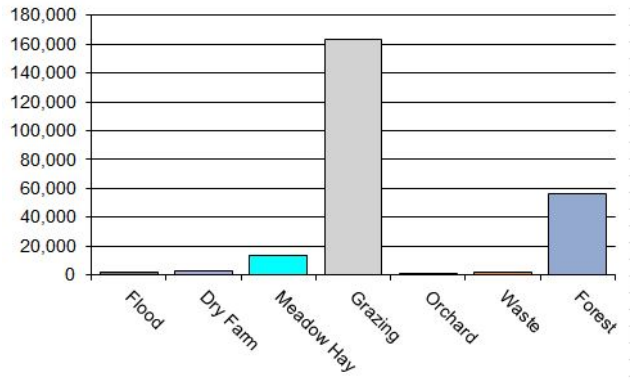
None

AGRICULTURAL LAND STUDY

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:

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.

Conclusions

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

Recommendations

None

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 2020 for Archuleta County. This study was conducted by checking selected sales from the master sales list for the current valuation period. Specifically WRA selected 48 sales listed as unqualified.

All but one of the sales selected in the sample gave reasons that were clear and supportable. One sale had insufficient reason for disqualification.

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.
>
> 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.

Conclusions

Archuleta County appears to be doing a good job of verifying their sales.

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 2020 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.

In instances where the number of sales within an approved plat was less than the absorption rate per year calculated for the plat, the absorption period was left unchanged.

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
- Internet
- Business license search
- Websites

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 2020 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

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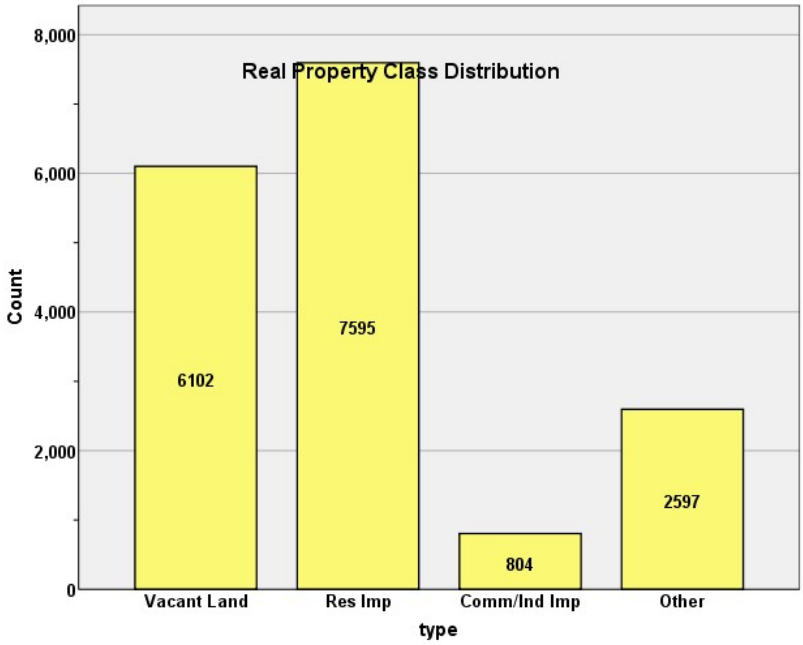
APPENDICES

STATISTICAL COMPLIANCE REPORT
FOR ARCHULETA COUNTY
2020

I. OVERVIEW

Archuleta County is located in southwestern Colorado. The county has a total of 17,098 real property parcels, according to data submitted by the county assessor's office in 2020. 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 77.8% of all vacant land parcels.

For residential improved properties, single family properties accounted for 90.1% of all residential properties.

Commercial and industrial properties represented a much smaller proportion of property classes in comparison. Commercial/industrial sales accounted for 4.7% 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	*no*	*I don't' know*	*no*
Neighborhood	*Yes*	*I don't know*	*Yes*
Subdivision	*no*	*I don't know*	*no*

Codes
***V**=Valid Geographic Level – used for modeling*
***N** = Not used as Geographic Level for modeling*

Note: We have land codes with in the subdivision's that we apply the price per acre or the price per lot too. So there isn't a modifier on the subdivision table.

II. DATA FILES

The following sales analyses were based on the requirements of the 2020 Colorado Property Assessment Study. Information was provided by the Archuleta Assessor's Office in April 2020. 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	**1.002**
Price Related Differential	**1.012**
Coefficient of Dispersion	**11.9**

We next stratified the sale ratio analysis by economic area. The following is the result of this stratification analysis:

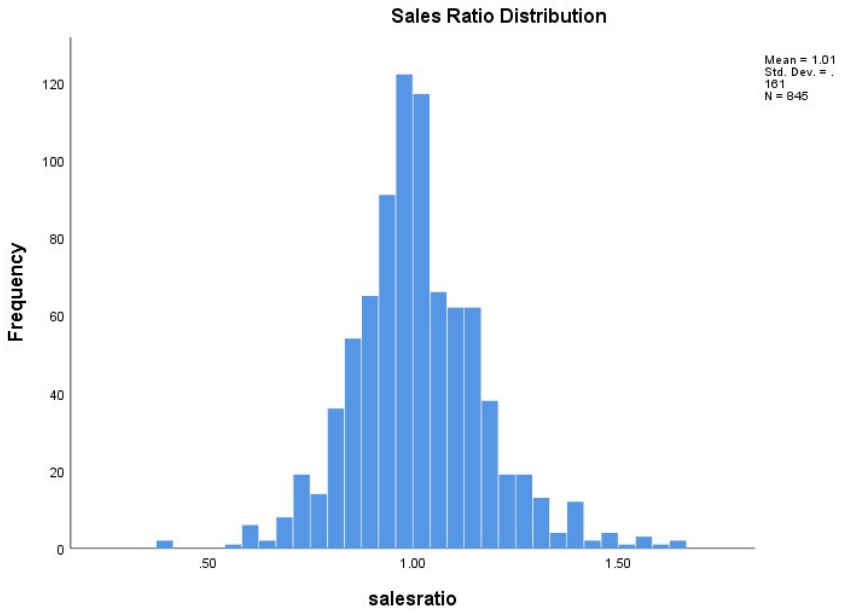
Case Processing Summary

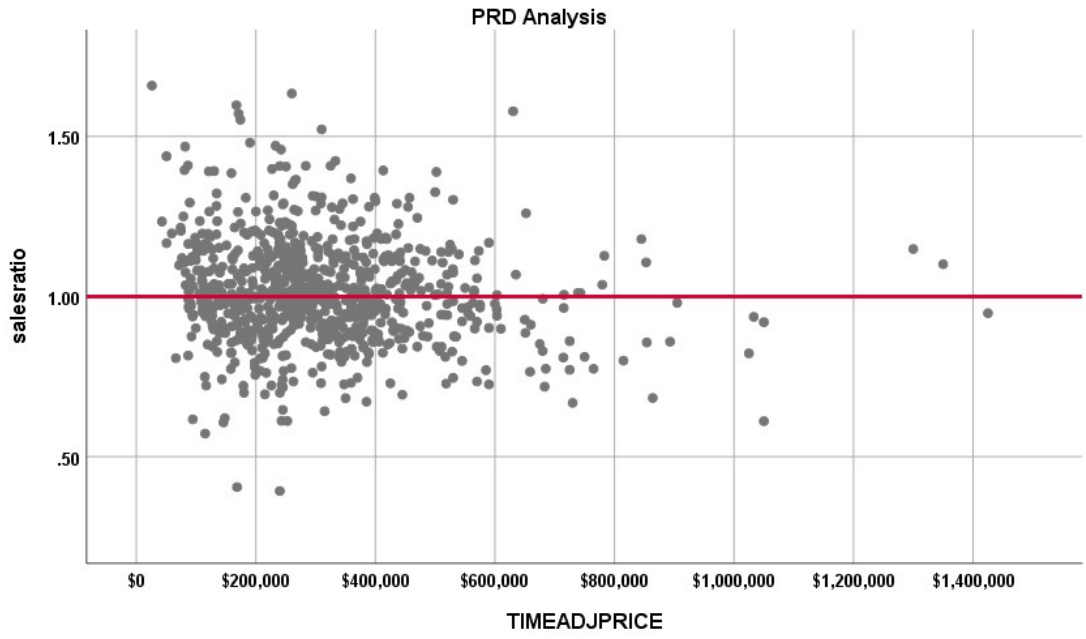
		Count	Percent
ECONAREA	1.00	496	66.9%
	2.00	25	3.4%
	3.00	67	9.0%
	4.00	38	5.1%
	5.00	5	0.7%
	6.00	7	0.9%
	7.00	10	1.3%
	8.00	12	1.6%
	9.00	41	5.5%
	10.00	40	5.4%
Overall		741	100.0%
Excluded		104	
Total		845	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion
1.00	1.004	1.012	.107
2.00	.985	1.030	.153
3.00	1.039	1.004	.158
4.00	1.005	1.004	.133
5.00	1.019	1.106	.126
6.00	.997	.998	.087
7.00	1.081	.984	.173
8.00	.916	1.008	.232
9.00	1.008	1.007	.144
10.00	1.021	1.026	.131
Overall	1.006	1.013	.122

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 and for economic areas with at least 15 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.

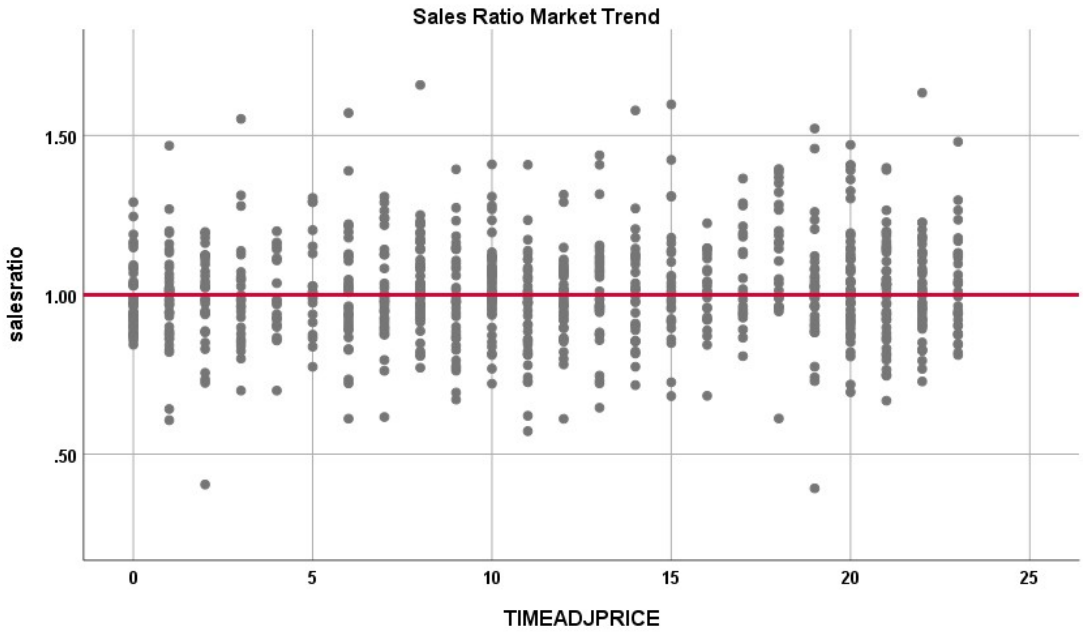
Residential Market Trend Analysis

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	Unstandardized Coefficients Std. Error	Standardized Coefficients Beta	t	Sig.
1	(Constant)	.992	.011		92.552	.000
	SalePeriod	.002	.001	.079	2.303	.022

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 2020 median value per square foot between each group, as follows:

Report
VALSF

sold	N	Median	Mean
UNSOLD	6751	$149	$150
SOLD	845	$157	$155

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 2020 for sold and unsold residential properties, as follows:

Report
DIFF

sold	N	Median	Mean
UNSOLD	6406	1.1985	1.2061
SOLD	837	1.2249	1.2362

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

Report
DIFF

ECONAREA	sold	N	Median	Mean
1.00	UNSOLD	2870	1.2418	1.2443
	SOLD	488	1.2412	1.2480
2.00	UNSOLD	323	1.1151	1.1299
	SOLD	25	1.0961	1.1289
3.00	UNSOLD	657	1.1799	1.1944
	SOLD	67	1.1805	1.1985
4.00	UNSOLD	395	1.0769	1.0873
	SOLD	38	1.0567	1.0946
5.00	UNSOLD	50	.9565	1.0045
	SOLD	5	.9936	1.0126
6.00	UNSOLD	198	1.1480	1.1460
	SOLD	7	1.1123	1.1041
7.00	UNSOLD	132	1.0410	1.0604
	SOLD	10	1.0664	1.0449
8.00	UNSOLD	285	1.1981	1.1856
	SOLD	12	1.2249	1.1250

9.00	UNSOLD	427	1.1101	1.1255
	SOLD	41	1.1688	1.1707
10.00	UNSOLD	556	1.1708	1.1850
	SOLD	40	1.1893	1.2250

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

IV. COMMERCIAL/INDUSTRIAL SALE RESULTS

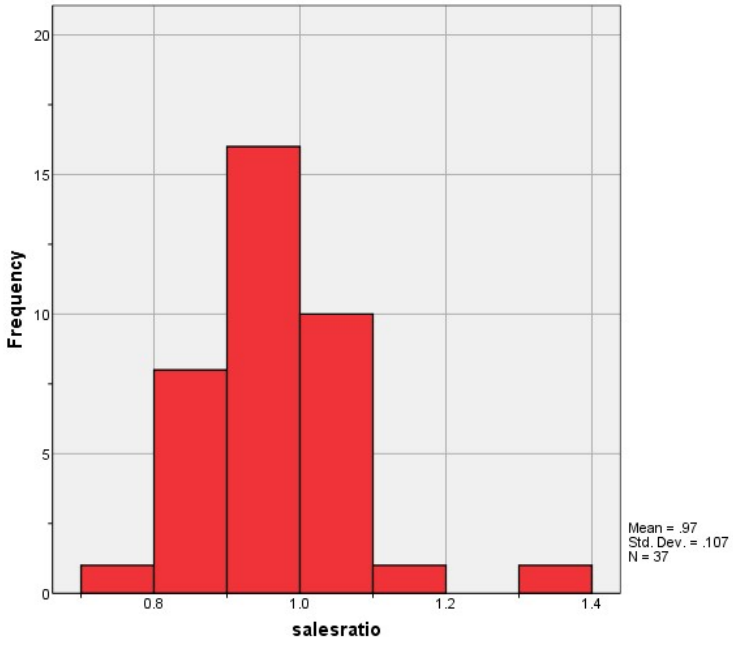
There were 37 qualified commercial/industrial sales for the 36-month period ending June 30, 2018. The sales ratio analysis results were as follows:

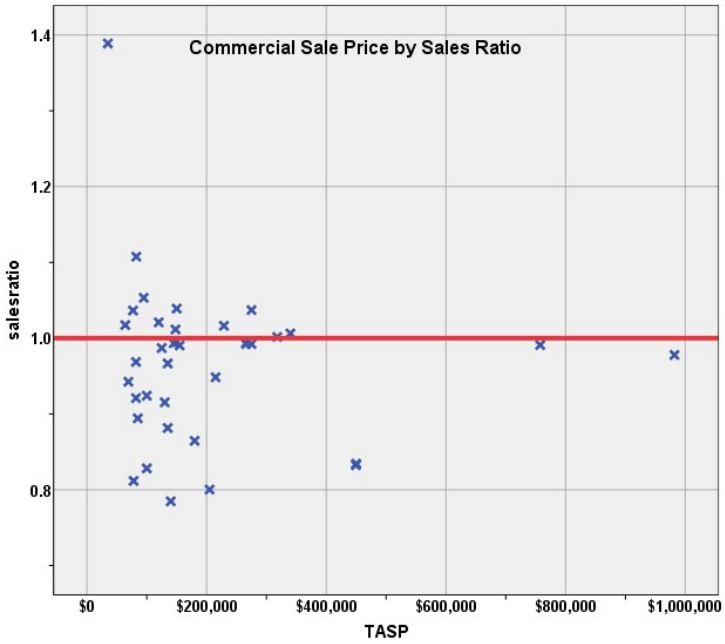
Median	**0.990**
Price Related Differential	**1.010**
Coefficient of Dispersion	**7.1**

Ratio Statistics for CURRTOT / TASP

Median	Price Related Differential	Coefficient of Dispersion
.990	1.010	.071

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:





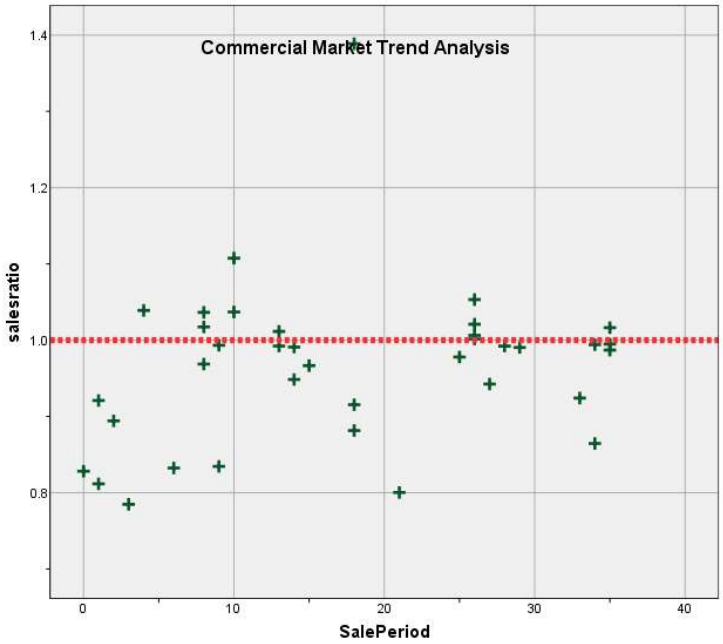
Commercial Market Trend Analysis

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 B	Unstandardized Coefficients Std. Error	Standardized Coefficients Beta	t	Sig.
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 2020 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	757	$56	$76
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 .01.

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 2020 for commercial properties by commercial class and subclass, as follows:

Report

DIFF

sold	N	Median	Mean
UNSOLD	752	1.0098	1.0909
SOLD	37	1.0310	1.0918

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	.003	Retain the null hypothesis.

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

Report

DIFF

ABSTRIMP	sold	N	Median	Mean
2212.00	UNSOLD	65	1.0117	1.0703
	SOLD	7	1.0230	1.0598
2220.00	UNSOLD	34	1.0186	1.0050
	SOLD	3	1.0564	1.1992
2230.00	UNSOLD	132	.9925	1.0004
	SOLD	6	1.0941	1.0839
2245.00	UNSOLD	150	1.0094	1.0153
	SOLD	21	1.0310	1.0893

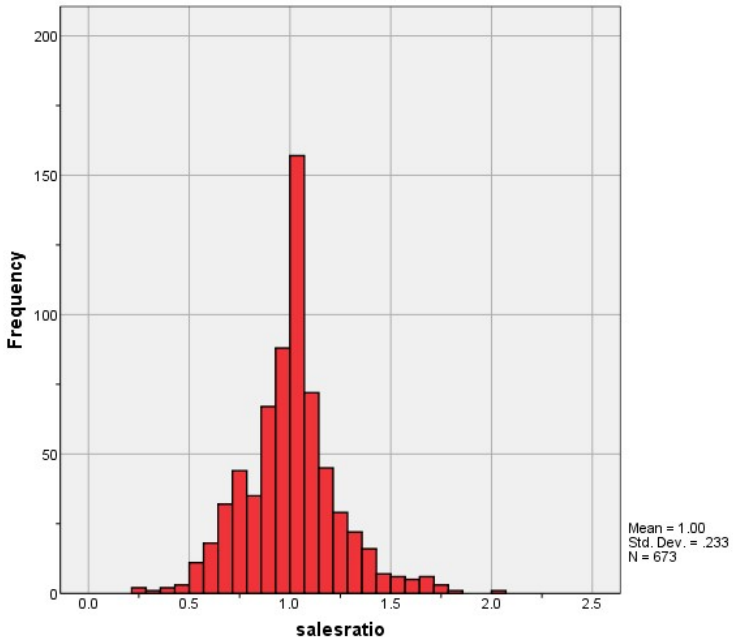
Based on the above results, we concluded that there was no statistically significant difference between the percent change in value between sold and unsold commercial properties in Archuleta County.

V. VACANT LAND SALE RESULTS

There were 673 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	**1.034**
Coefficient of Dispersion	**16.4**

The above table indicates 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:



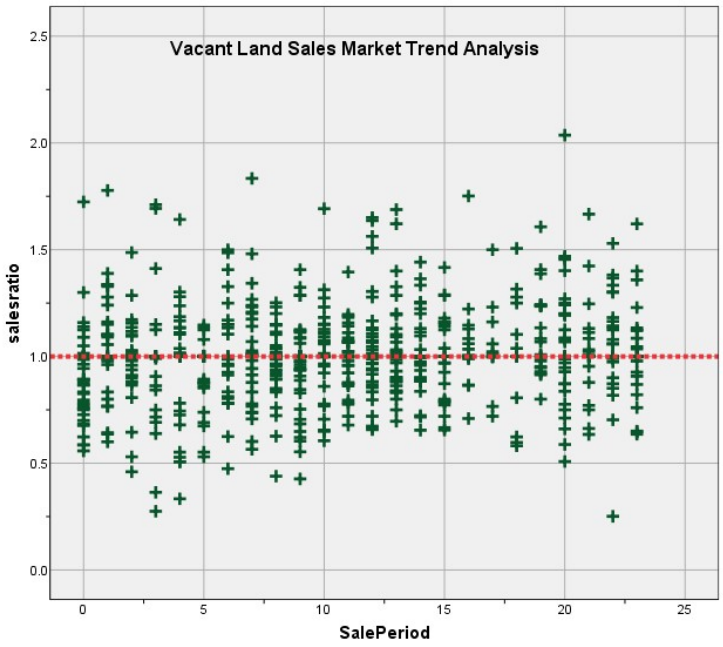
Vacant Land Market Trend Analysis

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	Unstandardized Coefficients Std. Error	Standardized Coefficients Beta	t	Sig.
1	(Constant)	.955	.017		57.259	.000
	SalePeriod	.004	.001	.128	3.338	.001

a. Dependent Variable: salesratio



There was a marginally significant statistical trend evident in the sales ratio data; we will advise the assessor of this. It did not affect the overall sales ratio metrics for vacant land.

Sold/Unsold Analysis

We compared the median change in actual value for taxable years 2018 and 2020 for vacant land properties to determine if sold and unsold properties were valued consistently, as follows:

Report

DIFF

sold	N	Median	Mean
UNSOLD	5527	1.2511	1.4213
SOLD	673	1.2865	1.4620

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	.041	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	246	1.2897	1.1928
	SOLD	12	1.0317	1.0726
50	UNSOLD	147	1.4222	1.4254
	SOLD	16	1.1852	1.1985
60	UNSOLD	188	1.1160	1.0926
	SOLD	24	1.1955	1.1637
70	UNSOLD	575	1.2329	1.2549
	SOLD	77	1.1628	1.2130
285	UNSOLD	89	1.3871	1.4625
	SOLD	14	1.3871	1.4156
287	UNSOLD	96	1.3131	1.2937
	SOLD	15	1.3131	1.2935
289	UNSOLD	108	1.5900	1.3153
	SOLD	19	1.5900	1.4544
290	UNSOLD	98	1.5000	1.3520
	SOLD	18	1.5000	1.4033
292	UNSOLD	22	1.4486	1.4486
	SOLD	11	1.4486	1.4486
340	UNSOLD	62	1.4370	1.2997
	SOLD	15	1.3651	1.2374
399	UNSOLD	278	1.4331	1.3688
	SOLD	46	1.4331	1.3541
400	UNSOLD	68	1.0342	1.0534
	SOLD	16	1.0000	1.0435
401	UNSOLD	64	1.5000	1.5022
	SOLD	13	1.5000	1.4985
413	UNSOLD	94	1.0435	1.1234
	SOLD	17	1.3316	1.2271
457	UNSOLD	206	1.5938	1.4573
	SOLD	21	1.8421	1.7155
765	UNSOLD	148	1.5625	1.3355
	SOLD	19	1.0000	1.2232

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. We will advise the assessor of the market trend issue with vacant land.

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
	Lower Bound	Upper Bound		Lower Bound	Upper Bound	Actual Coverage		Lower Bound	Upper Bound			Mean Centered
1.013	1.002	1.024	1.002	.992	1.010	95.4%	1.001	.989	1.013	1.012	.119	15.9%

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
	Lower Bound	Upper Bound		Lower Bound	Upper Bound	Actual Coverage		Lower Bound	Upper Bound			Mean Centered
.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
	Lower Bound	Upper Bound		Lower Bound	Upper Bound	Actual Coverage		Lower Bound	Upper Bound			Mean Centered
.988	.973	1.002	1.000	1.000	1.000	95.1%	.958	.938	.979	1.031	.141	19.3%

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	2	0.2%
	$50K to $100K	40	4.7%
	$100K to $150K	84	9.9%
	$150K to $200K	94	11.1%
	$200K to $300K	252	29.8%
	$300K to $500K	279	33.0%
	$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	.990	1.001	.127	18.7%
$200K to $300K	1.017	.999	.112	15.5%
$300K to $500K	.996	.999	.113	14.6%
$500K to $750K	.964	1.005	.120	16.4%
$750K to $1,000K	.920	1.001	.158	18.5%
Over $1,000K	.936	.985	.129	19.1%
Overall	1.002	1.012	.119	16.1%

Sub Class

Case Processing Summary

		Count	Percent
ABSTRIMP	1212.00	734	86.9%
	1215.00	5	0.6%
	1220.00	1	0.1%
	1230.00	104	12.3%
	4277.00	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
1212.00	1.007	1.013	.123	16.5%
1215.00	1.027	.999	.041	6.0%
1220.00	.996	1.000	.000	.
1230.00	.980	1.015	.088	12.1%
4277.00	.726	1.000	.000	.
Overall	1.002	1.012	.119	16.1%

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	.993	1.015	.133	17.9%
5 to 25	1.007	1.012	.116	15.5%
5 or Newer	.994	1.006	.092	13.5%
Overall	1.002	1.012	.119	16.1%

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	223	26.4%
	2,000 to 3,000 sf	203	24.0%
	3,000 sf or Higher	127	15.0%
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	.690	1.495	.544	85.9%
500 to 1,000 sf	.992	1.012	.097	13.6%
1,000 to 1,500 sf	.991	1.014	.119	16.6%
1,500 to 2,000 sf	.994	1.016	.106	13.8%
2,000 to 3,000 sf	1.019	1.019	.112	15.1%
3,000 sf or Higher	1.039	1.028	.143	17.9%
Overall	1.002	1.012	.119	16.1%

Improvement Quality

Case Processing Summary

		Count	Percent
QUALITY	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	8	0.9%
	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
10 - MANUFACTURED -LOW AVG	1.234	1.000	.000	.
11 - MANUFACTURED - AVG	1.006	1.076	.180	23.2%
12 - MANUFACTURED - ABOVE AVG	.925	1.091	.271	31.0%
13 - MANUFACTURED - GOOD	.938	1.024	.149	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	1.025	.994	.100	15.8%
3 - AVERAGE	1.003	1.010	.113	15.4%
4 - ABOVE AVE	.859	1.024	.148	22.2%
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	1.002	1.012	.119	16.1%

Improvement Condition

Case Processing Summary

		Count	Percent
CONDITION		10	1.2%
	1 - POOR	2	0.2%
	2 - FAIR	13	1.5%
	3 - AVERAGE	820	97.0%
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	.998	.109	16.4%
1 - POOR	1.011	1.008	.061	8.6%
2 - FAIR	1.157	1.060	.111	16.0%
3 - AVERAGE	.999	1.011	.118	16.0%
Overall	1.002	1.012	.119	16.1%

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	2212.00	7	18.9%
	2220.00	3	8.1%
	2230.00	6	16.2%
	2245.00	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	Over 100	2	5.4%
	25 to 50	8	21.6%
	5 to 25	27	73.0%
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	331	51.5%
	$25K to $50K	96	14.9%
	$50K to $100K	146	22.7%
	$100K to $150K	44	6.8%
	$150K to $200K	11	1.7%
	$200K to $300K	12	1.9%
	$300K to $500K	3	0.5%
Overall		643	100.0%
Excluded		0	
Total		643	

Ratio Statistics for CURRLND / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
LT $25K	1.000	1.036	.158	20.6%
$25K to $50K	1.000	.989	.146	20.4%
$50K to $100K	1.000	1.006	.104	15.1%
$100K to $150K	.969	1.007	.146	19.1%
$150K to $200K	.902	.999	.129	18.3%
$200K to $300K	.996	1.007	.083	16.0%
$300K to $500K	1.000	1.025	.123	25.8%
Overall	1.000	1.031	.141	19.1%

Sub Class

Case Processing Summary

		Count	Percent
ABSTRLND	100.00	449	69.8%
	200.00	8	1.2%
	300.00	1	0.2%
	520.00	4	0.6%
	530.00	3	0.5%
	540.00	3	0.5%
	560.00	1	0.2%
	1112.00	137	21.3%
	1113.00	32	5.0%
	1115.00	1	0.2%
	1125.00	1	0.2%
	1135.00	3	0.5%
Overall		643	100.0%
Excluded		0	
Total		643	

Ratio Statistics for CURRLND / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
100.00	1.000	1.024	.142	19.2%
200.00	.985	.981	.112	17.6%
300.00	1.000	1.000	.000	.
520.00	.993	.979	.028	5.5%
530.00	1.152	1.031	.118	18.7%
540.00	.675	1.137	.224	37.0%
560.00	.635	1.000	.000	.
1112.00	1.000	.998	.137	18.7%
1113.00	1.000	1.058	.153	20.4%
1115.00	1.274	1.000	.000	.
1125.00	.998	1.000	.000	.
1135.00	1.000	1.079	.115	17.3%
Overall	1.000	1.031	.141	19.1%