

2021

# ARCHULETA COUNTY PROPERTY ASSESSMENT STUDY

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**WILDROSE**  
APPRAISAL, INCORPORATED  
**Audit Division**



September 15, 2021

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

**RE: Final Report for the 2021 Colorado Property Assessment Study**

Dear Ms. Mullis:

Wildrose Appraisal Inc.-Audit Division is pleased to submit the Final Reports for the 2021 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

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## 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.

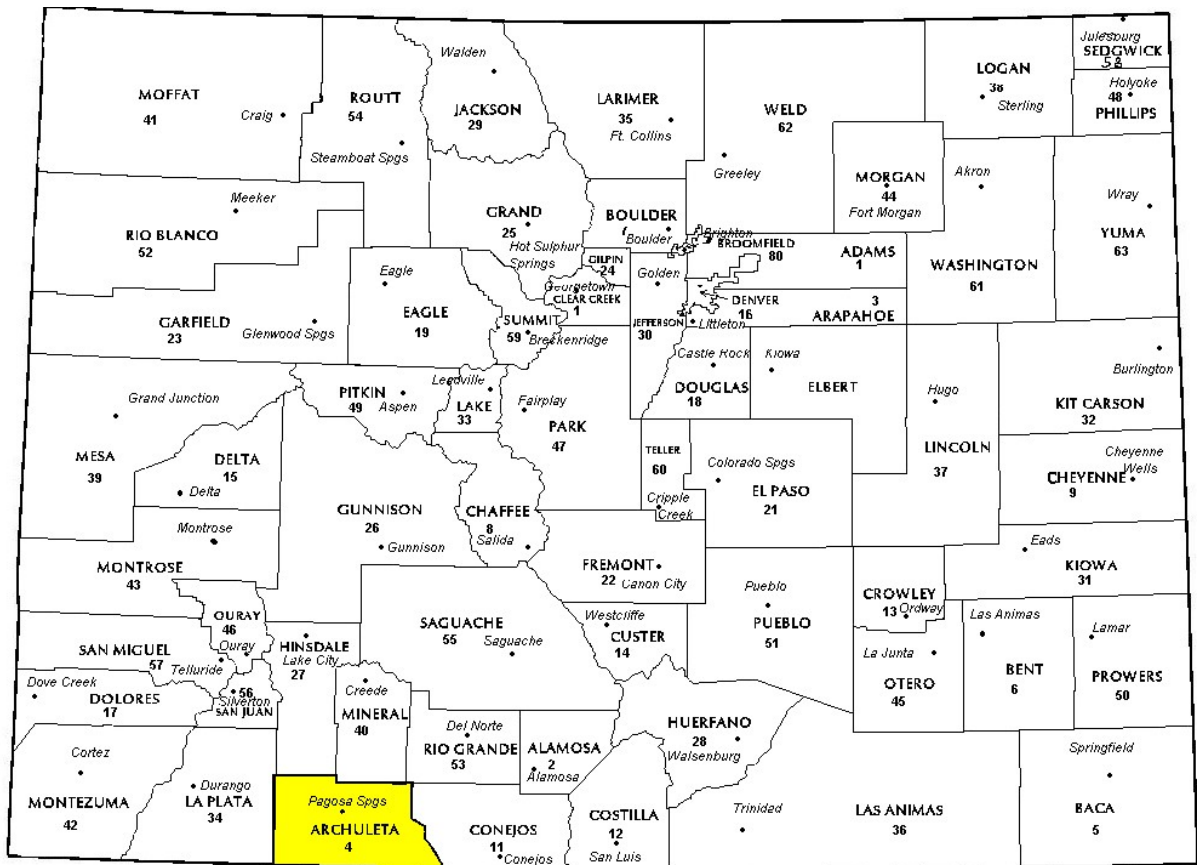
Wildrose Audit has completed the Property Assessment Study for 2021 and is pleased to report its findings for Archuleta County in the following report.

# 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 has approximately 716.7 square miles and an estimated population of approximately 14,029 people with 8.9 people per square mile, according to the U.S. Census Bureau's 2020 estimated census data. This represents a 16.1 percent change from April 1, 2010 to July 1, 2019.

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, 2019 through June 30th, 2020. 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
Residential Condominium	Between .95-1.05	Less than 15.99
Residential	Between .95-1.05	Less than 15.99
Vacant Land	Between .95-1.05	Less than 20.99

The results for Archuleta County are:

<b>Archuleta County Ratio Grid</b>					
<b>Property Class</b>	<b>Number of Qualified Sales</b>	<b>Unweighted Median Ratio</b>	<b>Price Related Differential</b>	<b>Coefficient of Dispersion</b>	<b>Time Trend Analysis</b>
Commercial/Industrial	47	0.990	1.010	7.1	Compliant
Residential	838	0.998	1.014	9.7	Compliant
Vacant Land	581	1.000	1.037	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.

<b>Sold/Unsold Results</b>	
<b>Property Class</b>	<b>Results</b>
Commercial/Industrial	Compliant
Residential	Compliant
Vacant Land	Compliant

**Conclusions**

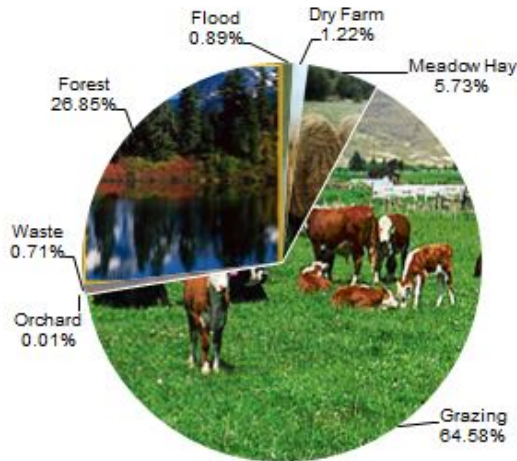
After applying the above described methodologies, it is concluded that Archuleta County is reasonably treating its sold and unsold properties in the same manner.

**Recommendations**

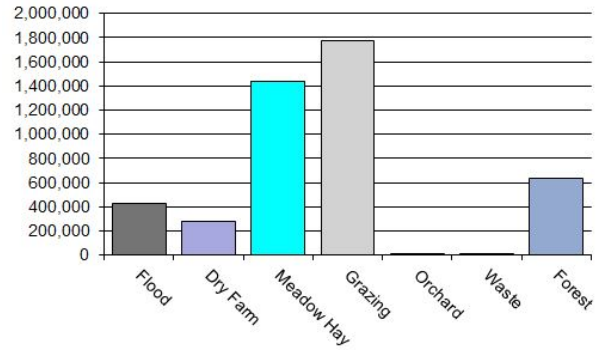
None

# 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:

<b>Archuleta County Agricultural Land Ratio Grid</b>						
<b>Abstract Code</b>	<b>Land Class</b>	<b>Number Of Acres</b>	<b>County Value Per Acre</b>	<b>County Assessed Total Value</b>	<b>WRA Total Value</b>	<b>Ratio</b>
4117	Flood	2,102	193.29	431,244	432,099	1.00
4127	Dry Farm	2,902	94.03	274,182	274,182	1.00
4137	Meadow Hay	13,604	105.73	1,438,344	1,438,344	1.00
4147	Grazing	153,309	11.55	1,770,912	1,770,912	1.00
4157	Orchard	33	226.77	6,095	6,095	1.00
4177	Forest	63,740	9.89	630,463	632,745	1.00
4167	Waste	1,690	2.42	4,088	4,088	1.00
<b>Total/Avg</b>		<b>237,381</b>	<b>19.19</b>	<b>4,555,327</b>	<b>4,558,464</b>	<b>1.00</b>

### 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

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## Agricultural Land Under Improvements

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### 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.:

- Supplemental questionnaires for every ag sale

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.:

- County uses full 2 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 2021 for Archuleta County. This study was conducted by checking selected sales from the master sales list for the current valuation period. Specifically WRA selected 35 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.

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.

Archuleta County did not qualify for in-depth subclass analysis.

### **Conclusions**

Archuleta County appears to be doing an adequate 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

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## Earth and Stone Products

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### 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

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## Producing Oil and Gas

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### 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 2021 in Archuleta County. The review showed that subdivisions were discounted pursuant to the Colorado Revised Statutes in Article 39-1-103 (14). Discounting procedures were applied to all subdivisions where less than 80 percent of all sites were sold using the present worth method. The market approach was applied where 80 percent or more of the subdivision sites were sold. An absorption period was estimated for each subdivision that was discounted. An appropriate discount rate was

developed using the summation method. Subdivision land with structures was appraised at full market value.

### **Conclusions**

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 2021 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
- Accounts with greater than 10% change
- Incomplete or inconsistent declarations
- Accounts with omitted property
- Same business type or use
- Businesses with no deletions or additions for 2 or more years
- Non-filing Accounts - Best Information Available

- 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*

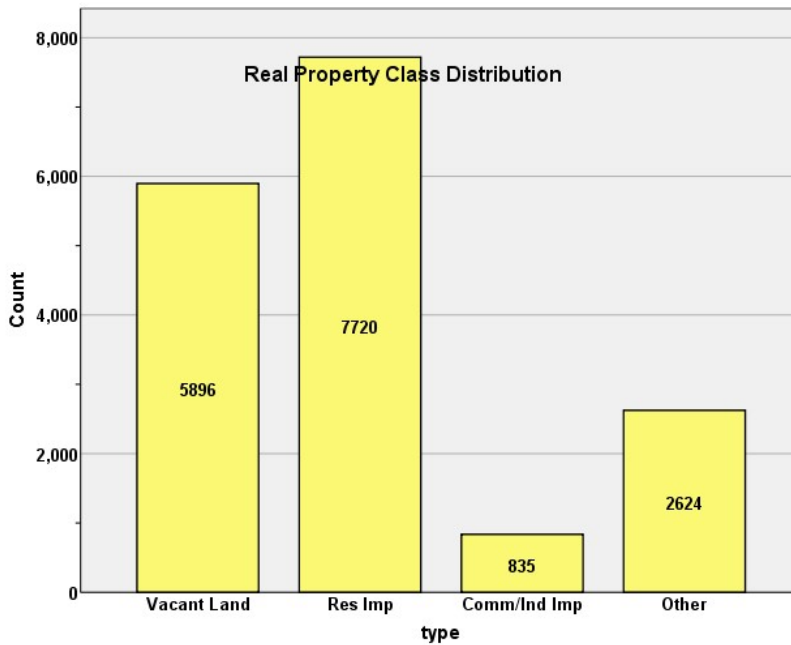
**J. Andrew Rodriguez**, *Field Analyst*

# STATISTICAL APPENDIX

**STATISTICAL COMPLIANCE REPORT  
FOR ARCHULETA COUNTY  
2021**

**I. OVERVIEW**

Archuleta County is located in southwestern Colorado. The county has a total of 17,075 real property parcels, according to data submitted by the county assessor’s office in 2021. 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 77.3% of all vacant land parcels.

For residential improved properties, single family properties accounted for 90.4% of all residential properties.

Commercial and industrial properties represented a much smaller proportion of property classes in comparison. Commercial/industrial sales accounted for 4.9% of all such properties in this county.

**II. DATA FILES**

The following sales analyses were based on the requirements of the 2021 Colorado Property Assessment Study. Information was provided by the Archuleta Assessor’s Office in May 2021. The data included all 5 property record files as specified by the Auditor.

### III. RESIDENTIAL SALES RESULTS

There were 838 qualified residential sales for the 24-month period ending June 30, 2020. The sales ratio analysis results were as follows:

Median	<b>0.998</b>
Price Related Differential	<b>1.014</b>
Coefficient of Dispersion	<b>9.7</b>

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

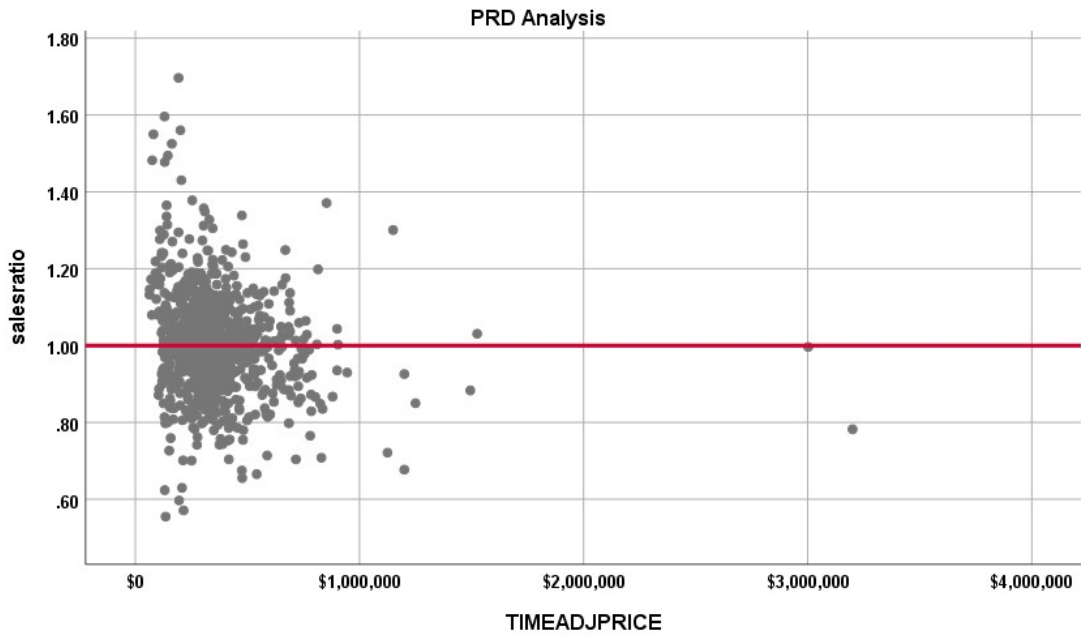
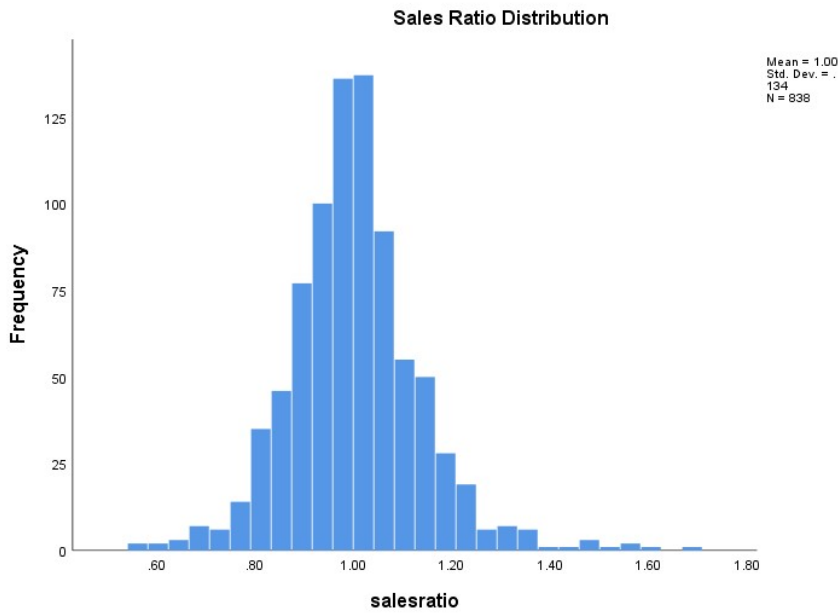
#### Case Processing Summary

		Count	Percent
ECONAREA	1.00	538	72.6%
	2.00	65	8.8%
	3.00	84	11.3%
	5.00	4	0.5%
	6.00	1	0.1%
	10.00	49	6.6%
Overall		741	100.0%
Excluded		97	
Total		838	

#### Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion
1.00	.995	1.009	.095
2.00	.992	1.034	.102
3.00	1.006	1.000	.109
5.00	1.040	1.076	.112
6.00	1.129	1.000	.000
10.00	1.026	1.023	.117
Overall	.998	1.013	.099

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 by economic area. The following graphs describe further the sales ratio distribution for these properties:

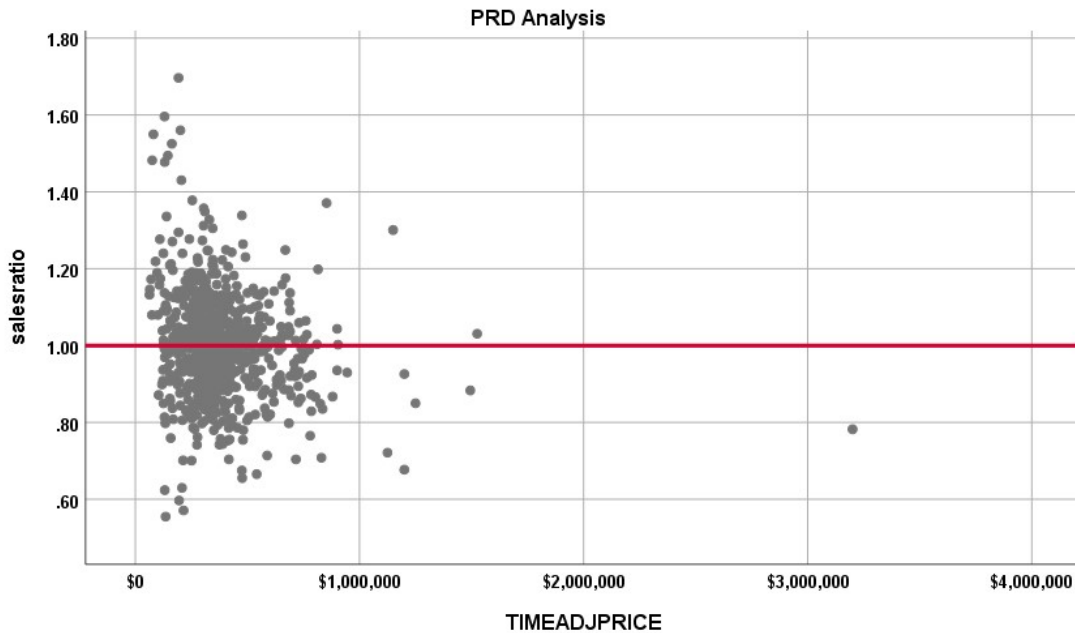


The above graphs indicate that the distribution of the sale ratios was within state mandated limits. No sales were trimmed.

### Subclass 1212 PRD Analysis

We next analyzed residential properties identified as 1212 using the state abstract code system. These include single family residences, town homes and purged manufactured homes. The following indicates the distribution of sales ratios across the sale price spectrum:

#### ALL 1212 SALES



The Price-Related Differential (PRD) for all 1212 sales is 1.014, which is within IAAO standards for the PRD. We also performed a regression analysis between the sales ratio and the assessor’s current value to further test for regressivity or progressivity in the residential sales valuation, as follows:

#### Coefficients<sup>a</sup>

Model		Unstandardized Coefficients		Standardized Coefficients		
		B	Std. Error	Beta	t	Sig.
1	(Constant)	.987	.011		90.278	.000
	CURRTOT	.000000035	.000	.050	1.352	.177

a. Dependent Variable: salesratio

The statistical relationship was not significant and the magnitude of the slope at 0.000000035 reflects that there is virtually no slope in the regression line. This indicates that sales ratios are similar across the entire sale price array.

We also stratified the sales ratio analysis by the sale price range, as follows:

### Case Processing Summary

		Count	Percent
SPRec	LT \$200K	96	13.1%
	\$200K to \$300K	174	23.7%
	\$300K to \$400K	209	28.5%
	\$400K to \$500K	119	16.2%
	\$500K to \$600K	60	8.2%
	\$600K to \$700K	30	4.1%
	\$700K to \$800K	26	3.5%
	\$800K to \$900K	10	1.4%
	\$900K to \$1,000K	2	0.3%
	Over \$1,000K	8	1.1%
Overall		734	100.0%
Excluded		0	
Total		734	

### Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion
LT \$200K	1.011	1.010	.135
\$200K to \$300K	1.003	1.000	.099
\$300K to \$400K	.994	1.001	.089
\$400K to \$500K	.988	1.000	.093
\$500K to \$600K	.998	1.000	.082
\$600K to \$700K	1.004	.999	.094
\$700K to \$800K	.934	1.000	.067
\$800K to \$900K	.901	.999	.158
\$900K to \$1,000K	.966	1.001	.038
Over \$1,000K	.866	1.019	.160
Overall	.998	1.014	.100

Based on the above analysis, we concluded that there was no consistent pattern of regressivity or progressivity in the residential sale data for Archuleta County.

### Residential Market Trend Analysis

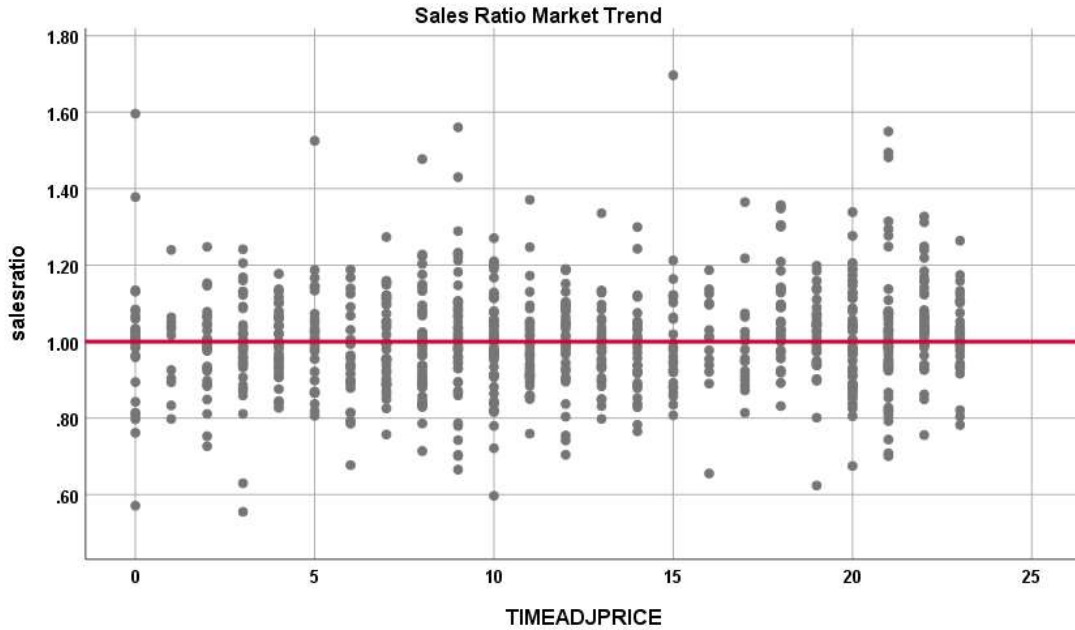
We next analyzed the residential dataset using the 24-month sale period for any residual market trending, with the following results:

#### Coefficients<sup>a</sup>

Model		Unstandardized Coefficients		Standardized Coefficients	t	Sig.
		B	Std. Error	Beta		
1	(Constant)	.980	.009		105.041	.000
	SalePeriod	.002	.001	.097	2.830	.005

a. Dependent Variable: salesratio





With no significant statistical trend evident in the sales ratio data (based on the slope coefficient at 0.2 percent per month), 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 2021 median value per square foot between each group, as follows:

#### Report

VALSF			
sold	N	Median	Mean
UNSOLD	6882	\$168	\$172
SOLD	838	\$180	\$181

#### 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 2020 and 2021 for sold and unsold residential properties, as follows:

**Report**

DIFF				
	sold	N	Median	Mean
UN SOLD		6812	1.1252	1.4609
SOLD		832	1.1550	1.5981

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

**Report**

DIFF				
ECONAREA	sold	N	Median	Mean
1.00	UN SOLD	3492	1.1204	1.6090
	SOLD	534	1.1469	1.7116
2.00	UN SOLD	866	1.0781	1.2044
	SOLD	65	1.1287	1.1788
3.00	UN SOLD	1192	1.1351	1.3837
	SOLD	83	1.1671	1.5470
5.00	UN SOLD	51	1.2195	1.4565
	SOLD	4	1.2331	1.2252
10.00	UN SOLD	695	1.1457	1.3393
	SOLD	49	1.1393	1.6684

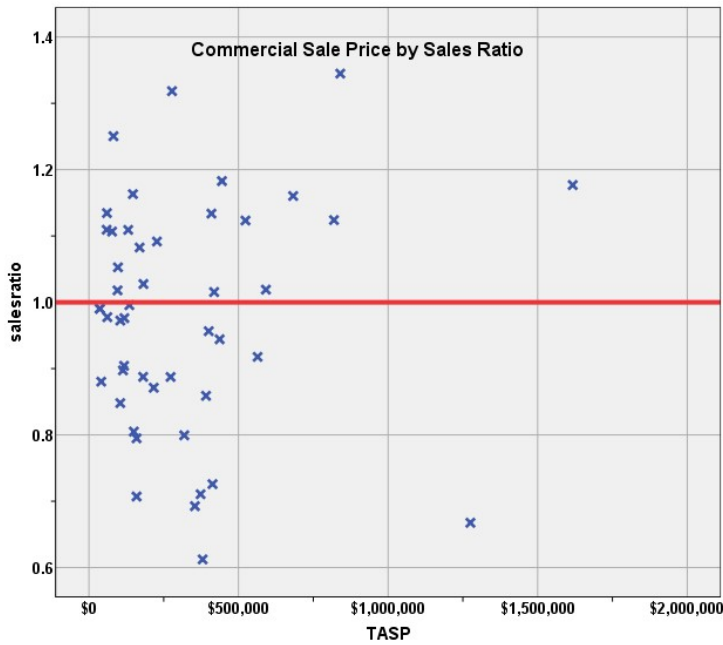
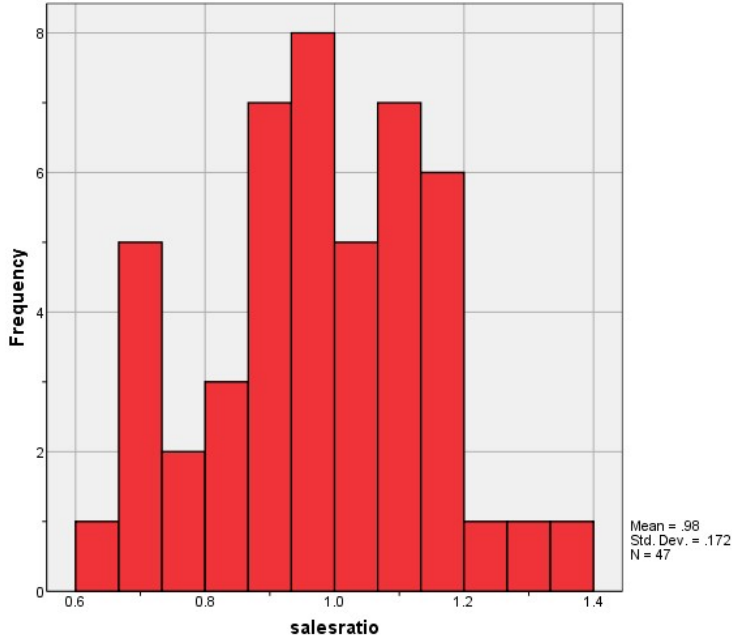
The above results indicate that sold and unsold residential properties were valued in a consistent manner.

**IV. COMMERCIAL/INDUSTRIAL SALE RESULTS**

There were 47 qualified commercial/industrial sales for the 24-month period ending June 30, 2020. The sales ratio analysis results were as follows:

Median	<b>0.990</b>
Price Related Differential	<b>1.010</b>
Coefficient of Dispersion	<b>7.1</b>

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:



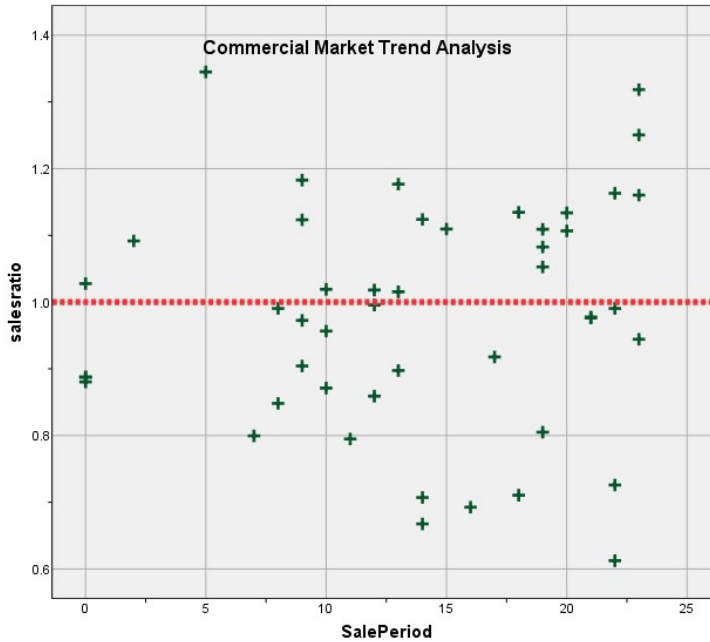
### Commercial Market Trend Analysis

The commercial/industrial sales were next analyzed by subclass for any residual market trending, examining the sale ratios across the 24-month sale period with the following results:

**Coefficients<sup>a</sup>**

Model	Unstandardized Coefficients		Standardized	t	Sig.	
	B	Std. Error	Coefficients Beta			
1	(Constant)	.949	.057		16.762	.000
	SalePeriod	.002	.004	.088	.596	.554

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 2021 median values per square feet between sold and unsold commercial properties to determine if the assessor was valuing each group consistently, as follows:

<b>Report</b>			
VALSF			
	N	Median	Mean
UNSOLD	792	\$66	\$307
SOLD	47	\$90	\$106

### 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	.001	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 valuation year 2018 and valuation year 2020 for commercial properties by commercial class and subclass, as follows:

#### Report

DIFF				
	DIFF	N	Median	Mean
UNSOLD		783	1.1097	1.5355
SOLD		47	1.2232	1.3930

### 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	DIFF	N	Median	Mean
2212.00	UNSOLD	62	1.1707	1.1665
	SOLD	8	1.1903	1.2281
2220.00	UNSOLD	33	1.2415	1.6726
	SOLD	6	1.2809	1.3578
2230.00	UNSOLD	127	1.2114	1.3235
	SOLD	10	1.4346	1.4264
2245.00	UNSOLD	134	1.1039	1.2700
	SOLD	17	1.3157	1.3075

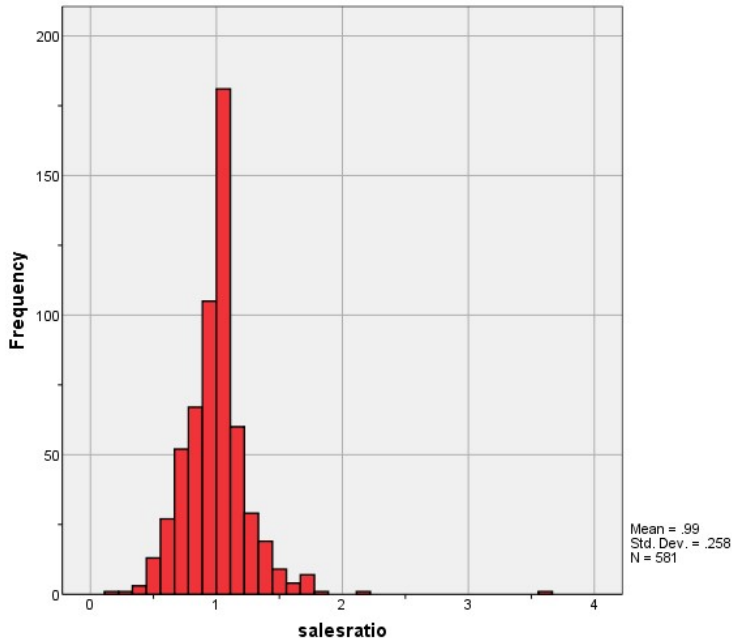
Based on the above results, we concluded that there was no statistically significant difference between the percent change in value between sold and unsold commercial properties in Archuleta County.

## V. VACANT LAND SALE RESULTS

There were 581 qualified vacant land sales initially in our analysis for the 24-month period ending June 30, 2020. The vacant land sales ratio analysis results were as follows:

Median	<b>1.000</b>
Price Related Differential	<b>1.037</b>
Coefficient of Dispersion	<b>16.5</b>

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:



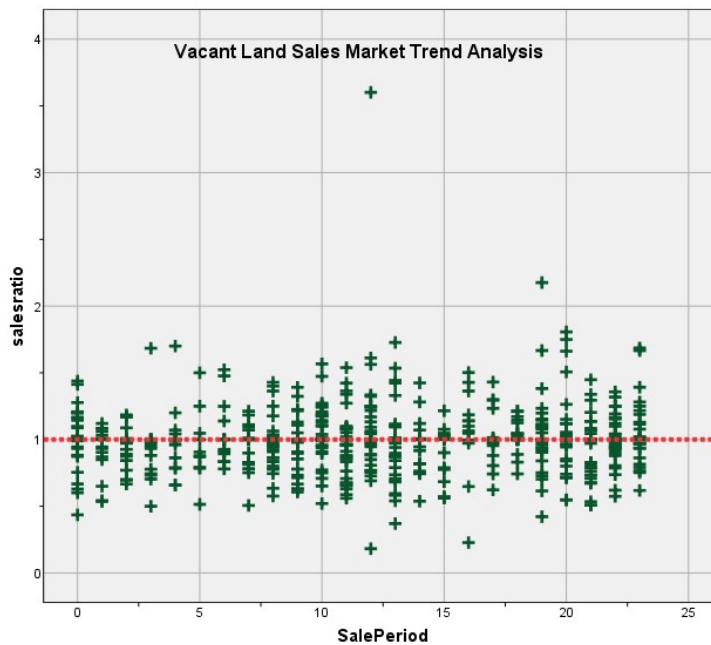
## Vacant Land Market Trend Analysis

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<sup>a</sup>

Model		Unstandardized Coefficients B	Std. Error	Standardized Coefficients Beta	t	Sig.
1	(Constant)	.964	.022		44.084	.000
	SalePeriod	.002	.002	.061	1.473	.141

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 2019 and 2021 for vacant land properties to determine if sold and unsold properties were valued consistently, as follows:

#### Report

DIFF	N	Median	Mean
UNSOLD	5335	1.1538	1.5671
SOLD	560	1.1557	1.2413

### 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	.789	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
20		UNSOLD	156	1.1719	1.1750
		SOLD	11	1.1719	1.1614
30		UNSOLD	239	1.1538	1.1686
		SOLD	13	1.1538	1.2901
40		UNSOLD	157	1.3333	2.4177
		SOLD	11	1.3333	1.3384
50		UNSOLD	236	1.1125	1.1795
		SOLD	12	1.1125	1.2111
60		UNSOLD	186	1.3913	1.3701
		SOLD	16	1.3913	1.3475
70		UNSOLD	602	1.1200	1.1749
		SOLD	45	1.1389	1.3124
92		UNSOLD	18	1.1034	1.3156
		SOLD	12	1.0000	1.1393
112		UNSOLD	169	1.5488	1.4252
		SOLD	16	1.5488	1.2819
285		UNSOLD	99	1.3140	1.1318
		SOLD	19	1.3140	1.1414
287		UNSOLD	88	1.4192	1.3219
		SOLD	13	1.4192	1.8681
289		UNSOLD	108	1.4308	1.2609
		SOLD	11	1.4308	1.6063
290		UNSOLD	101	1.5556	1.4818
		SOLD	13	1.5556	1.5085
294		UNSOLD	18	1.0808	1.1787
		SOLD	16	1.3003	1.2803
340		UNSOLD	59	1.0880	1.0476
		SOLD	11	.9312	1.0396
399		UNSOLD	258	1.3522	1.3815
		SOLD	45	1.2782	1.3376
400		UNSOLD	102	1.4500	1.4958
		SOLD	20	1.5122	1.5801
413		UNSOLD	92	1.1483	1.4107
		SOLD	13	1.0755	1.2943
455		UNSOLD	137	1.1367	.8838
		SOLD	11	1.1367	.9912
457		UNSOLD	205	1.2381	1.2605





	SOLD	16	1.1190	1.0738
765	UNSOLD	140	.9000	1.1374
	SOLD	21	.9231	1.0429

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 Mean Centered
	Lower Bound	Upper Bound		Lower Bound	Upper Bound	Actual Coverage		Lower Bound	Upper Bound			
1.000	.990	1.010	.998	.991	1.004	95.8%	.986	.975	.997	1.014	.100	13.7%

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			
.979	.929	1.029	.990	.904	1.053	96.0%	.991	.898	1.085	.987	.138	17.5%

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			
.992	.971	1.013	1.000	1.000	1.000	95.4%	.957	.930	.983	1.037	.165	26.0%

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.



**Residential Median Ratio Stratification**

**Sub Class**

**Case Processing Summary**

		Count	Percent
ABSTRIMP	1212.00	733	99.9%
	1230.00	1	0.1%
Overall		734	100.0%
Excluded		0	
Total		734	

**Ratio Statistics for CURRTOT / TASP**

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
1212.00	.998	1.014	.100	13.7%
1230.00	1.074	1.000	.000	.
Overall	.998	1.014	.100	13.7%

**Age**

**Case Processing Summary**

		Count	Percent
AgeRec	75 to 100	2	0.3%
	50 to 75	15	2.0%
	25 to 50	217	29.6%
	5 to 25	414	56.4%
	5 or Newer	86	11.7%
Overall		734	100.0%
Excluded		0	
Total		734	

**Ratio Statistics for CURRTOT / TASP**

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
75 to 100	.917	.981	.121	17.2%
50 to 75	1.025	1.031	.175	25.5%
25 to 50	.985	1.021	.124	16.9%
5 to 25	1.001	1.013	.089	11.8%
5 or Newer	.997	1.007	.078	10.6%
Overall	.998	1.014	.100	13.7%

## Improved Area

### Case Processing Summary

		Count	Percent
ImpSFRec	LE 500 sf	1	0.1%
	500 to 1,000 sf	34	4.6%
	1,000 to 1,500 sf	164	22.3%
	1,500 to 2,000 sf	238	32.4%
	2,000 to 3,000 sf	189	25.7%
	3,000 sf or Higher	108	14.7%
Overall		734	100.0%
Excluded		0	
Total		734	

### Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
LE 500 sf	1.146	1.000	.000	.
500 to 1,000 sf	.963	1.021	.106	14.9%
1,000 to 1,500 sf	.992	1.020	.106	15.3%
1,500 to 2,000 sf	.998	1.010	.097	13.6%
2,000 to 3,000 sf	1.014	1.015	.088	12.1%
3,000 sf or Higher	1.000	1.021	.110	13.7%
Overall	.998	1.014	.100	13.7%

## Improvement Quality

### Case Processing Summary

	Count	Percent
QUALITY	1	0.1%
1 - MINIMUM	2	0.3%
10 - MANUFACTURED - LOW AVG	6	0.8%
11 - MANUFACTURED - AVG	22	3.0%
12 - MANUFACTURED - ABOVE AVG	9	1.2%
13 - MANUFACTURED - GOOD	8	1.1%
14 - MANUFACTURED - VERY GOOD	2	0.3%
21 - Average minus 4	17	2.3%
22 - Average minus 3	15	2.0%
23 - Average minus 2	17	2.3%
24 - Average minus 1	8	1.1%
25 - Average	518	70.6%
26 - Average Plus 1	27	3.7%
27 - Average Plus 2	23	3.1%
28 - Average Plus 3	28	3.8%
29 - Average Plus 4	13	1.8%
3	6	0.8%
3 - AVE	5	0.7%
3 - AVERAGE	3	0.4%

6	1	0.1%
9 - MANUFACTURED - ECONOMY	3	0.4%
Overall	734	100.0%
Excluded	0	
Total	734	

### Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
	.555	1.000	.000	.
1 - MINIMUM	1.073	1.000	.002	0.3%
10 - MANUFACTURED -LOW AVG	1.126	1.027	.132	20.7%
11 - MANUFACTURED - AVG	.995	1.020	.117	17.3%
12 - MANUFACTURED - ABOVE AVG	.967	1.008	.128	16.7%
13 - MANUFACTURED - GOOD	.865	1.048	.178	25.2%
14 - MANUFACTURED - VERY GOOD	1.053	1.001	.011	1.6%
21 - Average minus 4	1.031	1.048	.168	24.8%
22 - Average minus 3	1.067	1.072	.165	24.9%
23 - Average minus 2	.969	.991	.092	13.3%
24 - Average minus 1	.931	1.029	.099	14.5%
25 - Average	.998	1.007	.089	11.6%
26 - Average Plus 1	1.017	1.019	.081	12.1%
27 - Average Plus 2	1.012	.996	.083	12.6%
28 - Average Plus 3	.948	1.007	.112	15.4%
29 - Average Plus 4	.983	1.083	.106	14.9%
3	.909	1.030	.169	23.3%
3 - AVE	.932	1.068	.138	18.3%
3 - AVERAGE	.931	1.005	.067	11.4%
6	1.045	1.000	.000	.
9 - MANUFACTURED - ECONOMY	1.080	1.045	.184	31.2%
Overall	.998	1.014	.100	13.7%

### Improvement Condition

#### Case Processing Summary

CONDITION	Count	Percent
CONDITION	8	1.1%
1 - POOR	3	0.4%
2 - FAIR	10	1.4%
3 - AVERAGE	709	96.6%
4 - FAIR+	4	0.5%
Overall	734	100.0%
Excluded	0	
Total	734	

### Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
	.963	1.033	.169	22.2%
1 - POOR	1.172	1.108	.151	24.3%
2 - FAIR	.995	1.034	.127	13.7%
3 - AVERAGE	.998	1.013	.098	13.6%
4 - FAIR+	1.124	.988	.040	6.5%
Overall	.998	1.014	.100	13.7%

### Commercial Median Ratio Stratification

#### Sale Price

#### Case Processing Summary

	Count	Percent
SPRec \$25K to \$50K	3	6.4%
\$50K to \$100K	7	14.9%
\$100K to \$150K	9	19.1%
\$150K to \$200K	5	10.6%
\$200K to \$300K	4	8.5%
\$300K to \$500K	11	23.4%
\$500K to \$750K	4	8.5%
\$750K to \$1,000K	2	4.3%
Over \$1,000K	2	4.3%
Overall	47	100.0%
Excluded	0	
Total	47	

### Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
\$25K to \$50K	.990	1.003	.037	7.9%
\$50K to \$100K	1.107	1.001	.058	8.2%
\$100K to \$150K	.972	.995	.090	12.0%
\$150K to \$200K	.888	.994	.137	17.7%
\$200K to \$300K	.990	.992	.165	22.1%
\$300K to \$500K	.859	.989	.179	21.9%
\$500K to \$750K	1.071	.997	.081	10.4%
\$750K to \$1,000K	1.234	.999	.089	12.7%
Over \$1,000K	.922	.968	.276	39.0%
Overall	.990	.987	.138	17.4%

**Sub Class**

**Case Processing Summary**

		Count	Percent
ABSTRIMP	1548.00	1	2.1%
	1712.00	1	2.1%
	1713.50	1	2.1%
	1716.00	1	2.1%
	1880.67	1	2.1%
	2212.00	8	17.0%
	2220.00	6	12.8%
	2230.00	10	21.3%
	2241.00	1	2.1%
	2245.00	17	36.2%
Overall		47	100.0%
Excluded		0	
Total		47	

**Ratio Statistics for CURRTOT / TASP**

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
1548.00	.957	1.000	.000	.
1712.00	.711	1.000	.000	.
1713.50	1.015	1.000	.000	.
1716.00	.799	1.000	.000	.
1880.67	.668	1.000	.000	.
2212.00	1.076	.950	.149	21.0%
2220.00	1.142	.973	.076	12.3%
2230.00	.945	1.040	.166	21.1%
2241.00	.996	1.000	.000	.
2245.00	.978	1.021	.106	13.8%
Overall	.990	.987	.138	17.4%

**Age**

**Case Processing Summary**

		Count	Percent
AgeRec	Over 100	1	2.1%
	75 to 100	1	2.1%
	50 to 75	3	6.4%
	25 to 50	12	25.5%
	5 to 25	30	63.8%
Overall		47	100.0%
Excluded		0	
Total		47	

### Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
Over 100	.711	1.000	.000	.
75 to 100	.799	1.000	.000	.
50 to 75	.957	1.064	.096	15.0%
25 to 50	1.087	1.010	.138	19.5%
5 to 25	.984	.971	.122	16.3%
Overall	.990	.987	.138	17.4%

### Improved Area

#### Case Processing Summary

	Count	Percent
ImpSFRec		
LE 500 sf	3	6.4%
500 to 1,000 sf	10	21.3%
1,000 to 1,500 sf	6	12.8%
1,500 to 2,000 sf	6	12.8%
2,000 to 3,000 sf	8	17.0%
3,000 sf or Higher	14	29.8%
Overall	47	100.0%
Excluded	0	
Total	47	

### Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
LE 500 sf	.990	1.003	.037	7.9%
500 to 1,000 sf	.977	1.119	.145	19.9%
1,000 to 1,500 sf	.950	1.087	.149	18.5%
1,500 to 2,000 sf	1.000	1.025	.122	17.1%
2,000 to 3,000 sf	.903	.985	.099	14.9%
3,000 sf or Higher	1.107	1.006	.133	18.5%
Overall	.990	.987	.138	17.4%

### Improvement Quality

#### Case Processing Summary

	Count	Percent
QUALITY		
25 - Average	2	4.3%
26 - Average Plus 1	1	2.1%
3 - AVERAGE	39	83.0%
4 - ABOVE AVG.	4	8.5%
Overall	47	100.0%
Excluded	0	
Total	47	



### Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
	1.177	1.000	.000	.
25 - Average	.907	.984	.119	16.8%
26 - Average Plus 1	.996	1.000	.000	.
3 - AVERAGE	.978	1.017	.148	18.3%
4 - ABOVE AVG.	1.050	.980	.093	11.1%
Overall	.990	.987	.138	17.4%

### Improvement Condition

#### Case Processing Summary

	Count	Percent
CONDITION	6	12.8%
2 - FAIR	2	4.3%
3 - AVERAGE	30	63.8%
4 - GOOD	3	6.4%
7 - ABOVE AVE	6	12.8%
Overall	47	100.0%
Excluded	0	
Total	47	

### Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
	.896	.965	.114	18.4%
2 - FAIR	.946	1.027	.155	21.9%
3 - AVERAGE	.990	.989	.149	19.0%
4 - GOOD	1.123	.967	.061	10.0%
7 - ABOVE AVE	1.019	.989	.079	10.8%
Overall	.990	.987	.138	17.4%

### Vacant Land Median Ratio Stratification

#### Sale Price

#### Case Processing Summary

	Count	Percent
SPRec LT \$25K	253	43.5%
\$25K to \$50K	117	20.1%
\$50K to \$100K	137	23.6%
\$100K to \$150K	55	9.5%
\$150K to \$200K	9	1.5%
\$200K to \$300K	7	1.2%
\$300K to \$500K	3	0.5%
Overall	581	100.0%
Excluded	0	
Total	581	

### Ratio Statistics for CURRLND / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
LT \$25K	1.000	1.026	.187	26.2%
\$25K to \$50K	.950	1.000	.181	24.0%
\$50K to \$100K	1.000	1.005	.132	28.6%
\$100K to \$150K	.955	.999	.125	17.9%
\$150K to \$200K	.997	1.006	.151	26.7%
\$200K to \$300K	1.000	1.016	.215	35.5%
\$300K to \$500K	.999	1.002	.047	8.7%
Overall	1.000	1.037	.165	25.8%

### Sub Class

### Case Processing Summary

	Count	Percent
ABSTRLND	443	76.2%
100.00	14	2.4%
200.00	3	0.5%
300.00	1	0.2%
510.00	7	1.2%
520.00	3	0.5%
530.00	3	0.5%
540.00	3	0.5%
550.00	1	0.2%
560.00	74	12.7%
1112.00	26	4.5%
1113.00	1	0.2%
1135.00	1	0.2%
2120.00	1	0.2%
2135.00	1	0.2%
Overall	581	100.0%
Excluded	0	
Total	581	

### Ratio Statistics for CURRLND / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
100.00	1.000	1.036	.162	23.0%
200.00	.632	1.125	.708	141.0%
300.00	.768	1.013	.125	22.1%
510.00	.994	1.000	.000	.
520.00	1.000	1.063	.130	30.3%
530.00	1.050	1.465	.452	78.4%
540.00	1.003	1.000	.002	0.3%
550.00	1.020	1.001	.006	1.0%
560.00	.878	1.000	.000	.
1112.00	.982	.992	.132	18.7%
1113.00	1.000	.995	.145	24.0%
1135.00	.684	1.000	.000	.
2120.00	.940	1.000	.000	.
2135.00	1.217	1.000	.000	.
Overall	1.000	1.037	.165	25.8%