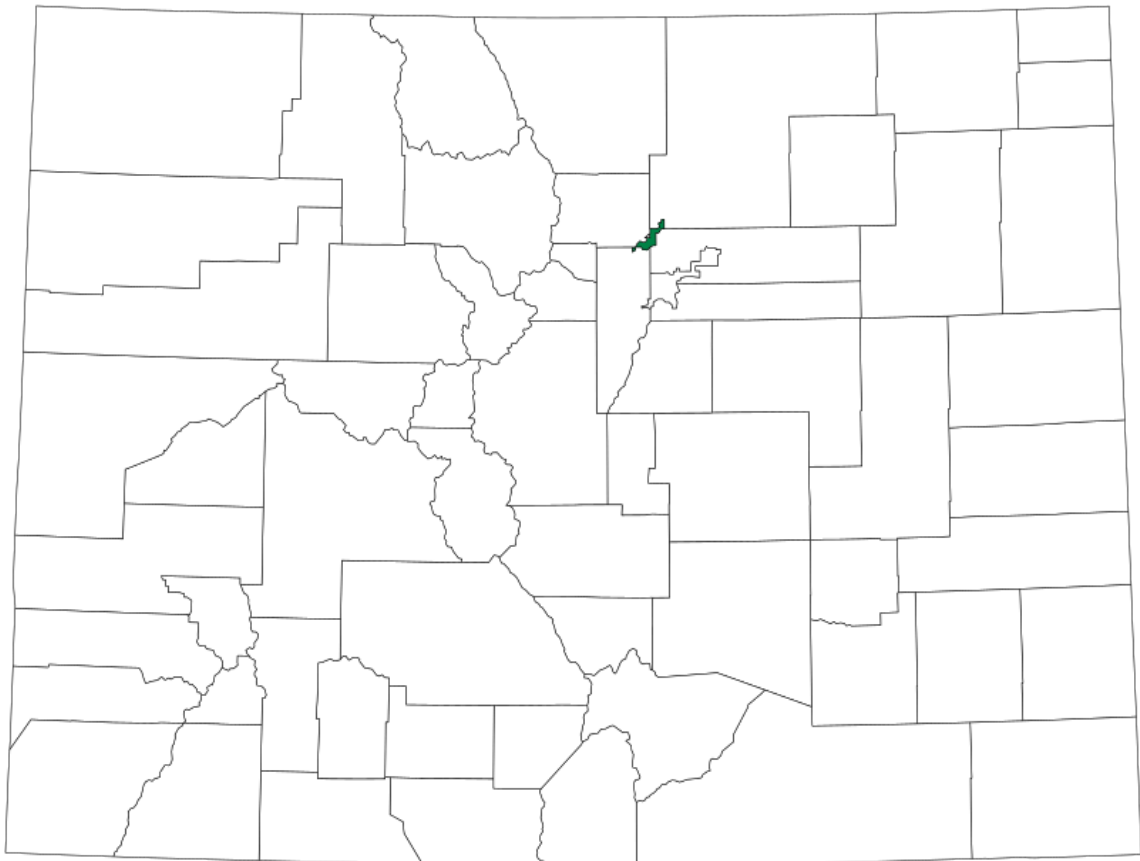


San Matteo

D A T A A N A L Y T I C S

2025 Property Assessment Study

Broomfield County



September 15, 2025

Natalie Castle

Director of Research, Colorado Legislative Council
Room 029, 200 East Colfax Avenue
Denver, CO 80203

San Matteo Data Analytics (SMDA) respectfully submits the **Final Report regarding the 2025 Colorado Property Assessment Study for Broomfield County**. This report summarizes the results of both a procedural review and a statistical analysis.

The **procedural review** evaluated local assessment practices, including valuation methods of residential, commercial, agricultural properties, as well as natural resources, personal property, possessory interests, and subdivision discounting. It also examined processes related to the development of economic areas, and sales qualification.

The **statistical analysis** measured compliance with statutory assessment levels for vacant land, residential, and commercial/industrial properties.

We value the opportunity to support the State of Colorado in ensuring fair and consistent property assessments. Please contact us if you have any questions or need additional details regarding these reports.



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1. Statistical Overview

Compliance and Evaluations

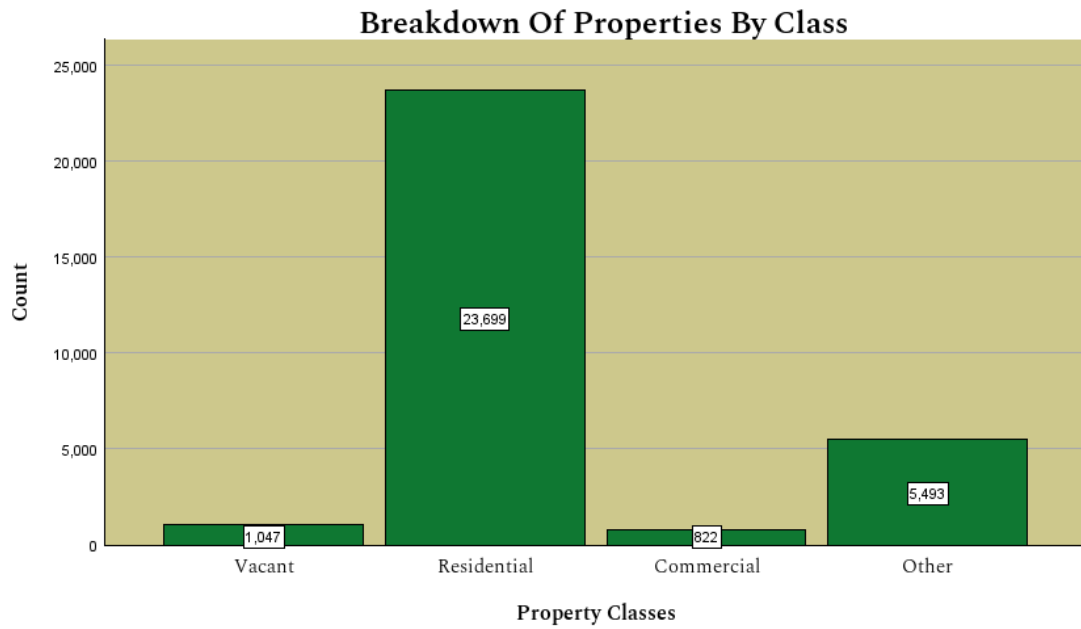
Broomfield County was found to be in compliance.

	Result	Value
Residential		
Median Sales Ratio	Pass	0.98
Coefficient of Dispersion	Pass	4.82%
Time Adjustments	Pass	0.513
Price Related Differential	Sufficient	1.00
Price Related Bias	Sufficient	-0.01
Sold/Unsold Similarity	Sufficient	
Qualified Sales > 50%	Yes	

	Result	Value
Commercial/Industrial		
Median Sales Ratio	Pass	0.98
Coefficient of Dispersion	Pass	7.53%
Time Adjustments	Pass	0.864
Price Related Differential	Sufficient	1.00
Price Related Bias	Sufficient	-0.01
Sold/Unsold Similarity	Sufficient	
Qualified Sales > 50%	Yes	

Property Types

Below is a breakdown of the property types of the 31,061 parcels in Broomfield County.



2. Vacant Land

Overview

The vacant land portion of the analysis was not included in this report because the county did not meet the minimum requirement of 1,200 vacant land parcels. The 2025 Colorado Property Assessment Study specifies that any county with fewer than 1,200 vacant land parcels is exempt from statistical review. Accordingly, vacant land was excluded from analysis for Broomfield County. This exclusion is consistent with the scope of work established in the Request for Proposals and ensures that only those counties meeting the threshold requirement are subject to detailed ratio studies and compliance testing.

3. Residential

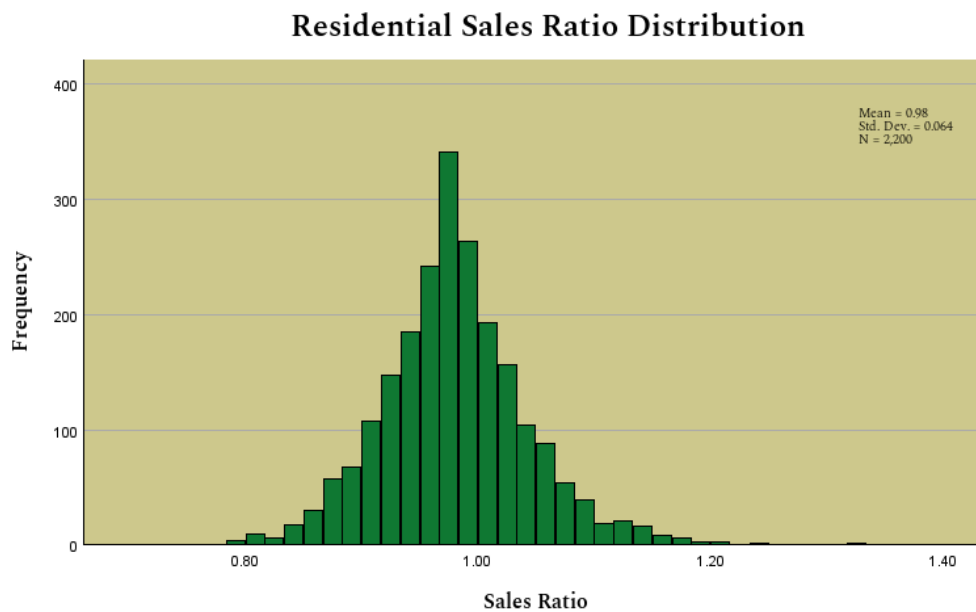
Overview

Broomfield County was found to be compliant for Residential properties.

	Result	Value
Residential		
Median Sales Ratio	Pass	0.98
Coefficient of Dispersion	Pass	4.82%
Time Adjustments	Pass	0.513
Price Related Differential	Sufficient	1.00
Price Related Bias	Sufficient	-0.01
Sold/Unsold Similarity	Sufficient	
Qualified Sales > 50%	Yes	

Residential Median Sales Ratio

The median sales ratio (MSR) tests how close the Assessor's valuations (estimates of market value) are to the true market value. The distribution of these sales ratios should be centered around 1.00. The Residential MSR for Broomfield County was calculated to be 0.98, which is within the acceptable statistical range of 0.95 to 1.05 established by the State Board of Equalization (SBOE). We trimmed zero sales during the development of this analysis. The MSR was also calculated for all applicable subclass, neighborhoods, economic areas, size and valuation strata identified by the auditor. See appendix for more details.

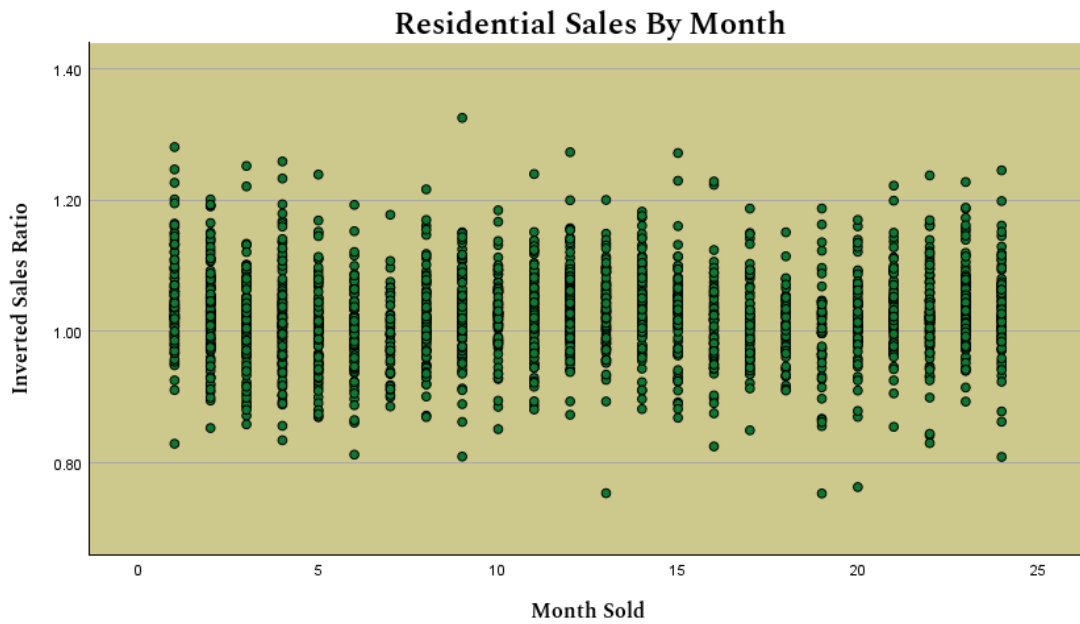


Residential Coefficient of Dispersion

The Coefficient of Dispersion (COD) tests for undesirable variance in the valuations. The variance in sales ratios should be as small as possible. The COD for Residential properties in Broomfield County was calculated at 4.82% which is within the acceptable statistical standard of 15.99% or less established by the State Board of Equalization (SBOE). The COD was also calculated for all applicable class, subclass, neighborhoods, economic areas, and valuation strata identified by the auditor. See appendix for more details.

Residential Market (Time) Adjustments

All previous statistics used the time-adjusted sales price to ensure that the effect of time on sales ratios has been appropriately addressed. There should be a consistent and reasonable time adjustment methodology, not one tailored to improve sales ratios. We examined the sales ratios over the 24 - month period of sales. There does not appear to be a significant effect of time on Broomfield County's Residential sales ratios.



Residential Price Related Differential

The Price Related Differential (PRD) tests for differences in the valuations of high and low value sold properties. Sales ratios should be consistent across the range of sale prices so the PRD should be very close to 1.00. The PRD for Broomfield County was calculated at 1.00, which is within the acceptable range of 0.98 to 1.03 established by the International Association of Assessing Officers (IAAO). The PRD was also calculated for all applicable class, subclass, neighborhoods, economic areas, size, and valuation strata identified by the auditor. See appendix for more details.



Residential Price Related Bias

The Price Related Bias (PRB) measures whether assessment levels change systematically with property value. A PRB close to 0.00 indicates that high- and low-value properties are valued consistently, without upward or downward bias in the sales ratios. For Broomfield County, the PRB was calculated at -0.01 which is within the acceptable statistical range of -0.05 to 0.05 established by the International Association of Assessing Officers. The PRB was also analyzed across all applicable categories, including property class, subclass, neighborhood, economic area, size, and valuation strata as identified by the auditor. Additional details are provided in the appendix.

Residential Sold/Unsold Comparison

All previous Residential statistics focus only on the compliance of properties that were sold during the Residential data collection period. In order to ensure that the unsold properties are also being valued consistently we evaluate whether or not they were treated the same as the sold properties.

Our default comparison approach utilizes the Mann-Whitney U test (also known as the Wilcoxon rank-sum test), to analyze two samples of sold and unsold properties. First, we compare the price per square foot, followed by the change in price per square foot from last reappraisal to this one, and finally we compare the change in total value from last reappraisal to this one. If necessary, we will also consider the stratified (economic area, neighborhood, improvement abstract, etc.) medians of the following unitary metrics: price per foot, change in price per foot, and change in value. See appendix for more details.

Our analysis indicates that the Residential sold and unsold properties are treated similarly. See appendix for more details.

Residential Sales Qualification

All the analysis above, notwithstanding the sold/unsold comparison, relies entirely on qualified sales. In order to ensure that this is a complete and unbiased analysis of assessment practices, we will verify that sales are being correctly coded. We have concluded that Residential sales are being coded in an acceptable way.

There were 2,204 Residential sales. We have confirmed that more than 50% of all sales were qualified.

4. Commercial and Industrial

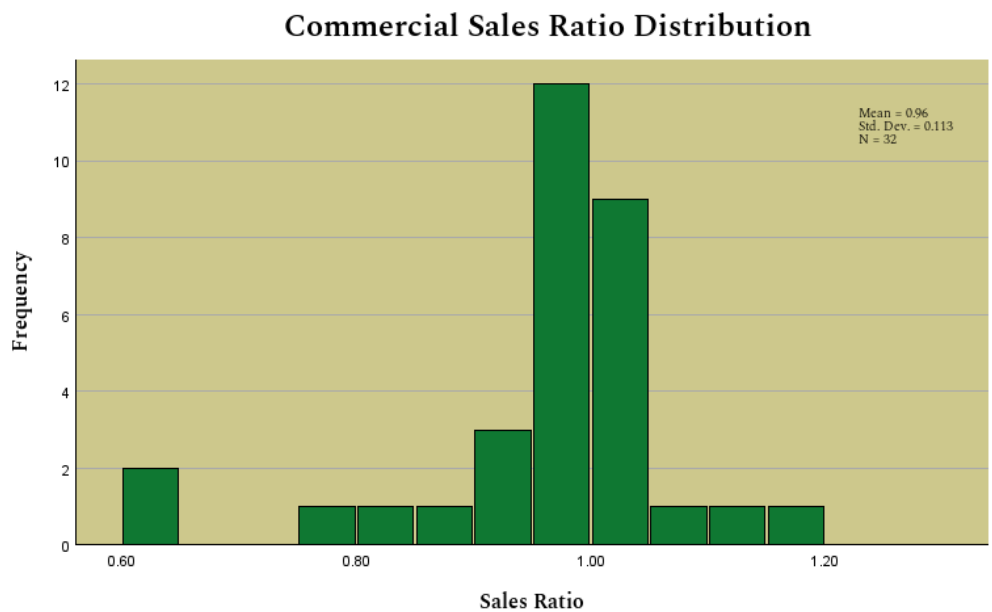
Overview

Broomfield was found to be compliant for Commercial and Industrial properties.

	Result	Value
Commercial and Industrial		
Median Sales Ratio	Pass	0.98
Coefficient of Dispersion	Pass	7.53%
Time Adjustments	Pass	0.864
Price Related Differential	Sufficient	1.00
Price Related Bias	Sufficient	-0.01
Sold/Unsold Similarity	Sufficient	
Qualified Sales > 50%	Yes	

Commercial Median Sales Ratio

The median sales ratio (MSR) tests how close the Assessor's valuations (estimates of market value) are to the true market value. The distribution of these sales ratios should be centered around 1.00. The Commercial MSR for Broomfield County was calculated to be 0.98, which is within the acceptable statistical range of 0.95 to 1.05 established by the State Board of Equalization (SBOE). We trimmed zero sales during the development of this analysis. The MSR was also calculated for all applicable subclass, neighborhoods, economic areas, size and valuation strata identified by the auditor. See appendix for more details.

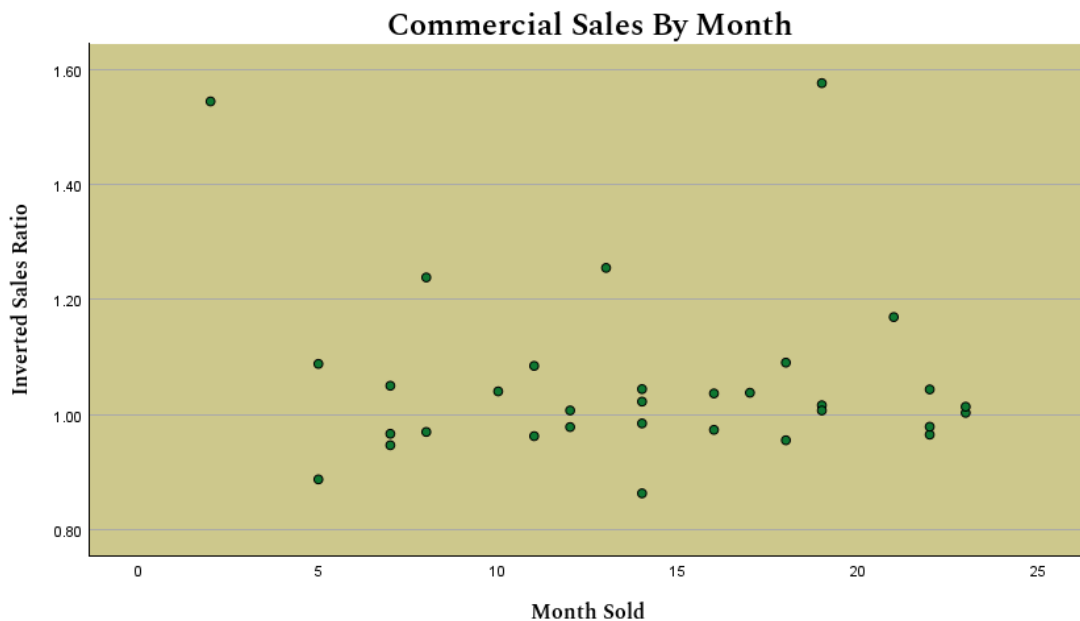


Commercial Coefficient of Dispersion

The Coefficient of Dispersion (COD) tests for undesirable variance in the valuations. The variance in sales ratios should be as small as possible. The COD for Commercial properties in Broomfield County was calculated at 7.53% which is within the acceptable statistical standard of 20.99% or less established by the State Board of Equalization (SBOE). The COD was also calculated for all applicable class, subclass, neighborhoods, economic areas, and valuation strata identified by the auditor. See appendix for more details.

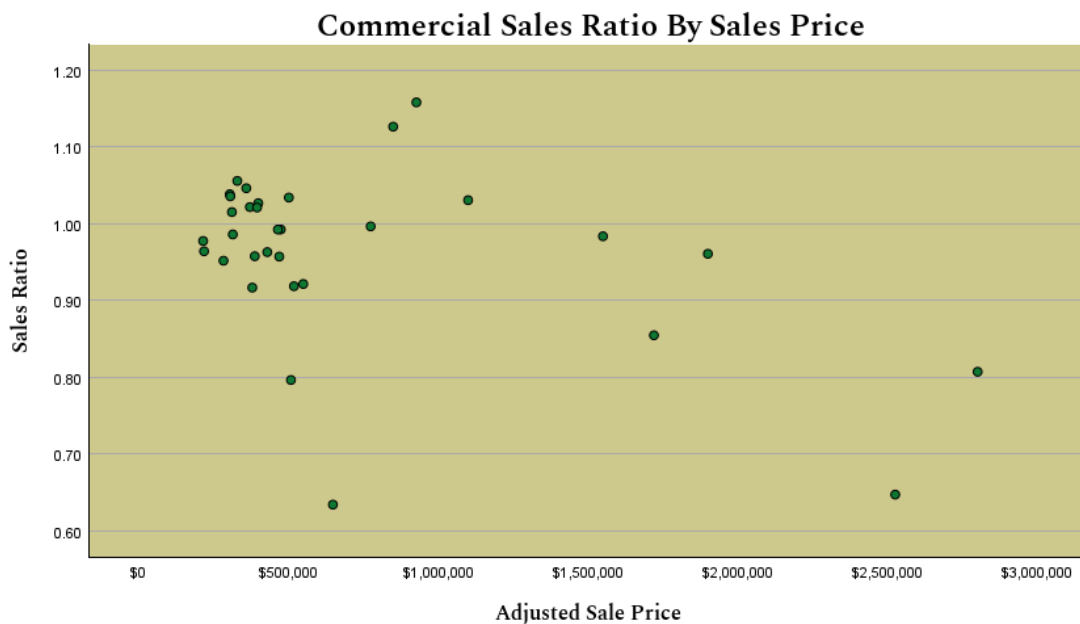
Commercial Market (Time) Adjustments

All previous statistics used the time-adjusted sales price to ensure that the effect of time on sales ratios has been appropriately addressed. There should be a consistent and reasonable time adjustment methodology, not one tailored to improve sales ratios. We examined the sales ratios over the 24 - month period of sales. There does not appear to be a significant effect of time on Broomfield County's Commercial sales ratios.



Commercial Price Related Differential

The Price Related Differential (PRD) tests for differences in the valuations of high and low value sold properties. Sales ratios should be consistent across the range of sale prices so the PRD should be very close to 1.00. The PRD for Broomfield County was calculated at 1.00, which is within the acceptable range of 0.98 to 1.03 established by the International Association of Assessing Officers (IAAO) The PRD was also calculated for all applicable class, subclass, neighborhoods, economic areas, size, and valuation strata identified by the auditor. See appendix for more details.



Commercial Price Related Bias

The Price Related Bias (PRB) measures whether assessment levels change systematically with property value. A PRB close to 0.00 indicates that high- and low-value properties are valued consistently, without upward or downward bias in the sales ratios. For Broomfield County, the PRB was calculated at -0.01 which is within the acceptable statistical range of -0.05 to 0.05 established by the International Association of Assessing Officers. The PRB was also analyzed across all applicable categories, including property class, subclass, neighborhood, economic area, size, and valuation strata as identified by the auditor. Additional details are provided in the appendix.

Commercial Sold/Unsold Comparison

All previous commercial statistics focus only on the compliance of properties that were sold during the Commercial data collection period. In order to ensure that the unsold properties are also being valued consistently we evaluate whether or not they were treated the same as the sold properties.

Our default comparison approach utilizes the Mann-Whitney U test (also known as the Wilcoxon rank-sum test), to analyze two samples of sold and unsold properties. First, we compare the price per square foot, followed by the change in price per square foot from last reappraisal to this one, and finally we compare the change in total value from last reappraisal to this one. If necessary, we will also consider the stratified (economic area, neighborhood, improvement abstract, etc.) medians of the following unitary metrics: price per foot, change in price per foot, and change in value. See appendix for more details.

Our study indicates that most commercial sold and unsold properties are treated similarly.

Commercial Sales Qualification

All the analysis above, notwithstanding the sold/unsold comparison, relies entirely on qualified sales. In order to ensure that this is a complete and unbiased analysis of assessment practices, we will verify that sales are being correctly coded. We have concluded that Commercial sales are being coded in an acceptable way.

There were 38 commercial sales. We have confirmed that more than 50% of all sales were qualified.

5. Agriculture

Methodology

SMDA conducted a comprehensive review of county records to evaluate the classification and valuation of agricultural lands. The review included an assessment of major land categories, such as sprinkler irrigated farmland (4107), flood irrigated (4117), dry farmland (4127), meadow hay (4137), grazing areas (4147), orchard land (4157), farm/ranch waste land (4167), and forest land (4177).

Broomfield County applied the following methods to determine agricultural land classification and appropriate valuation methodology:

- Acreage totals for all classes and subclasses are verified
- A 13% capitalization rate is correctly applied

Additionally, SMDA checked the county records to confirm that the commodity prices and expense data provided by the Property Tax Administrator (PTA) were accurately applied. Guidance from the **Assessor's Reference Library (ARL), Volume 3, Chapter 5** was referenced where appropriate.

Conclusions

Based on the review and analysis, SMDA considers Broomfield County's appraisal practices for agricultural property acceptable and in alignment with statutory requirements. The directives, commodity pricing, and expense figures issued by the Property Tax Administrator were correctly applied throughout the process. County-reported yields closely matched the figures published by Colorado Agricultural Statistics, and the expenses used were both reasonable and within allowable ranges. Grazing land carrying capacities were properly supported and fell within acceptable limits. Overall, the analysis confirms that the valuation approach is sound, well-documented, and based on reliable data.

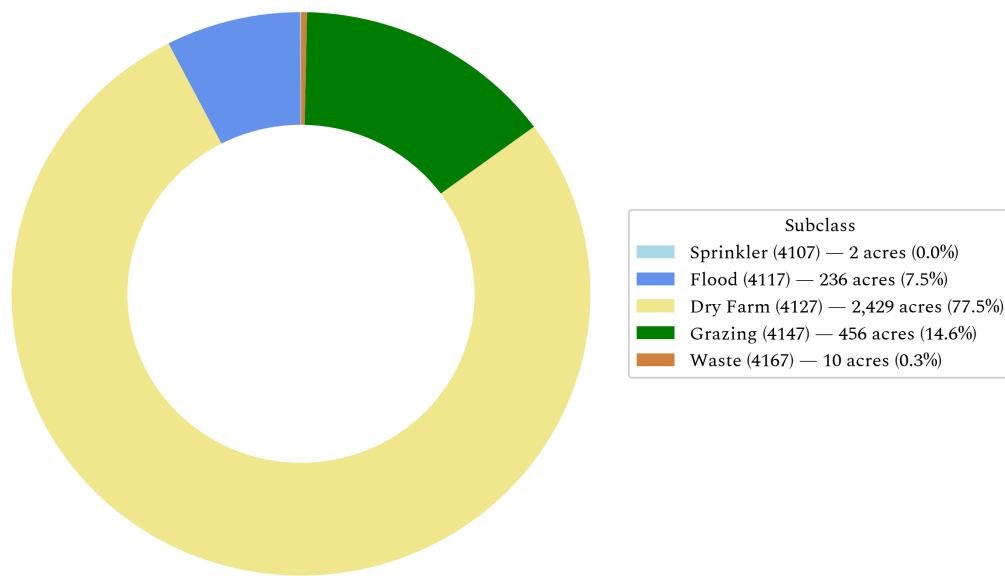
Recommendations

None

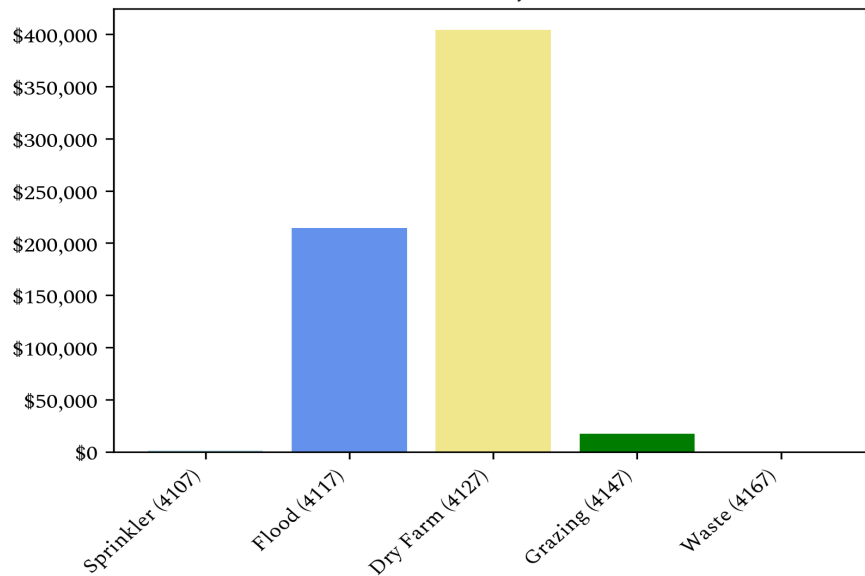
Agricultural Land Breakdown

Abstract	Class	Acres	Actual Value	Actual Value/Acre	Assessed Value
4107	Sprinkler	1.56	\$1,380	\$881.79	\$360.00
4117	Flood	235.62	\$214,580	\$910.71	\$56,560
4127	Dry Farm	2,429	\$404,060	\$166.35	\$109,560
4147	Grazing	456.13	\$17,670	\$38.74	\$4,660
4167	Waste	10.39	\$90.00	\$8.66	\$20.00

Acres by Subclass



Actual Value by Subclass



6. Agriculture Non-Integral

Methodology

SMDA reviewed Broomfield County's processes to determine whether it complied with the guidelines outlined in the **Assessor's Reference Library (ARL), Volume 3, Chapter 5**. The review focused on Broomfield County's approach to identifying land associated with residential improvements on farms and ranches, as well as land beneath residential structures that may not be integral to an agricultural operation under **§39-1-102, C.R.S.**

For Residential Improvements on a Farm or Ranch

When identifying land under residential structures on a **farm or ranch** that is determined to be not integral to agricultural activity, Broomfield County applied the following discovery methods:

- Questionnaires
- Field Inspections
- Phone Interviews
- In Person Interviews
- Aerial Photography

For Residential Improvements Not Integral to Agriculture

When identifying land under residential structures that is determined to be **not integral** to agricultural activity, Broomfield County applied the following discovery methods:

- Questionnaires
- Field Inspections
- Phone Interviews
- Aerial Photography

Conclusions

Broomfield County followed the procedures set forth by the **Division of Property Taxation** for classifying and valuing land associated with residential improvements, whether or not the property is considered integral to agricultural use.

Recommendations

None

7. Economic Areas

Methodology

Broomfield County submitted written narratives and maps outlining its economic areas. SMDA reviewed these materials for clarity, logical consistency, and alignment between the descriptions and mapped boundaries.

Conclusions

Each area is affected by comparable market conditions, which supports consistent property valuations and helps maintain uniformity in values among properties with similar characteristics within the same geographic region.

Recommendations

None

8. Natural Resources

Producing Oil and Gas

Methodology

Under the guidelines of the **Assessor's Reference Library (ARL), Volume 3, Chapter 6: Valuation of Natural Resources**, the valuation of producing oil and gas leaseholds and lands follows the statutory requirements outlined in **§39-1-103, C.R.S.** and **Article 7 of Title 39, C.R.S.** By law, producing oil and gas properties are assessed based on **87.5% of the selling price** of oil or gas from the previous calendar year. When calculating this value, sales delivered as royalty to federal, state, or local government entities are excluded. For oil or gas produced but not sold during the prior year, valuation is based on the average selling price of comparable production within the same field.

The assessor relies on the production and sales information reported by operators to determine the appropriate valuation for assessment purposes, ensuring that the procedures conform to state statutes and the ARL's established methodologies.

Conclusions

The county applied the correct formulas and state guidelines to producing oil and gas resources.

Recommendations

None

9. Personal Property

Methodology

SMDA reviewed Broomfield County's personal property assessment procedures for compliance with the **Assessor's Reference Library (ARL), Volume 5** and the requirements of the **State Board of Equalization (SBOE)**. The SBOE mandates the use of ARL Volume 5, which includes up-to-date discovery processes, classification methods, documentation standards, economic life tables, cost factor tables, depreciation schedules, and level-of-value adjustment tables.

The county provided a current personal property audit plan for the 2025 valuation period along with a list of audited businesses, which matched the plan requirements.

To identify and discover personal property accounts, Broomfield County used several methods:

- Public record documents
- Chamber of Commerce/Economic Development contacts
- Local publications
- Personal observation
- Questionnaires

The county follows all classification, documentation, and valuation procedures recommended by the **Division of Property Taxation (DPT)**, including the prescribed cost factor tables, depreciation schedules, and level-of-value adjustment factors.

Broomfield County also employed a structured audit process using multiple audit triggers to select accounts for review:

- Accounts protested with substantial disagreement
- Non-filing taxpayers
- Businesses with no deletions or additions for 2 or more years
- Same business type or use
- Accounts with omitted property
- Incomplete or inconsistent declarations
- New businesses filing for the first time
- Accounts with obvious discrepancies

Conclusions

Broomfield County implemented effective discovery, classification, documentation, valuation, and auditing practices for personal property assessments. The county's procedures align with ARL Volume 5, meet all SBOE requirements, and demonstrate statistical compliance.

Recommendations

None

10. Possessory Interest

Methodology

SMDA reviewed Broomfield County's discovery and valuation of possessory interest properties to ensure they correctly applied the guidelines outlined in the **Assessor's Reference Library (ARL), Volume 3, Chapter 7**, in accordance with **§39-1-103(17)(a)(II), C.R.S.** Possessory interest refers to a private right to occupy or use government-owned property granted through a lease, license, permit, concession, contract, or other agreement, as defined by the Property Tax Administrator.

SMDA reviewed Broomfield County's assessment procedures for compliance with these guidelines for **commercial** possessory interests. The county confirmed the completeness of its discovery process and whether it was confident that all relevant possessory interest properties had been identified and placed on the assessment roll.

Conclusions

Broomfield County established an effective discovery process to ensure that possessory interest properties were added to the tax roll. The county consistently applied the proper procedures and valuation methods according to State guidelines, resulting in accurate and compliant assessments.

Recommendations

None

Possessory Interest Breakdown

Possessory Interest Type	Value
Commercial	\$2,927,070

11. Sales Verification

Methodology

As part of the Property Assessment Study, SMDA conducted an evaluation of Broomfield County's procedures for verifying real estate sales. This review was guided by the relevant provisions of the **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.)

SMDA examined Broomfield County's sales verification practices for the 2025 valuation period by reviewing a selection of sales from Broomfield County's master sales list. A total of 46 unqualified and 10 qualified sales were analyzed. Of these, the 46 unqualified sales provided clear and supportable reasons for disqualification, while 3 of the qualified sales were corrected to be unqualified, and 3 unqualified sales were switched to qualified after the analysis.

Where fewer than **50% of sales** were qualified within a property class, SMDA evaluated the reasons for disqualification within any subclass comprising **20% or more** of the class (by property count or value). When indications arose that sales data might be inadequate, unrepresentative, or incorrectly disqualified, SMDA discussed these cases directly with the assessor. SMDA also reviewed disqualified sales by assigned code to confirm consistent application; additional analysis was performed if SMDA discovered discrepancies.

Broomfield County

Because Broomfield County maintained a sufficient percentage of qualified sales, an in-depth subclass analysis was not required.

Conclusions

Based on SMDA's review, Broomfield County performed adequately in verifying sales and applying statutory requirements.

Recommendations

None

12. Subdivision Discounting

Methodology

SMDA reviewed Broomfield County's subdivision discounting practices to ensure compliance with §39-1-103(14), C.R.S. The review confirmed that discounting was applied to subdivisions where fewer than 80% of vacant lots had been sold. For each qualifying subdivision, an absorption rate was estimated to reflect the expected timeframe for selling the remaining parcels. Using the Summation Method and following the Division of Property Taxation guidelines, an appropriate discount rate was developed to account for the anticipated holding period and associated carrying costs.

Conclusions

Broomfield County properly applied discounting procedures for qualifying subdivisions. The county's estimates of absorption periods, discount rates, and lot values are consistent with statutory requirements and state-recommended methodologies.

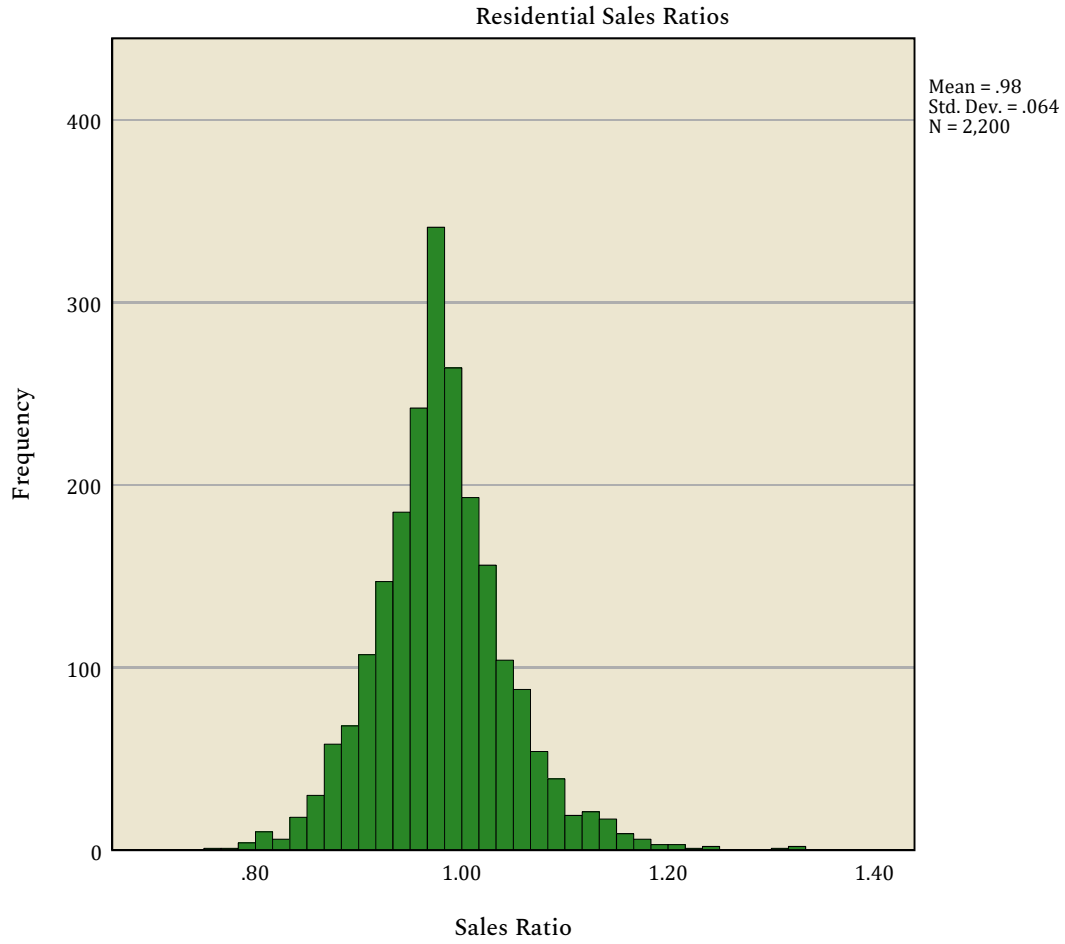
Recommendations

None

13. Appendix

OVERALL Residential: Sales Ratio Distribution

Graph



OVERALL Residential: Central Tendencies

Ratio Statistics

Ratio Statistics for Current Total Value /
Adjusted Sale Price

N	Median	Coefficient of Dispersion
2204	.979	.048

Ratio Statistics

Ratio Statistics for Current Total
Value / Adjusted Sale Price

Price Related Bias	Price Related Differential
-.009	1.005

OVERALL Residential: Sales Price by Sales Ratio

Regression

		Coefficients ^a				
		Unstandardized Coefficients		Standardized Coefficients		
Model		B	Std. Error	Beta	t	Sig.
1	(Constant)	.981	.001		694.888	<.001
	Adjusted Sale Price	-3.750E-10	.000	-.019	-.870	.384

a. Dependent Variable: Sales Ratio

Graph



OVERALL Residential: Months by Inverted Sales Ratio

Regression

		Coefficients ^a				
		Unstandardized Coefficients		Standardized Coefficients		
Model		B	Std. Error	Beta	t	Sig.
1	(Constant)	1.023	.003		363.865	<.001
	Residential Time in Months	.000	.000	.014	.654	.513

a. Dependent Variable: Inverted Sales Ratio

Graph



OVERALL Residential: Descriptive Statistics

Frequencies

		Statistics		
		Previous Price Per Foot	Price Per Foot	Difference in Price Per Foot
N	Valid	2199	2199	2199
	Missing	5	5	5
Mean		\$275.18	\$303.77	1.20
Median		\$275.48	\$297.54	1.08
Percentiles	2.5	\$154.10	\$217.13	.97
	25	\$236.19	\$265.48	1.03
	50	\$275.48	\$297.54	1.08
	75	\$311.76	\$336.80	1.13
	97.5	\$401.43	\$426.32	2.06

Frequencies

		Statistics		
		Previous Total Value	Current Total Value	Difference in Total Value
N	Valid	2204	2204	2204
	Missing	0	0	0
Mean		\$730,287.02	\$783,122.36	\$52,835.34
Median		\$552,095.00	\$602,150.00	\$43,895.00
Percentiles	2.5	\$256,691.25	\$373,440.00	-\$30,623.75
	25	\$473,220.00	\$531,400.00	\$20,497.50
	50	\$552,095.00	\$602,150.00	\$43,895.00
	75	\$711,042.50	\$758,860.00	\$69,602.50
	97.5	\$1,378,678.75	\$1,527,172.50	\$353,832.50

OVERALL Residential: Mann-Whitney U-Test (Rank-sum)

Nonparametric Tests

Hypothesis Test Summary

	Null Hypothesis	Test	Sig. ^{a,b}
1	The distribution of Difference in Total Value is the same across categories of Residential Sold vs Unsold.	Independent-Samples Mann-Whitney U Test	<.001

Hypothesis Test Summary

	Decision
1	Reject the null hypothesis.

- a. The significance level is .050.
- b. Asymptotic significance is displayed.

Independent-Samples Mann-Whitney U Test

Difference in Total Value across Residential Sold vs Unsold

Independent-Samples Mann-Whitney U Test Summary

Total N	20508
Mann-Whitney U	11006467.000
Wilcoxon W	192486293.000
Test Statistic	11006467.000
Standard Error	217806.192
Standardized Test Statistic	-13.187
Asymptotic Sig.(2-sided test)	<.001

Nonparametric Tests

OVERALL Residential: Mann-Whitney U-Test (Rank-sum)

Hypothesis Test Summary

	Null Hypothesis	Test	Sig. ^{a,b}
1	The distribution of Price Per Foot is the same across categories of Residential Sold vs Unsold.	Independent-Samples Mann-Whitney U Test	.975

Hypothesis Test Summary

	Decision
1	Retain the null hypothesis.

- a. The significance level is .050.
- b. Asymptotic significance is displayed.

Independent-Samples Mann-Whitney U Test

Price Per Foot across Residential Sold vs Unsold

Independent-Samples Mann-Whitney U Test Summary

Total N	20509
Mann-Whitney U	14359818.500
Wilcoxon W	194831319.500
Test Statistic	14359818.500
Standard Error	221502.353
Standardized Test Statistic	.031
Asymptotic Sig.(2-sided test)	.975

Nonparametric Tests

OVERALL Residential: Mann-Whitney U-Test (Rank-sum)

Hypothesis Test Summary

	Null Hypothesis	Test	Sig. ^{a,b}
1	The distribution of Difference in Price Per Foot is the same across categories of Residential Sold vs Unsold.	Independent-Samples Mann-Whitney U Test	<.001

Hypothesis Test Summary

	Decision
1	Reject the null hypothesis.

- a. The significance level is .050.
- b. Asymptotic significance is displayed.

Independent-Samples Mann-Whitney U Test

Difference in Price Per Foot across Residential Sold vs Unsold

Independent-Samples Mann-Whitney U Test Summary

Total N	20509
Mann-Whitney U	10926921.500
Wilcoxon W	193456092.500
Test Statistic	10926921.500
Standard Error	214045.398
Standardized Test Statistic	-11.567
Asymptotic Sig.(2-sided test)	<.001

OVERALL Residential: Unit Value Comparison

Summarize

Sold vs Unsold

Difference in Price Per Foot

Residential Sold vs Unsold	N	Median	Mean
SOLD	1578	1.06	1.08
UNSOLD	20011	1.05	1.05
Total	21589	1.05	1.05

OVERALL Residential: Sales by Economic Area Group

Frequencies

Statistics

economic_area

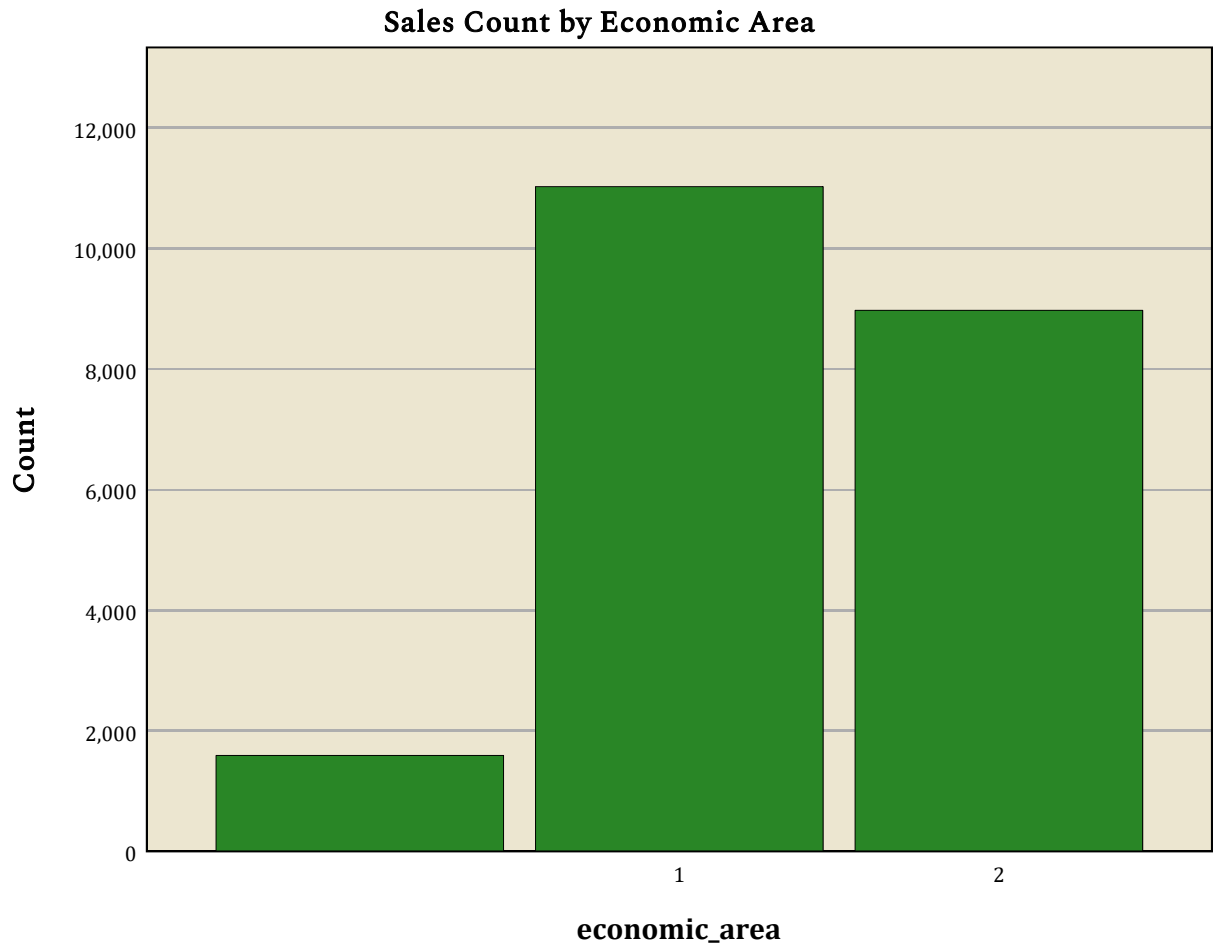
N	Valid	21589
	Missing	0

economic_area

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1592	7.4	7.4	7.4
1	11024	51.1	51.1	58.4
2	8973	41.6	41.6	100.0
Total	21589	100.0	100.0	

Graph

OVERALL Residential: Sales by Economic Area Group



OVERALL Residential: Central Tendencies by Economic Area Group

Ratio Statistics

Ratio Statistics for Current Total Value / Adjusted Sale Price

Group	N	Median	Coefficient of Dispersion
	175	.982	.046
1	830	.982	246.945
2	701	.973	.098
Overall	1706	.979	120.555

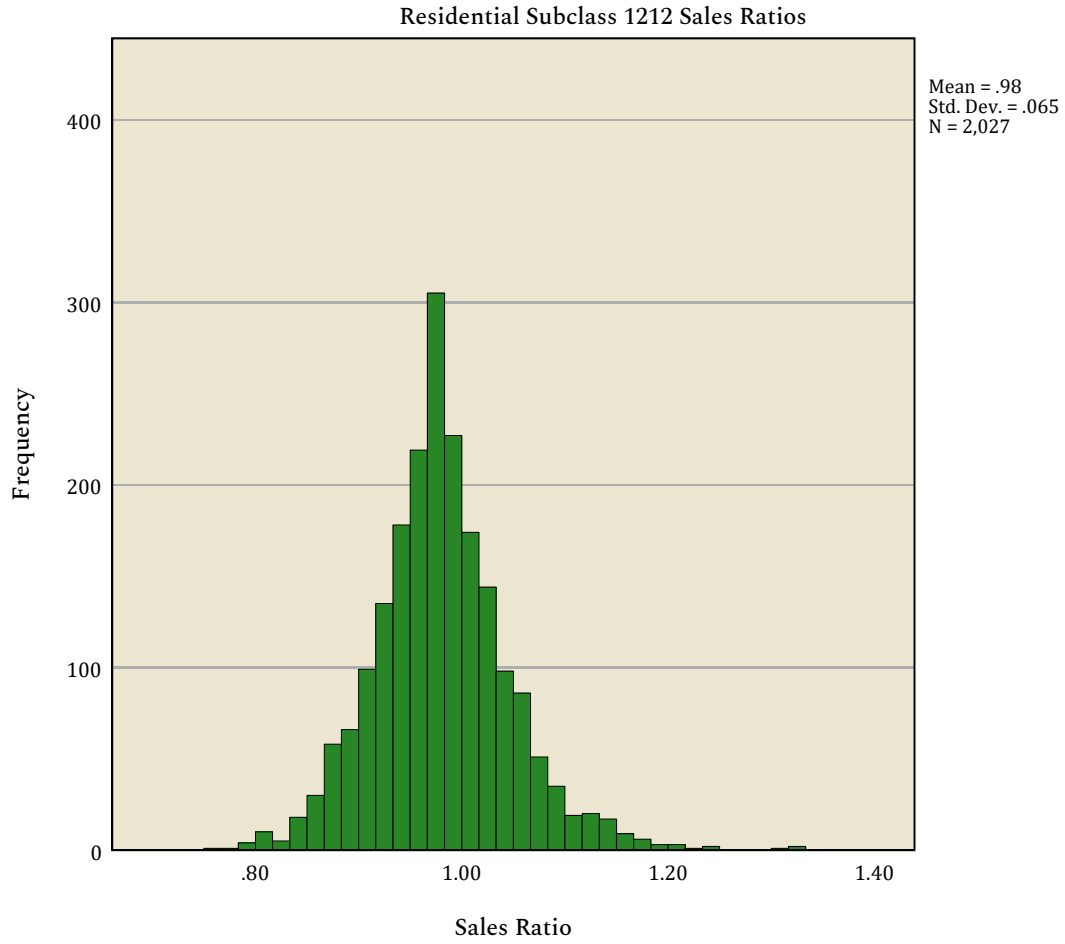
Ratio Statistics

Ratio Statistics for Current Total Value / Adjusted Sale Price

Group	N	Price Related Bias	Price Related Differential
	175	-.201	1.012
1	830	-1923.223	245.205
2	701	-.259	1.048
Overall	1706	-409.088	121.760

Residential Subclass 1212: Sales Ratio Distribution

Graph



Residential Subclass 1212: Central Tendencies

Ratio Statistics

Ratio Statistics for Current Total Value /
Adjusted Sale Price

N	Median	Coefficient of Dispersion
2029	.978	.050

Ratio Statistics

Ratio Statistics for Current Total
Value / Adjusted Sale Price

Price Related Bias	Price Related Differential
-.013	1.006

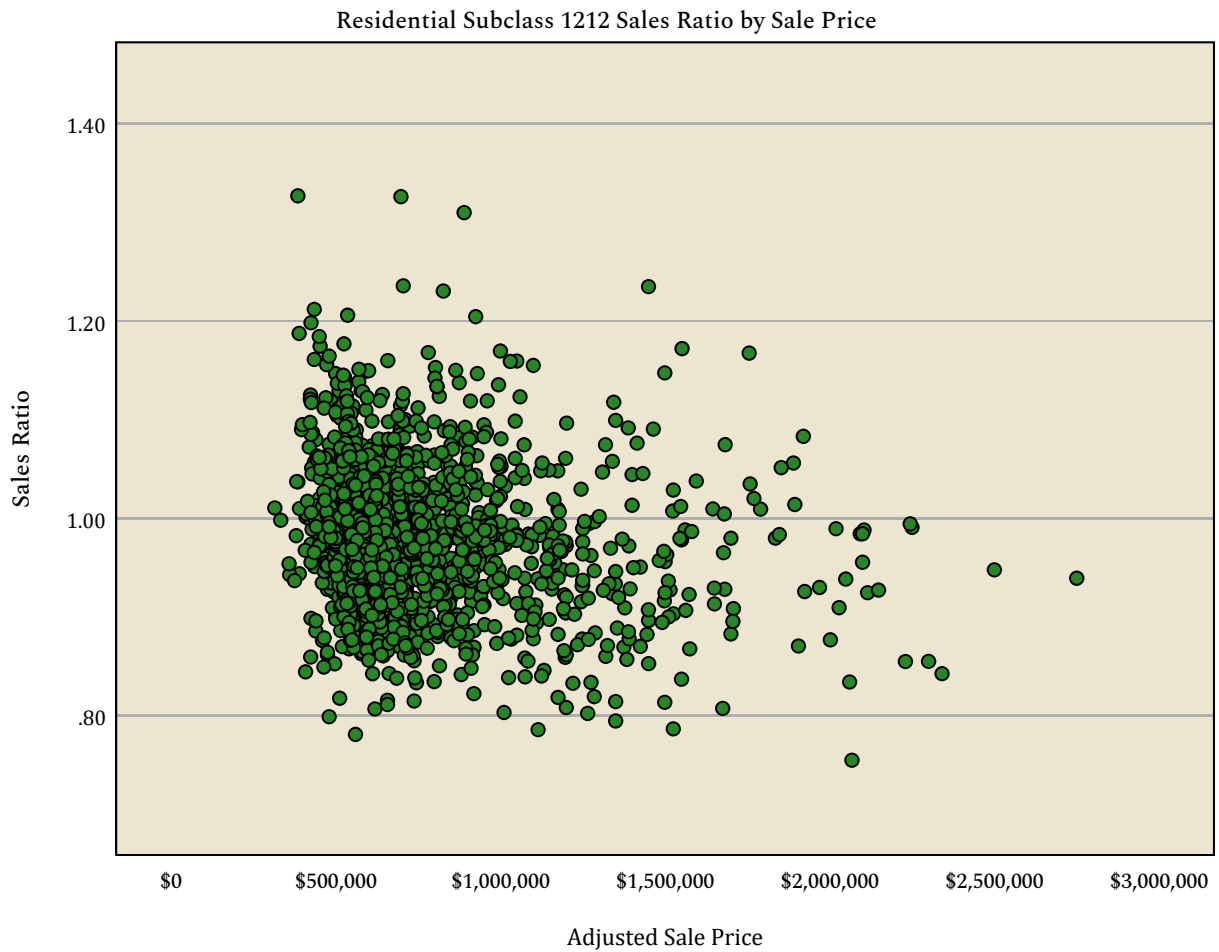
Residential Subclass 1212: Sales Price by Sales Ratio

Regression

		Coefficients ^a				
		Unstandardized Coefficients		Standardized Coefficients		
Model		B	Std. Error	Beta	t	Sig.
1	(Constant)	1.009	.004		283.426	<.001
	Adjusted Sale Price	-4.024E-8	.000	-.197	-9.028	<.001

a. Dependent Variable: Sales Ratio

Graph



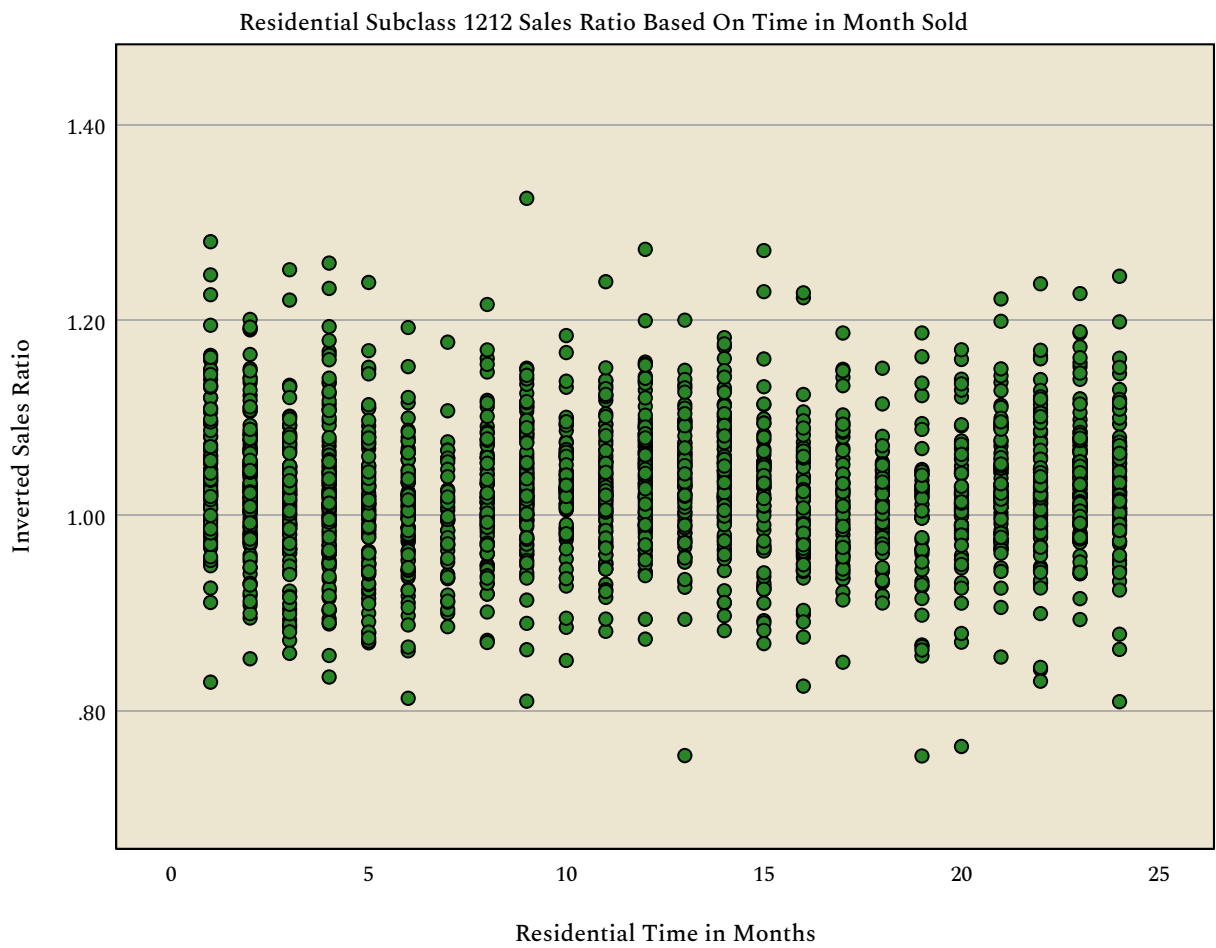
Residential Subclass 1212: Months by Inverted Sales Ratio

Regression

		Coefficients ^a				
		Unstandardized Coefficients		Standardized Coefficients		
Model		B	Std. Error	Beta	t	Sig.
1	(Constant)	1.024	.003		342.073	<.001
	Residential Time in Months	.000	.000	.013	.567	.571

a. Dependent Variable: Inverted Sales Ratio

Graph



Residential Subclass 1212: Descriptive Statistics

Frequencies

		Statistics		
		Previous Price Per Foot	Price Per Foot	Difference in Price Per Foot
N	Valid	2029	2029	2029
	Missing	0	0	0
Mean		\$273.74	\$300.92	1.16
Median		\$272.57	\$293.61	1.07
Percentiles	2.5	\$153.99	\$216.54	.96
	25	\$235.52	\$263.44	1.03
	50	\$272.57	\$293.61	1.07
	75	\$307.62	\$332.04	1.13
	97.5	\$403.43	\$424.03	2.06

Frequencies

		Statistics		
		Previous Total Value	Current Total Value	Difference in Total Value
N	Valid	2029	2029	2029
	Missing	0	0	0
Mean		\$652,254.84	\$712,764.36	\$60,509.52
Median		\$574,620.00	\$617,840.00	\$42,880.00
Percentiles	2.5	\$270,070.00	\$445,130.00	-\$30,725.00
	25	\$486,920.00	\$546,680.00	\$18,805.00
	50	\$574,620.00	\$617,840.00	\$42,880.00
	75	\$735,630.00	\$773,990.00	\$70,190.00
	97.5	\$1,394,887.50	\$1,536,595.00	\$359,587.50

Residential Subclass 1212: Mann-Whitney U-Test (Rank-sum)

Nonparametric Tests

Hypothesis Test Summary

	Null Hypothesis	Test	Sig. ^{a,b}
1	The distribution of Difference in Total Value is the same across categories of Residential Sold vs Unsold.	Independent-Samples Mann-Whitney U Test	<.001

Hypothesis Test Summary

	Decision
1	Reject the null hypothesis.

- a. The significance level is .050.
- b. Asymptotic significance is displayed.

Independent-Samples Mann-Whitney U Test

Difference in Total Value across Residential Sold vs Unsold

Independent-Samples Mann-Whitney U Test Summary

Total N	18888
Mann-Whitney U	9057870.000
Wilcoxon W	163823491.000
Test Statistic	9057870.000
Standard Error	189373.270
Standardized Test Statistic	-12.323
Asymptotic Sig.(2-sided test)	<.001

Nonparametric Tests

Residential Subclass 1212: Mann-Whitney U-Test (Rank-sum)

Hypothesis Test Summary

	Null Hypothesis	Test	Sig. ^{a,b}
1	The distribution of Price Per Foot is the same across categories of Residential Sold vs Unsold.	Independent-Samples Mann-Whitney U Test	.363

Hypothesis Test Summary

	Decision
1	Retain the null hypothesis.

- a. The significance level is .050.
- b. Asymptotic significance is displayed.

Independent-Samples Mann-Whitney U Test

Price Per Foot across Residential Sold vs Unsold

Independent-Samples Mann-Whitney U Test Summary

Total N	18890
Mann-Whitney U	12023400.500
Wilcoxon W	165840430.500
Test Statistic	12023400.500
Standard Error	193137.646
Standardized Test Statistic	.910
Asymptotic Sig.(2-sided test)	.363

Nonparametric Tests

Residential Subclass 1212: Mann-Whitney U-Test (Rank-sum)

Hypothesis Test Summary

	Null Hypothesis	Test	Sig. ^{a,b}
1	The distribution of Difference in Price Per Foot is the same across categories of Residential Sold vs Unsold.	Independent-Samples Mann-Whitney U Test	<.001

Hypothesis Test Summary

	Decision
1	Reject the null hypothesis.

a. The significance level is .050.

b. Asymptotic significance is displayed.

Independent-Samples Mann-Whitney U Test

Difference in Price Per Foot across Residential Sold vs Unsold

Independent-Samples Mann-Whitney U Test Summary

Total N	18889
Mann-Whitney U	9078573.500
Wilcoxon W	165113518.500
Test Statistic	9078573.500
Standard Error	184490.022
Standardized Test Statistic	-9.390
Asymptotic Sig.(2-sided test)	<.001

Residential Subclass 1212: Unit Comparison Method

Summarize

Sold vs Unsold Percent Change for Subclass 1212

Difference in Price Per Foot

Residential Sold vs Unsold	N	Median	Mean
SOLD	1411	1.06	1.07
UNSOLD	18475	1.04	1.05
Total	19886	1.04	1.05

Summarize

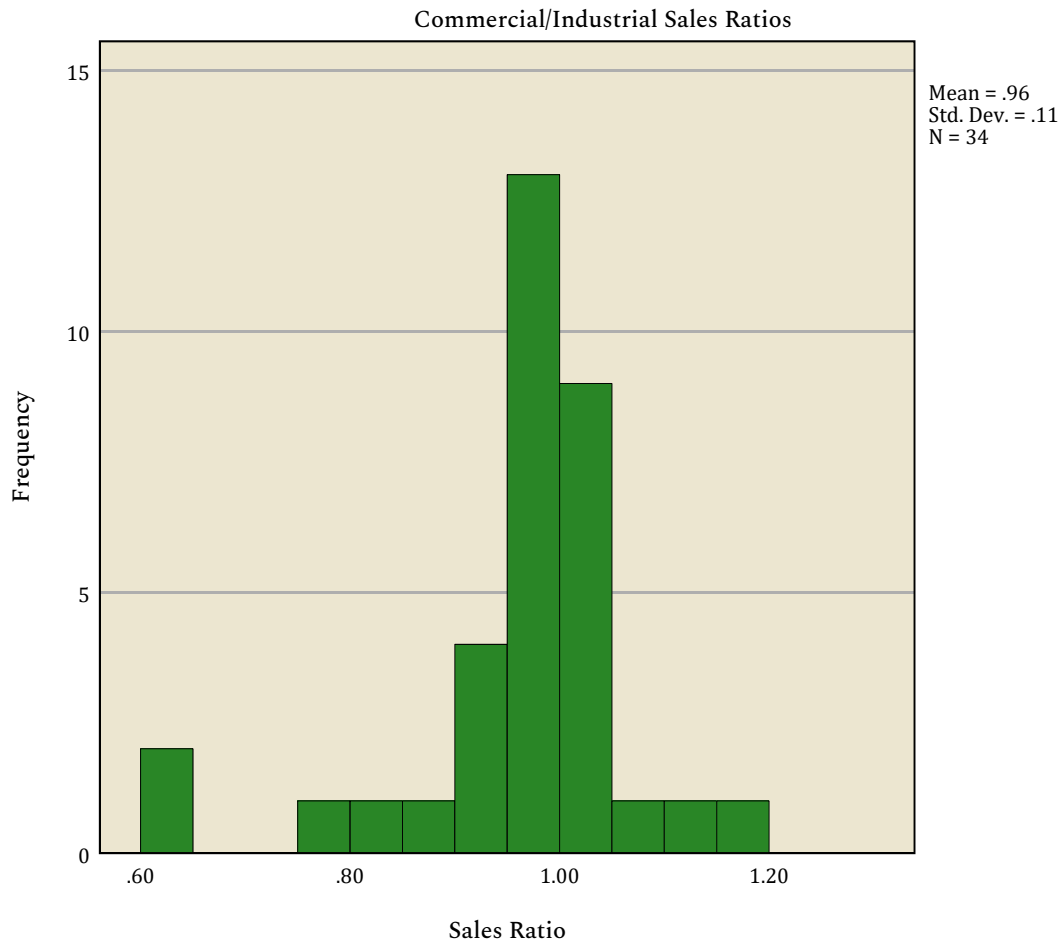
Sold vs Unsold Percent Change for Subclass 1212 by Economic Area

Difference in Price Per Foot

economic_area	Residential Sold vs Unsold	N	Median	Mean
	UNSOLD	1	1.09	1.09
	Total	1	1.09	1.09
1	SOLD	744	1.07	1.09
	UNSOLD	10185	1.05	1.05
	Total	10929	1.05	1.05
2	SOLD	667	1.04	1.05
	UNSOLD	8289	1.03	1.04
	Total	8956	1.03	1.04
Total	SOLD	1411	1.06	1.07
	UNSOLD	18475	1.04	1.05
	Total	19886	1.04	1.05

OVERALL Commercial/Industrial: Sales Ratio Distribution

Graph



OVERALL Commercial/Industrial: Central Tendencies

Ratio Statistics

Ratio Statistics for Current Total Value /
Adjusted Sale Price

N	Median	Coefficient of Dispersion
38	.977	.075

Ratio Statistics

Ratio Statistics for Current Total
Value / Adjusted Sale Price

Price Related Bias	Price Related Differential
-.013	1.004

OVERALL Commercial/Industrial: Sales Price by Sales Ratio

Regression

		Coefficients ^a				
		Unstandardized Coefficients		Standardized Coefficients		
Model		B	Std. Error	Beta	t	Sig.
1	(Constant)	.954	.020		47.799	<.001
	Adjusted Sale Price	-1.107E-10	.000	-.011	-.067	.947

a. Dependent Variable: Sales Ratio

Graph



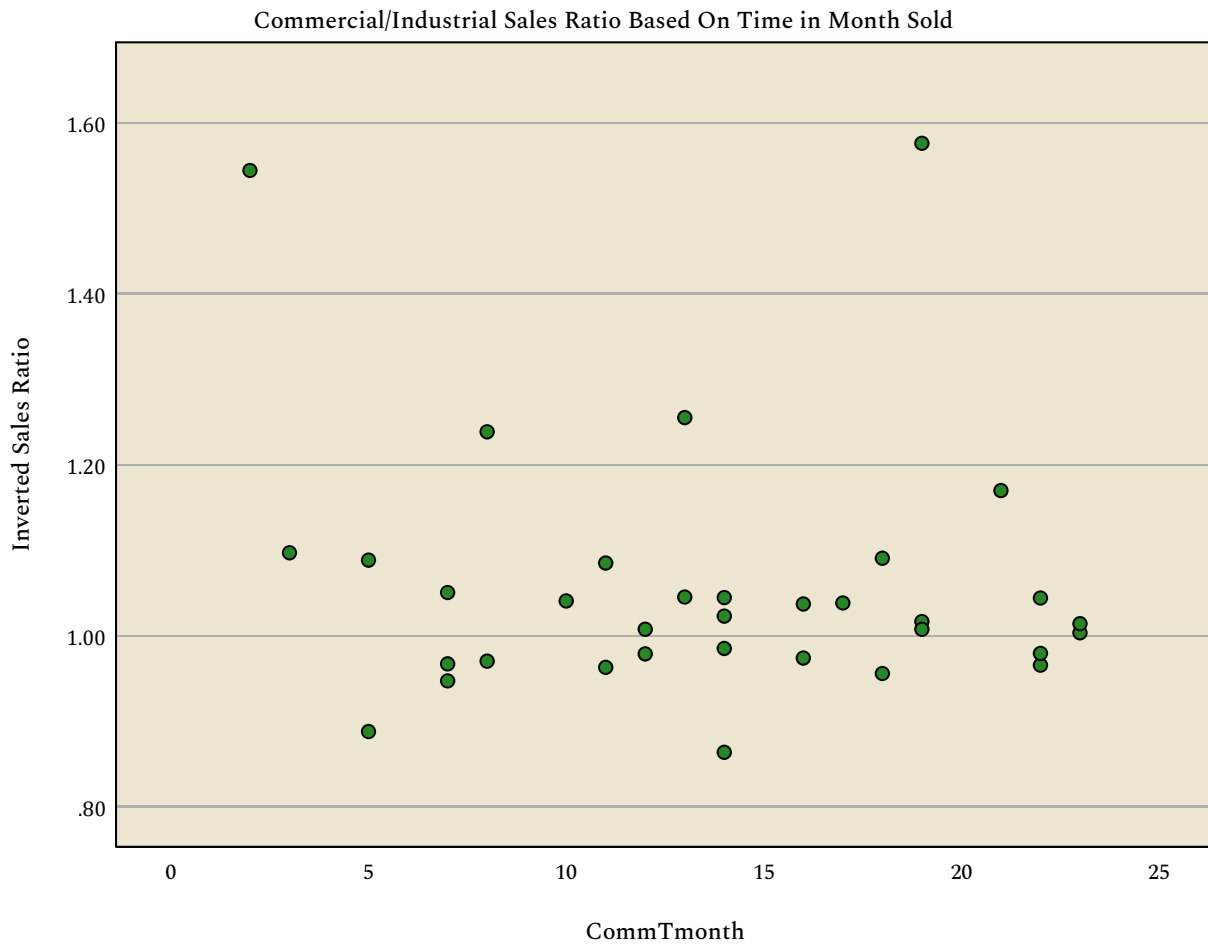
OVERALL Commercial/Industrial: Months by Inverted Sales Ratio

Regression

		Coefficients ^a				
		Unstandardized Coefficients		Standardized Coefficients		
Model		B	Std. Error	Beta	t	Sig.
1	(Constant)	1.077	.062		17.386	<.001
	CommTmonth	-.001	.004	-.029	-.172	.864

a. Dependent Variable: Inverted Sales Ratio

Graph



OVERALL Commercial/Industrial: Descriptive Statistics

Frequencies

		Statistics		
		Previous Price Per Foot	Price Per Foot	Difference in Price Per Foot
N	Valid	38	38	38
	Missing	0	0	0
Mean		\$197.52	\$303.50	1.59
Median		\$166.77	\$264.00	1.41
Percentiles	2.5	\$67.03	\$75.00	.98
	25	\$116.78	\$168.81	1.19
	50	\$166.77	\$264.00	1.41
	75	\$229.12	\$330.00	1.68
	97.5	.	.	.

Frequencies

		Statistics		
		Previous Total Value	Current Total Value	Difference in Total Value
N	Valid	38	38	38
	Missing	0	0	0
Mean		\$3,262,336.05	\$3,691,155.00	\$428,818.95
Median		\$386,500.00	\$466,780.00	\$191,015.00
Percentiles	2.5	\$107,350.00	\$211,200.00	-\$56,190.00
	25	\$204,000.00	\$366,022.50	\$86,952.50
	50	\$386,500.00	\$466,780.00	\$191,015.00
	75	\$1,224,537.50	\$1,552,582.50	\$394,967.50
	97.5	.	.	.

OVERALL Commercial/Industrial: Mann-Whitney U-Test (Rank-sum)

Nonparametric Tests

Hypothesis Test Summary

	Null Hypothesis	Test	Sig. ^{a,b}
1	The distribution of Difference in Total Value is the same across categories of CommSOLDFLG.	Independent-Samples Mann-Whitney U Test	<.001

Hypothesis Test Summary

	Decision
1	Reject the null hypothesis.

a. The significance level is .050.

b. Asymptotic significance is displayed.

Independent-Samples Mann-Whitney U Test

Difference in Total Value across CommSOLDFLG

Independent-Samples Mann-Whitney U Test Summary

Total N	691
Mann-Whitney U	5330.000
Wilcoxon W	222800.000
Test Statistic	5330.000
Standard Error	1095.746
Standardized Test Statistic	-4.758
Asymptotic Sig.(2-sided test)	<.001

Nonparametric Tests

OVERALL Commercial/Industrial: Mann-Whitney U-Test (Rank-sum)

Hypothesis Test Summary

	Null Hypothesis	Test	Sig. ^{a,b}
1	The distribution of Price Per Foot is the same across categories of CommSOLDFLG.	Independent-Samples Mann-Whitney U Test	.200

Hypothesis Test Summary

	Decision
1	Retain the null hypothesis.

- a. The significance level is .050.
- b. Asymptotic significance is displayed.

Independent-Samples Mann-Whitney U Test

Price Per Foot across CommSOLDFLG

Independent-Samples Mann-Whitney U Test Summary

Total N	693
Mann-Whitney U	9158.000
Wilcoxon W	227949.000
Test Statistic	9158.000
Standard Error	1105.469
Standardized Test Statistic	-1.283
Asymptotic Sig.(2-sided test)	.200

Nonparametric Tests

Hypothesis Test Summary

	Null Hypothesis	Test	Sig. ^{a,b}
1	The distribution of Difference in Price Per Foot is the same across categories of CommSOLDFLG.	Independent-Samples Mann-Whitney U Test	<.001

OVERALL Commercial/Industrial: Mann-Whitney U-Test (Rank-sum)

Hypothesis Test Summary

	Decision
1	Reject the null hypothesis.

- a. The significance level is .050.
- b. Asymptotic significance is displayed.

Independent-Samples Mann-Whitney U Test

Difference in Price Per Foot across CommSOLDFLG

Independent-Samples Mann-Whitney U Test Summary

Total N	693
Mann-Whitney U	4430.000
Wilcoxon W	224546.000
Test Statistic	4430.000
Standard Error	1072.507
Standardized Test Statistic	-5.142
Asymptotic Sig.(2-sided test)	<.001

Overall Commercial/Industrial: Unit Value Comparison

Summarize

Sold vs Unsold

Difference in Price Per Foot

CommSOLDFLG	N	Median	Mean
SOLD	34	1.36	1.40
UNSOLD	697	1.05	1.17
Total	731	1.06	1.18

Summarize

Sold vs Unsold

Difference in Price Per Foot

Improvement Abstract Codes	CommSOLDFLG	N	Median	Mean
2023	UNSOLD	1	1.00	1.00
	Total	1	1.00	1.00
2212	SOLD	2	1.27	1.27
	UNSOLD	113	1.02	1.05
	Total	115	1.02	1.05
2215	UNSOLD	1	.96	.96
	Total	1	.96	.96
2220	SOLD	3	1.12	1.34
	UNSOLD	86	1.01	1.03
	Total	89	1.01	1.04
2225	UNSOLD	4	1.04	1.33
	Total	4	1.04	1.33
2230	SOLD	8	1.45	1.61
	UNSOLD	180	1.03	1.21
	Total	188	1.03	1.22
2235	SOLD	3	1.16	1.15
	UNSOLD	73	1.01	1.12
	Total	76	1.01	1.12
2240	UNSOLD	2	1.09	1.09
	Total	2	1.09	1.09

OVERALL Commercial/Industrial: Unit Value Comparison

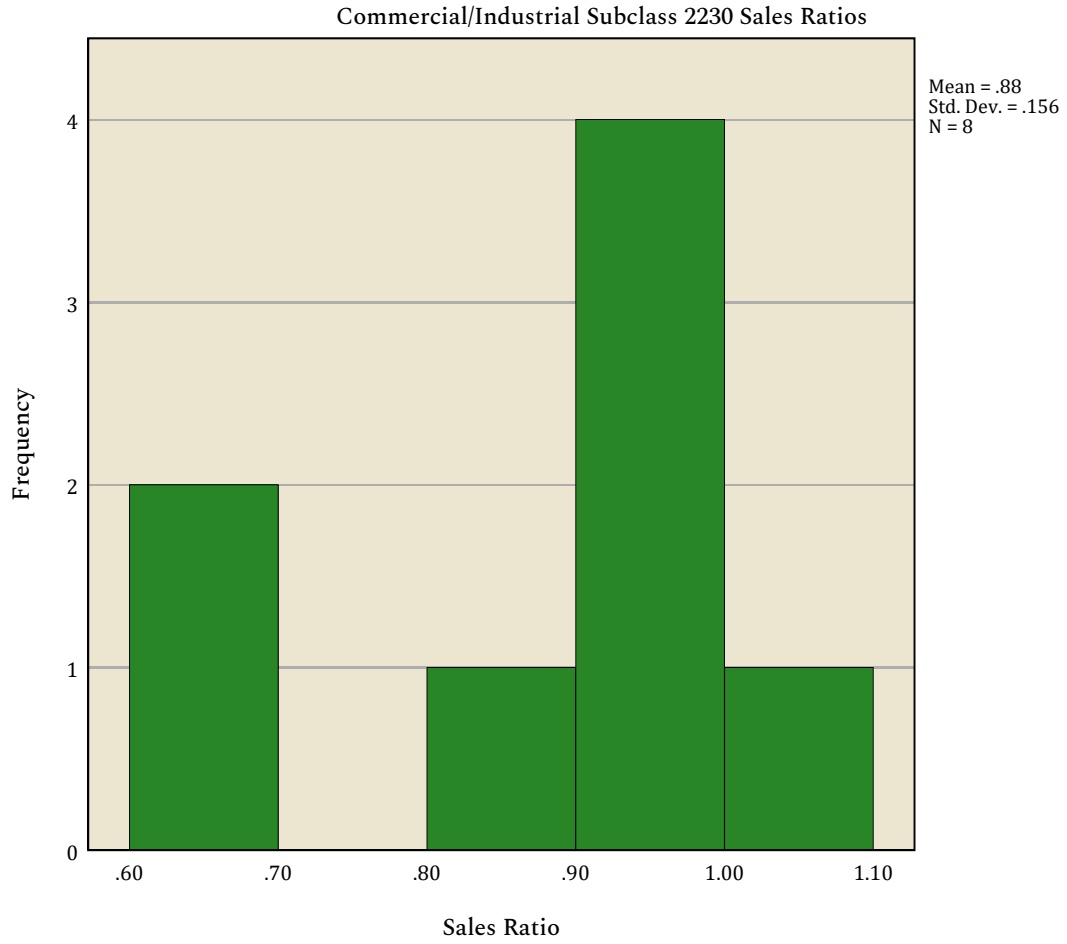
Sold vs Unsold

Difference in Price Per Foot

Improvement Abstract Codes	CommSOLDFLG	N	Median	Mean
2245	SOLD	17	1.32	1.37
	UNSOLD	178	1.29	1.34
	Total	195	1.30	1.34
3212	UNSOLD	6	1.08	1.05
	Total	6	1.08	1.05
3215	SOLD	1	1.37	1.37
	UNSOLD	29	1.07	1.08
	Total	30	1.09	1.09
3230	UNSOLD	24	1.07	1.06
	Total	24	1.07	1.06
Total	SOLD	34	1.36	1.40
	UNSOLD	697	1.05	1.17
	Total	731	1.06	1.18

Commercial/Industrial Subclass 2230: Sales Ratio Distribution

Graph



Commercial/Industrial Subclass 2230: Central Tendencies

Ratio Statistics

Ratio Statistics for Current Total Value /
Adjusted Sale Price

N	Median	Coefficient of Dispersion
8	.940	.122

Ratio Statistics

Ratio Statistics for Current Total
Value / Adjusted Sale Price

Price Related Bias	Price Related Differential
.011	1.020

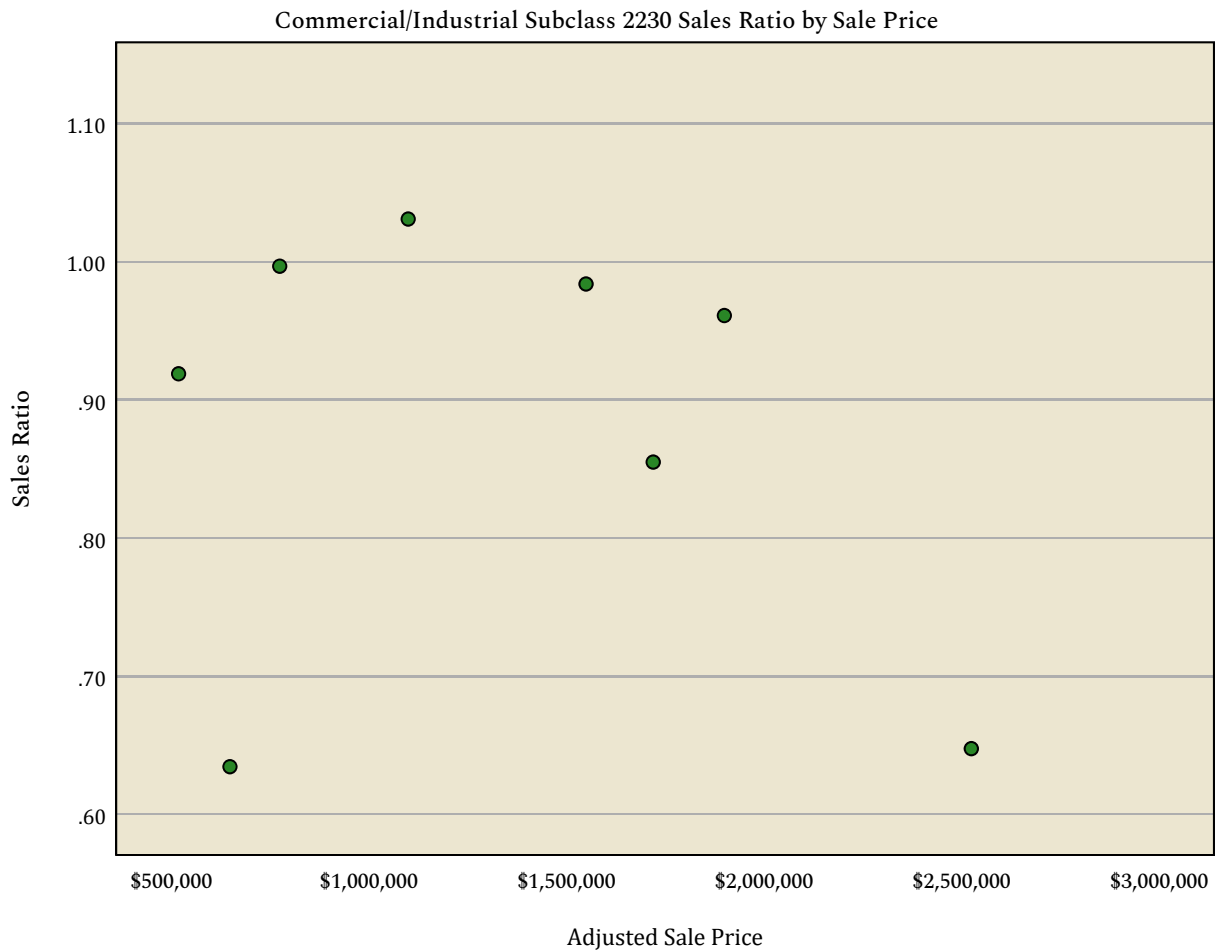
Commercial/Industrial Subclass 2230: Sales Price by Sales Ratio

Regression

		Coefficients ^a				
		Unstandardized Coefficients		Standardized Coefficients		
Model		B	Std. Error	Beta	t	Sig.
1	(Constant)	.950	.132		7.205	<.001
	Adjusted Sale Price	-5.304E-8	.000	-.238	-.601	.570

a. Dependent Variable: Sales Ratio

Graph



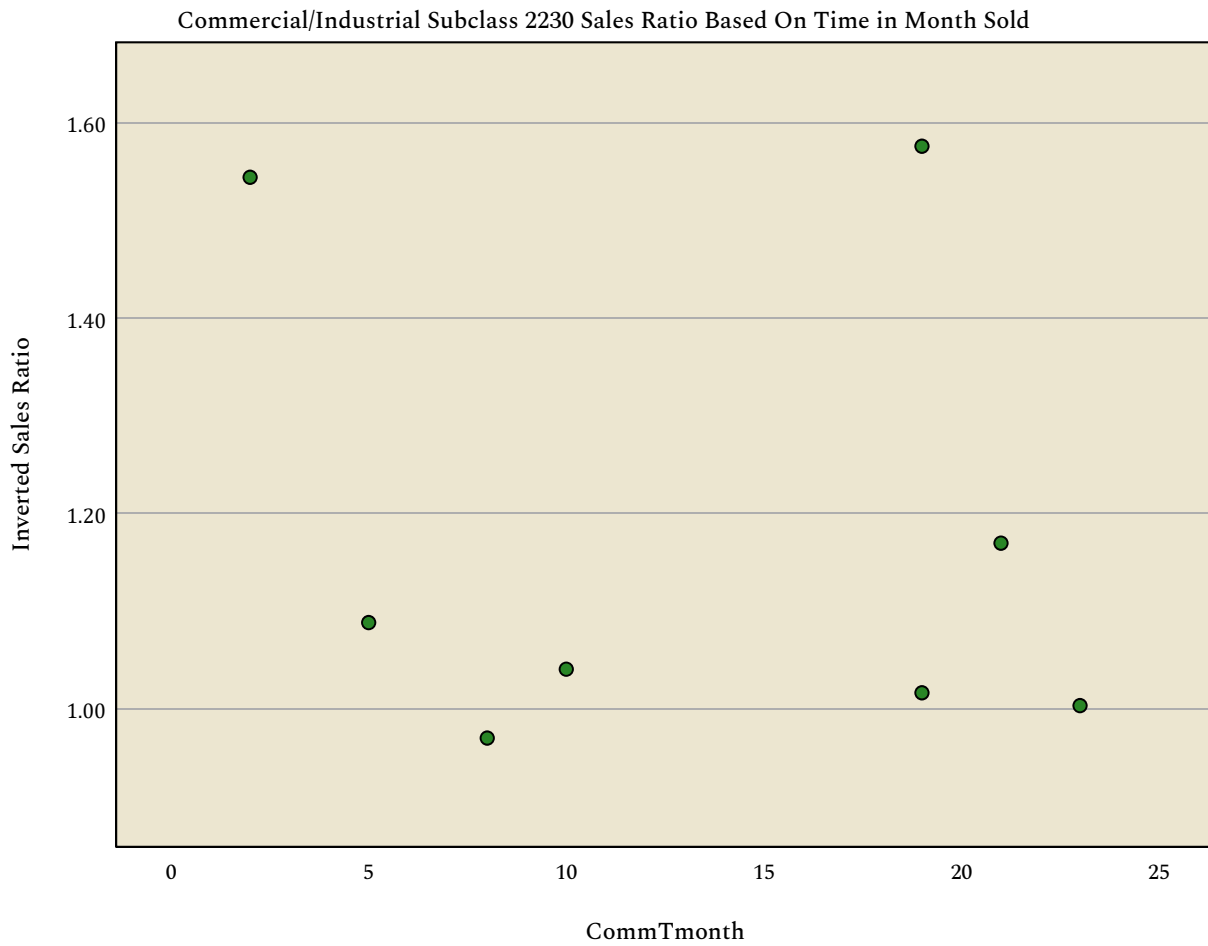
Commercial/Industrial Subclass 2230: Months by Inverted Sales Ratio

Regression

		Coefficients ^a				
		Unstandardized Coefficients		Standardized Coefficients		
Model		B	Std. Error	Beta	t	Sig.
1	(Constant)	1.242	.188		6.610	<.001
	CommTmonth	-.005	.012	-.163	-.405	.700

a. Dependent Variable: Inverted Sales Ratio

Graph



Commercial/Industrial Subclass 2230: Descriptive Statistics

Frequencies

		Statistics		
		Previous Price Per Foot	Price Per Foot	Difference in Price Per Foot
N	Valid	8	8	8
	Missing	0	0	0
Mean		\$315.05	\$509.98	1.61
Median		\$166.91	\$275.00	1.45
Percentiles	2.5	\$116.70	\$161.50	1.13
	25	\$119.13	\$190.28	1.37
	50	\$166.91	\$275.00	1.45
	75	\$588.32	\$957.36	2.04
	97.5	.	.	.

Frequencies

		Statistics		
		Previous Total Value	Current Total Value	Difference in Total Value
N	Valid	8	8	8
	Missing	0	0	0
Mean		\$801,482.50	\$1,156,508.75	\$355,026.25
Median		\$820,760.00	\$1,302,300.00	\$338,835.00
Percentiles	2.5	\$195,600.00	\$411,810.00	\$178,690.00
	25	\$299,767.50	\$550,807.50	\$223,732.50
	50	\$820,760.00	\$1,302,300.00	\$338,835.00
	75	\$1,253,352.50	\$1,607,647.50	\$498,685.00
	97.5	.	.	.

Commercial/Industrial Subclass 2230: Mann-Whitney U-Test (Rank-sum)

Nonparametric Tests

Hypothesis Test Summary

	Null Hypothesis	Test	Sig. ^{a,b}
1	The distribution of Difference in Total Value is the same across categories of CommSOLDFLG.	Independent-Samples Mann-Whitney U Test	<.001

Hypothesis Test Summary

	Decision
1	Reject the null hypothesis.

- a. The significance level is .050.
- b. Asymptotic significance is displayed.

Independent-Samples Mann-Whitney U Test

Difference in Total Value across CommSOLDFLG

Independent-Samples Mann-Whitney U Test Summary

Total N	178
Mann-Whitney U	156.000
Wilcoxon W	14691.000
Test Statistic	156.000
Standard Error	141.276
Standardized Test Statistic	-3.709
Asymptotic Sig.(2-sided test)	<.001

Nonparametric Tests

Commercial/Industrial Subclass 2230: Mann-Whitney U-Test (Rank-sum)

Hypothesis Test Summary

	Null Hypothesis	Test	Sig. ^{a,b}
1	The distribution of Price Per Foot is the same across categories of CommSOLDFLG.	Independent-Samples Mann-Whitney U Test	.279

Hypothesis Test Summary

	Decision
1	Retain the null hypothesis.

- a. The significance level is .050.
- b. Asymptotic significance is displayed.

Independent-Samples Mann-Whitney U Test

Price Per Foot across CommSOLDFLG

Independent-Samples Mann-Whitney U Test Summary

Total N	178
Mann-Whitney U	526.000
Wilcoxon W	15061.000
Test Statistic	526.000
Standard Error	142.391
Standardized Test Statistic	-1.082
Asymptotic Sig.(2-sided test)	.279

Nonparametric Tests

Hypothesis Test Summary

	Null Hypothesis	Test	Sig. ^{a,b}
1	The distribution of Difference in Price Per Foot is the same across categories of CommSOLDFLG.	Independent-Samples Mann-Whitney U Test	<.001

Commercial/Industrial Subclass 2230: Mann-Whitney U-Test (Rank-sum)

Hypothesis Test Summary

Decision	
1	Reject the null hypothesis.

- a. The significance level is .050.
- b. Asymptotic significance is displayed.

Independent-Samples Mann-Whitney U Test

Difference in Price Per Foot across CommSOLDFLG

Independent-Samples Mann-Whitney U Test Summary

Total N	178
Mann-Whitney U	75.000
Wilcoxon W	14781.000
Test Statistic	75.000
Standard Error	133.623
Standardized Test Statistic	-3.918
Asymptotic Sig.(2-sided test)	<.001

Commercial/Industrial Subclass 2230: Unit Comparison Method

Summarize

Sold vs Unsold Percent Change for Subclass 2230

Difference in Price Per Foot

CommSOLDFLG	N	Median	Mean
SOLD	8	1.45	1.61
UNSOLD	180	1.03	1.21
Total	188	1.03	1.22

Commercial/Industrial Subclass 2230: Economic Area Analysis

Ratio Statistics

Ratio Statistics for Current Total Value / Adjusted Sale Price

Group	N	Median	Coefficient of Dispersion
1	14	.887	.254
2	1	2.112	.000
Overall	15	.919	.315

Ratio Statistics

Ratio Statistics for Current Total Value / Adjusted Sale Price

Group	N	Price Related Bias	Price Related Differential
1	14	-.123	2.621
2	1	.	1.000
Overall	15	-.127	2.740

Summarize

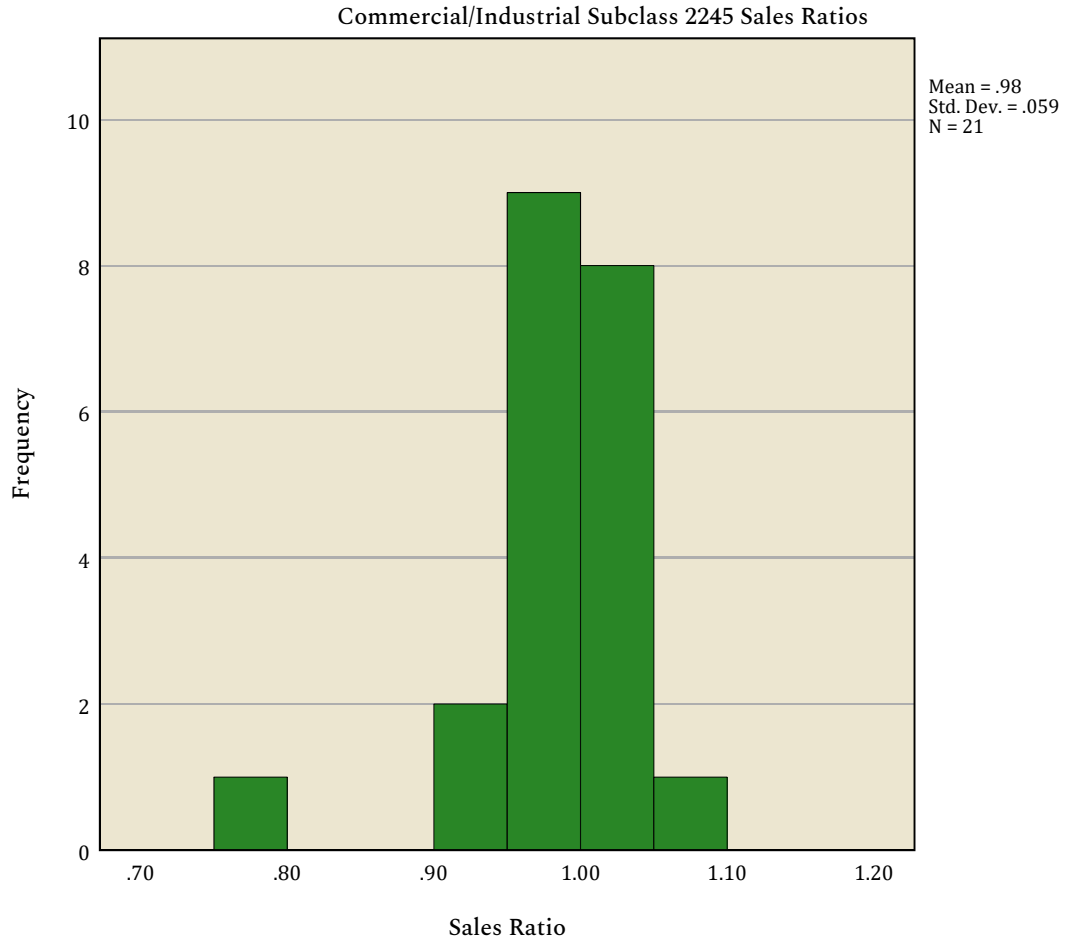
Sold vs Unsold Percent Change for Subclass 2230 by Economic Area

Difference in Price Per Foot

economic_area	CommSOLDFLG	N	Median	Mean
	UNSOLD	3	1.07	1.08
	Total	3	1.07	1.08
1	SOLD	8	1.45	1.61
	UNSOLD	161	1.03	1.18
	Total	169	1.04	1.20
2	UNSOLD	16	1.03	1.51
	Total	16	1.03	1.51
Total	SOLD	8	1.45	1.61
	UNSOLD	180	1.03	1.21
	Total	188	1.03	1.22

Commercial/Industrial Subclass 2245: Sales Ratio Distribution

Graph



Commercial/Industrial Subclass 2245: Central Tendencies

Ratio Statistics

Ratio Statistics for Current Total Value /
Adjusted Sale Price

N	Median	Coefficient of Dispersion
21	.993	.043

Ratio Statistics

Ratio Statistics for Current Total
Value / Adjusted Sale Price

Price Related Bias	Price Related Differential
-.027	1.005

Commercial/Industrial Subclass 2245: Sales Price by Sales Ratio

Regression

		Coefficients ^a				
		Unstandardized Coefficients		Standardized Coefficients		
Model		B	Std. Error	Beta	t	Sig.
1	(Constant)	1.067	.054		19.908	<.001
	Adjusted Sale Price	-2.157E-7	.000	-.340	-1.574	.132

a. Dependent Variable: Sales Ratio

Graph



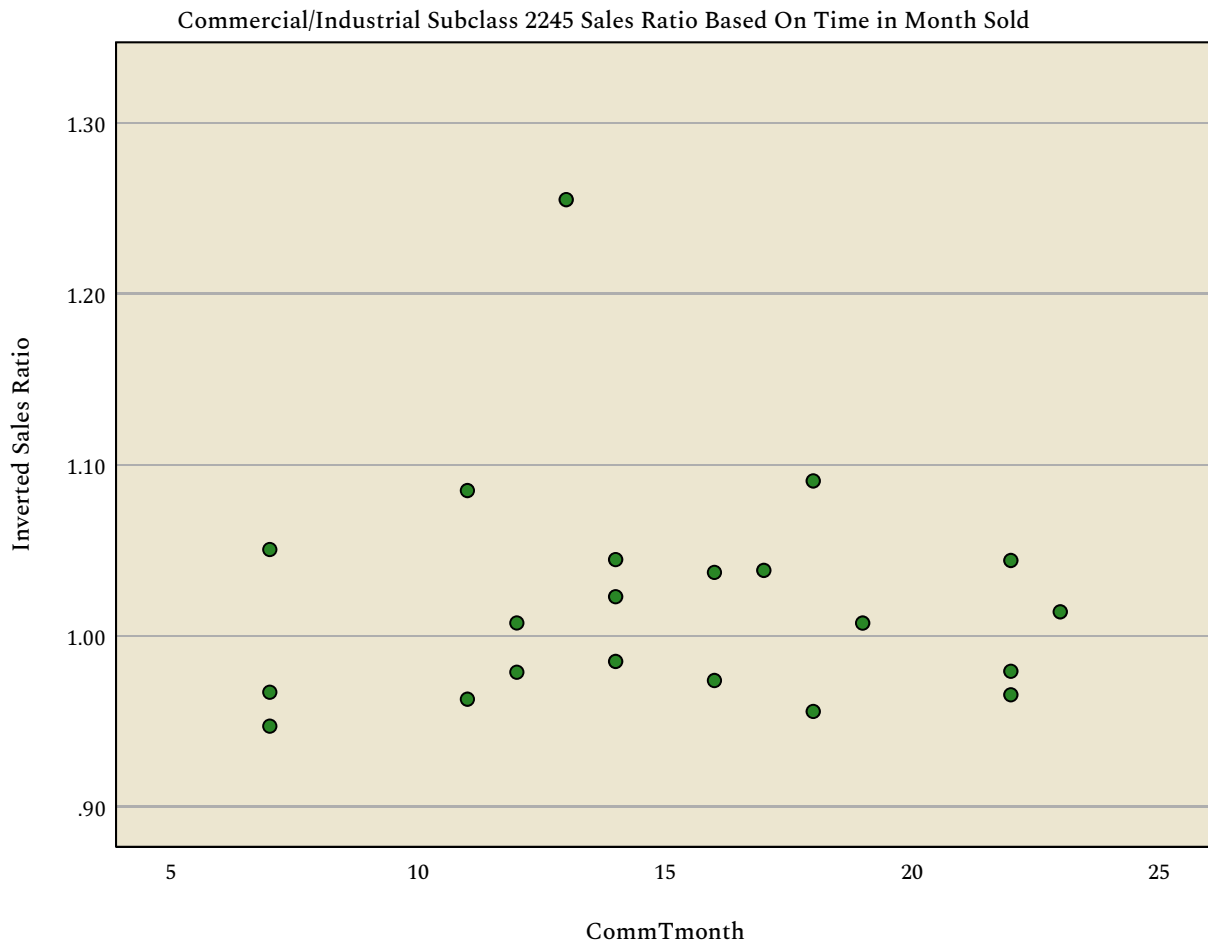
Commercial/Industrial Subclass 2245: Months by Inverted Sales Ratio

Regression

		Coefficients ^a				
		Unstandardized Coefficients		Standardized Coefficients		
Model		B	Std. Error	Beta	t	Sig.
1	(Constant)	1.024	.049		20.767	<.001
	CommTmonth	.000	.003	-.020	-.089	.930

a. Dependent Variable: Inverted Sales Ratio

Graph



Commercial/Industrial Subclass 2245: Descriptive Statistics

Frequencies

		Statistics		
		Previous Price Per Foot	Price Per Foot	Difference in Price Per Foot
N	Valid	21	21	21
	Missing	0	0	0
Mean		\$175.81	\$274.84	1.73
Median		\$170.00	\$264.00	1.52
Percentiles	2.5	\$91.75	\$132.00	1.06
	25	\$126.91	\$264.00	1.25
	50	\$170.00	\$264.00	1.52
	75	\$233.73	\$330.00	1.68
	97.5	.	.	.

Frequencies

		Statistics		
		Previous Total Value	Current Total Value	Difference in Total Value
N	Valid	21	21	21
	Missing	0	0	0
Mean		\$254,974.29	\$372,616.19	\$117,641.90
Median		\$227,400.00	\$376,730.00	\$107,000.00
Percentiles	2.5	\$107,350.00	\$211,200.00	\$24,310.00
	25	\$126,000.00	\$316,800.00	\$85,200.00
	50	\$227,400.00	\$376,730.00	\$107,000.00
	75	\$374,730.00	\$432,105.00	\$125,220.00
	97.5	.	.	.

Commercial/Industrial Subclass 2245: Mann-Whitney U-Test (Rank-sum)

Nonparametric Tests

Hypothesis Test Summary

	Null Hypothesis	Test	Sig. ^{a,b}
1	The distribution of Difference in Total Value is the same across categories of CommSOLDFLG.	Independent-Samples Mann-Whitney U Test	.495

Hypothesis Test Summary

	Decision
1	Retain the null hypothesis.

- a. The significance level is .050.
- b. Asymptotic significance is displayed.

Independent-Samples Mann-Whitney U Test

Difference in Total Value across CommSOLDFLG

Independent-Samples Mann-Whitney U Test Summary

Total N	183
Mann-Whitney U	1553.000
Wilcoxon W	15414.000
Test Statistic	1553.000
Standard Error	207.878
Standardized Test Statistic	.683
Asymptotic Sig.(2-sided test)	.495

Nonparametric Tests

Commercial/Industrial Subclass 2245: Mann-Whitney U-Test (Rank-sum)

Hypothesis Test Summary

	Null Hypothesis	Test	Sig. ^{a,b}
1	The distribution of Price Per Foot is the same across categories of CommSOLDFLG.	Independent-Samples Mann-Whitney U Test	.402

Hypothesis Test Summary

	Decision
1	Retain the null hypothesis.

- a. The significance level is .050.
- b. Asymptotic significance is displayed.

Independent-Samples Mann-Whitney U Test

Price Per Foot across CommSOLDFLG

Independent-Samples Mann-Whitney U Test Summary

Total N	185
Mann-Whitney U	1183.000
Wilcoxon W	15548.000
Test Statistic	1183.000
Standard Error	201.619
Standardized Test Statistic	-.838
Asymptotic Sig.(2-sided test)	.402

Nonparametric Tests

Hypothesis Test Summary

	Null Hypothesis	Test	Sig. ^{a,b}
1	The distribution of Difference in Price Per Foot is the same across categories of CommSOLDFLG.	Independent-Samples Mann-Whitney U Test	.376

Commercial/Industrial Subclass 2245: Mann-Whitney U-Test (Rank-sum)

Hypothesis Test Summary

	Decision
1	Retain the null hypothesis.

- a. The significance level is .050.
- b. Asymptotic significance is displayed.

Independent-Samples Mann-Whitney U Test

Difference in Price Per Foot across CommSOLDFLG

Independent-Samples Mann-Whitney U Test Summary

Total N	185
Mann-Whitney U	1242.000
Wilcoxon W	15438.000
Test Statistic	1242.000
Standard Error	210.264
Standardized Test Statistic	-.885
Asymptotic Sig.(2-sided test)	.376

Commercial/Industrial Subclass 2245: Unit Comparison Method

Summarize

Sold vs Unsold Percent Change for Subclass 2245

Difference in Price Per Foot

CommSOLDFLG	N	Median	Mean
SOLD	17	1.32	1.37
UNSOLD	178	1.29	1.34
Total	195	1.30	1.34

Commercial/Industrial Subclass 2245: Economic Area Analysis

Ratio Statistics

Ratio Statistics for Current Total Value / Adjusted Sale Price

Group	N	Median	Coefficient of Dispersion
	23	.978	.164
Overall	23	.978	.164

Ratio Statistics

Ratio Statistics for Current Total Value / Adjusted Sale Price

Group	N	Price Related Bias	Price Related Differential
	23	-.326	1.101
Overall	23	-.326	1.101

Summarize

Sold vs Unsold Percent Change for Subclass 2245 by Economic Area

Difference in Price Per Foot

economic_area	CommSOLDFLG	N	Median	Mean
	SOLD	17	1.32	1.37
	UNSOLD	178	1.29	1.34
	Total	195	1.30	1.34
Total	SOLD	17	1.32	1.37
	UNSOLD	178	1.29	1.34
	Total	195	1.30	1.34

Final Analysis: OVERALL Statistical Abstract.

Ratio Statistics

Ratio Statistics for Current Total Value / Adjusted Sale Price

Group	N	Mean	95% Confidence Interval for Mean		Median
			Lower Bound	Upper Bound	
Vacant Land	9	.979	.865	1.093	.979
Residential	2204	.980	.978	.983	.979
Commercial/Industrial	38	.954	.916	.992	.977
Overall	2251	.980	.977	.983	.979

Ratio Statistics for Current Total Value / Adjusted Sale Price

Group	95% Confidence Interval for Median			Weighted Mean	95% Confidence Interval for ...
	Lower Bound	Upper Bound	Actual Coverage		Lower Bound
Vacant Land	.828	1.167	96.1%	.908	.800
Residential	.977	.981	95.2%	.976	.971
Commercial/Industrial	.957	.997	96.6%	.950	.916
Overall	.977	.980	95.2%	.973	.968

Ratio Statistics for Current Total Value / Adjusted Sale Price

Group	95% Confidence Interval for ...	Price Related Differential	Coefficient of Dispersion
	Upper Bound		
Vacant Land	1.017	1.078	.115
Residential	.980	1.005	.048
Commercial/Industrial	.984	1.004	.075
Overall	.978	1.007	.049

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.