



2021

DELTA COUNTY PROPERTY ASSESSMENT STUDY



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

TABLE OF CONTENTS

Introduction	3
Regional/Historical Sketch of Delta County	4
Ratio Analysis	6
Time Trending Verification	8
Sold/Unsold Analysis	9
Agricultural Land Study	11
<i>Agricultural Land</i>	11
<i>Agricultural Outbuildings</i>	12
<i>Agricultural Land Under Improvements</i>	13
Sales Verification	14
Economic Area Review and Evaluation	16
Natural Resources	17
<i>Earth and Stone Products</i>	17
<i>Producing Oil and Gas</i>	17
Vacant Land	18
Possessory Interest Properties	19
Personal Property Audit	20
Wildrose Auditor Staff	22
STATISTICAL APPENDIX	23

INTRODUCTION



Colorado

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

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

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

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

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

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

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

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

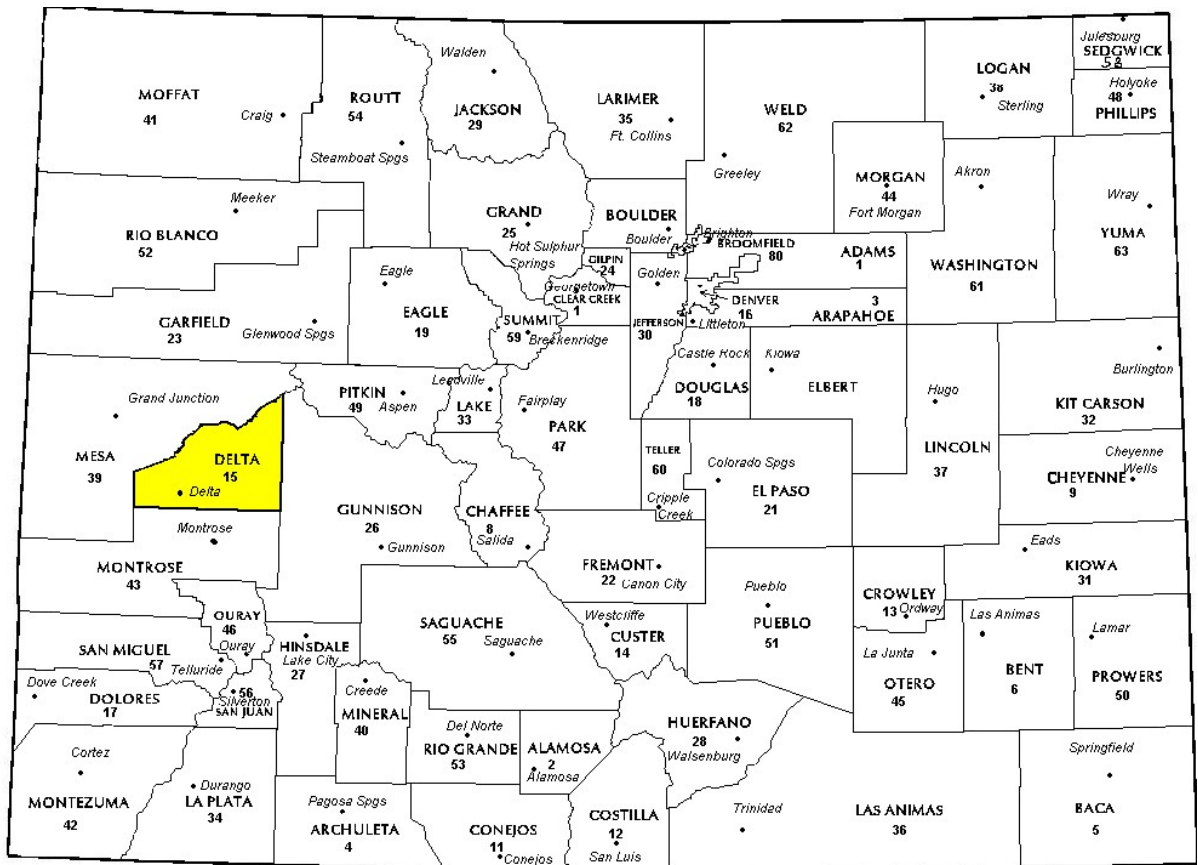
Wildrose Audit has completed the Property Assessment Study for 2021 and is pleased to report its findings for Delta County in the following report.

REGIONAL/HISTORICAL SKETCH OF DELTA COUNTY

Regional Information

Delta 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

Delta County has approximately 1,142.1 square miles and an estimated population of approximately 31,162 people with 27.1 people per square mile, according to the U.S. Census Bureau's 2020 estimated census data. This represents a 0.7 percent change from April 1, 2010 to July 1, 2019.

Delta County is located on Colorado's western slope at the base of Grand Mesa (one of the largest flat top mountains in the world) and was created by the Colorado legislature on February 11, 1883 out of portions of central Gunnison County. The county was named for the City of Delta, which was named for its location on the delta of the Uncompahgre River. The county was primarily settled by a German populace, although many English, Irish and Mexican people brought their roots from the homeland to settle in Delta County.

The city of Delta is situated just west of the Black Canyon of the Gunnison. Seven buildings downtown act as canvasses for local artists

displaying murals depicting the local economy, history and the natural surroundings. Another town symbol at the entrance to Delta is Ute Council Tree, an 85-foot cottonwood, once a gathering point for tribal discussions. Today the tree symbolizes the growing connections between Colorado Utes and the Western Slope's other residents.

The Delta County Museum, housed in an old firehouse, recounts the Western Slope's cultural heritage and natural history. The butterfly exhibit contains some of the only-known specimens from now extinct species. The Fort Uncompahgre Living History Museum at the entrance to the 265-acre Confluence Park is staffed by authentically garbed interpreters who guide visitors through an old fur trading post. Just outside Delta is Dry Mesa Quarry, the site where archeologists first discovered Brachiosaurus and Ultrasaurus bones. This dig-in-process is open to the public. (*Wikipedia.org, deltacolorado.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 Delta County are:

Delta County Ratio Grid					
Property Class	Number of Qualified Sales	Unweighted Median Ratio	Price Related Differential	Coefficient of Dispersion	Time Trend Analysis
Commercial/Industrial	45	0.994	0.996	5.1	Compliant
Residential	823	0.992	1.003	9.8	Compliant
Vacant Land	227	1.000	1.027	13.6	Compliant

After applying the above described methodologies, it is concluded from the sales ratios that Delta 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 Delta County has complied with the statutory requirements to analyze the effects of time on value in their county. Delta 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

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

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

or if there are other explanations for the observed difference.

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

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

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

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

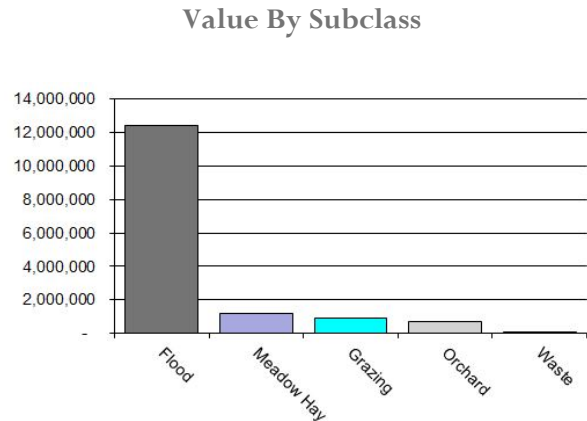
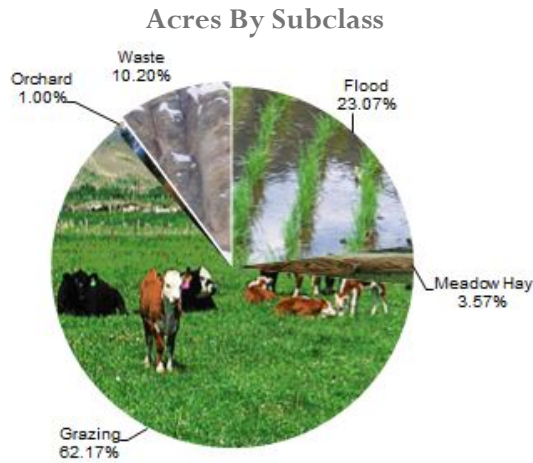
Conclusions

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

Recommendations

None

AGRICULTURAL LAND STUDY



Agricultural Land

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

(See Assessor Reference Library Volume 3 Chapter 5.)

Conclusions

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

Delta County Agricultural Land Ratio Grid						
Abstract Code	Land Class	Number Of Acres	County Value Per Acre	County Assessed Total Value	WRA Total Value	Ratio
4117	Flood	59,576	208.43	12,417,526	12,816,444	0.97
4137	Meadow Hay	9,222	126.36	1,165,320	1,165,320	1.00
4147	Grazing	160,557	5.86	941,397	941,397	1.00
4157	Orchard	2,571	284.61	731,725	731,725	1.00
4167	Waste	26,336	2.42	63,684	63,684	1.00
Total/Avg		258,262	59.32	15,319,653	15,718,571	0.97

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.

Property Taxation for the valuation of agricultural outbuildings.

Recommendations

None

Conclusions

Delta County has substantially complied with the procedures provided by the Division of

Agricultural Land Under Improvements

Methodology

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

Conclusions

Delta 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.:

- Questionnaires
- Field Inspections
- Phone Interviews
- In-Person Interviews with Owners/Tenants
- Written Correspondence other than Questionnaire
- Personal Knowledge of Occupants at Assessment Date
- Aerial Photography/Pictometry

Delta 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.:

- Property Record Card Analysis
- Questionnaires
- Field Inspections
- Phone Interviews
- In-Person Interviews with Owners/Tenants
- Written Correspondence other than Questionnaire
- Personal Knowledge of Occupants at Assessment Date
- Aerial Photography/Pictometry

Delta 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 Delta County. This study was conducted by checking selected sales from the master sales list for the current valuation period. Specifically WRA selected 115 sales listed as unqualified.

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

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

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

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

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

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

The following subclasses were analyzed for Delta County:

0100 Residential Lots
1135 Manuf Housing (Mobile Homes)
2212 Merchandising

Conclusions

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

Recommendations

None

ECONOMIC AREA REVIEW AND EVALUATION

Methodology

Delta County has submitted a written narrative describing the economic areas that make up the county's market areas. Delta 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 Delta County has adequately

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

Recommendations

None

NATURAL RESOURCES

Earth and Stone Products

Methodology

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

Conclusions

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

Recommendations

None

Producing Oil and Gas

Methodology

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

STATUTORY REFERENCES

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

(2) The valuation for assessment of leaseholds and lands producing oil or gas shall be determined as provided in article 7 of this title. § 39-1-103, C.R.S.

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

Valuation:

Valuation for assessment.

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

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

(b) The selling price of oil or gas sold in the same field area for oil or gas transported from the premises which is not sold during the preceding calendar year, after excluding the selling price of all oil or gas delivered to the United States government or any agency thereof, the state of Colorado or any agency thereof, or any political subdivision of the state as royalty during the preceding calendar year. § 39-7-102, C.R.S.

Conclusions

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

Recommendations

None

VACANT LAND

Subdivision Discounting

Subdivisions were reviewed in 2021 in Delta 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

Delta 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.

Delta 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

Delta 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

Delta 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.

Delta 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

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.

Delta 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:

- Businesses in a selected area
- 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
- Accounts close to the \$7,900 actual value exemption status
- Lowest or highest quartile of value per square foot
- Accounts protested with substantial disagreement
- Commercial Property Sales

Conclusions

Delta 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*

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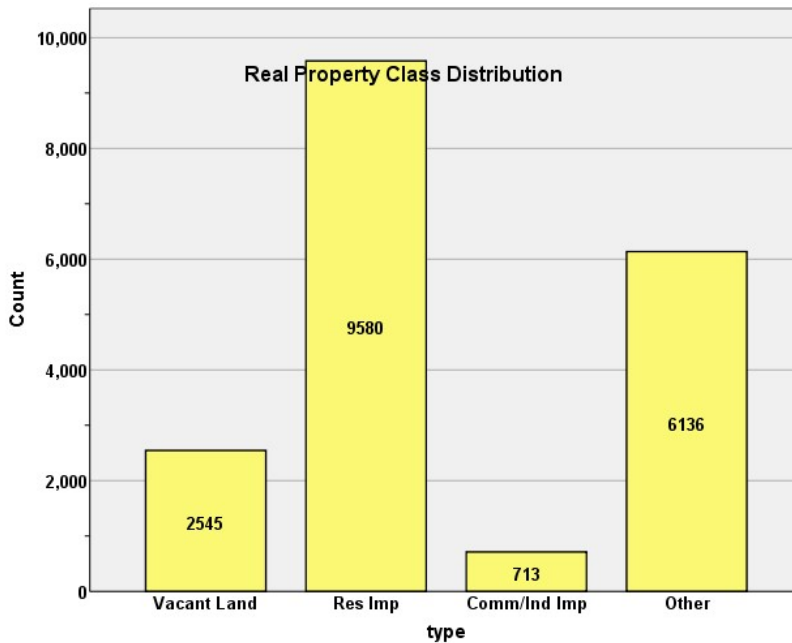
J. Andrew Rodriguez, *Field Analyst*

STATISTICAL APPENDIX

**STATISTICAL COMPLIANCE REPORT
FOR DELTA COUNTY
2021**

I. OVERVIEW

Delta County is located in western Colorado. The county has a total of 18,974 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 and 1112) accounted for 45.3% of all vacant land parcels, followed by mobile home lots (1135) at 20.3%.

For residential improved properties, single family properties accounted for 97.8% of all residential properties.

Commercial and industrial properties represented a much smaller proportion of property classes in comparison. Commercial/industrial sales accounted for 3.8% 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 Delta Assessor’s Office in April 2021. The data included all 5 property record files as specified by the Auditor.

III. RESIDENTIAL SALES RESULTS

There were 823 qualified residential sales within the 24-month sale period ending June 30, 2020. The sales ratio analysis results were as follows:

Median	0.992
Price Related Differential	1.003
Coefficient of Dispersion	9.8

We next stratified the sale ratio analysis by economic area and neighborhood. The minimum count for the neighborhood analysis was 15 sales. The following are the results of this stratification analysis:

Economic Area Case Processing Summary

		Count	Percent
ECONAREA	1.00	535	65.5%
	2.00	165	20.2%
	3.00	117	14.3%
Overall		817	100.0%
Excluded		6	
Total		823	

Ratio Statistics for CURRTOT / TASP

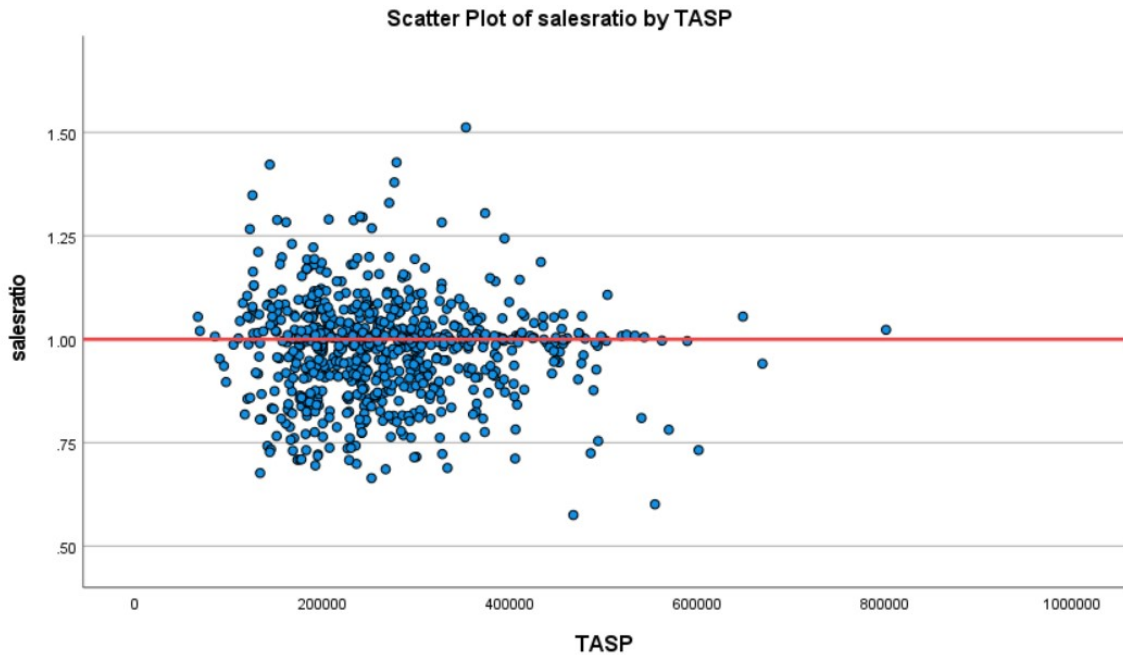
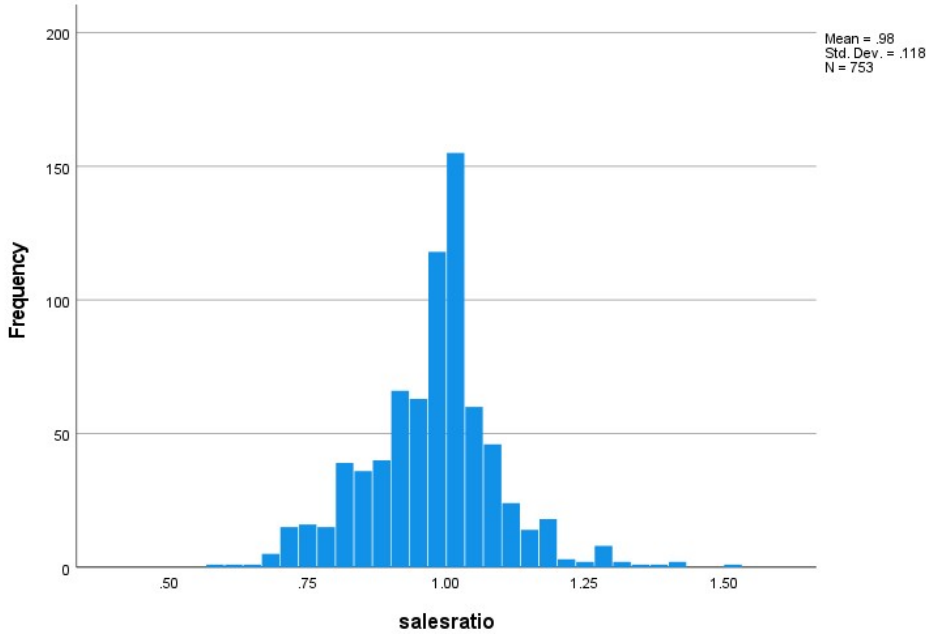
Group	N	Median	Price Related Differential	Coefficient of Dispersion
1.00	535	.993	1.000	.085
2.00	165	.999	1.003	.068
3.00	117	.940	1.011	.133
Overall	817	.992	1.003	.089

NBHD w/gt 15 Sales

Ratio Statistics for CURRTOT / TASP

Group	N	Median	Price Related Differential	Coefficient of Dispersion
10011	230	.993	.999	.084
10012	37	.961	1.004	.089
10013	33	.998	1.002	.046
11301	17	.954	1.006	.112
21001	90	.979	1.003	.093
21002	36	1.000	1.004	.064
31001	34	.964	.998	.106
41001	68	1.004	1.007	.096
60002	43	.978	1.009	.098
60004	19	1.001	1.001	.031
61001	62	1.001	1.007	.100
73001	32	.979	1.006	.093
80001	37	.986	.999	.081
92001	15	1.002	1.000	.047
Overall	753	.993	1.002	.086

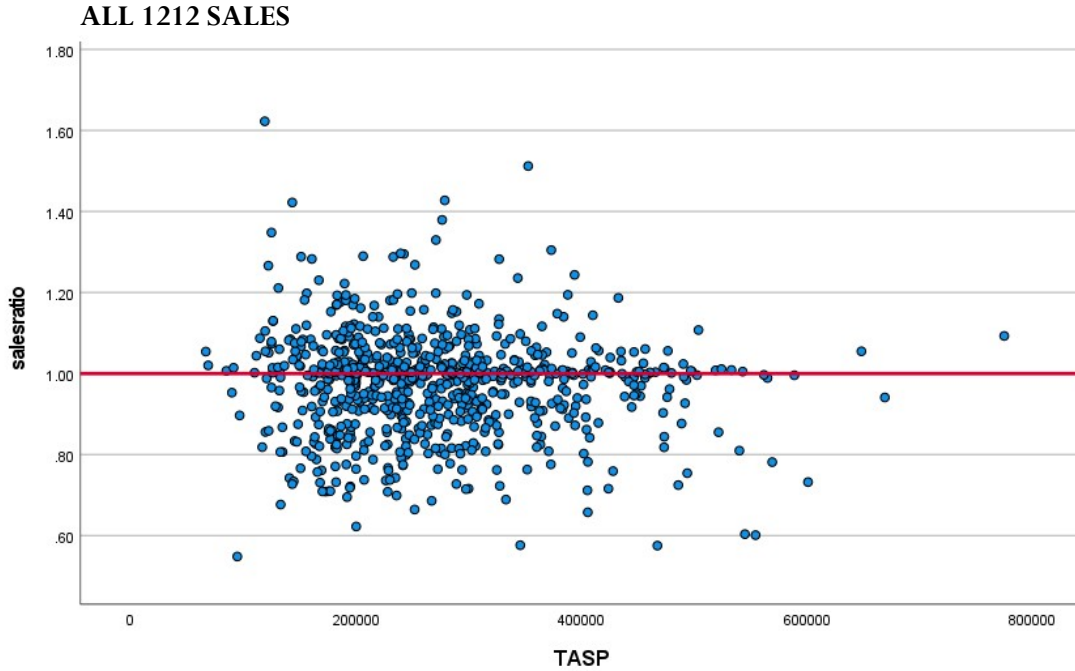
The above ratio statistics were in compliance with the standards set forth by the Colorado State Board of Equalization (SBOE) for the overall residential sales. The following graphs describe further the sales ratio distribution for these properties:



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

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:



The Price-Related Differential (PRD) for all 1212 sales is 1.003, 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^a

Model	Unstandardized Coefficients		Standardized Coefficients	t	Sig.	
	B	Std. Error	Beta			
1	(Constant)	0.888	0.012		74.550	0.000
	CURRTOT	0.00000033	0.000	0.261	7.653	<0.001

a. Dependent Variable: salesratio

The statistical relationship was not significant and the magnitude of the slope at 0.00000033 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 \$100K	7	0.9%
	\$100K to \$200K	211	26.2%
	\$200K to \$300K	337	41.9%
	\$300K to \$400K	162	20.1%
	\$400K to \$500K	70	8.7%
	Over \$500K	18	2.2%
Overall		805	100.0%
Excluded		0	
Total		805	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion
LT \$100K	1.007	1.013	0.098
\$100K to \$200K	1.001	1.002	0.105
\$200K to \$300K	0.992	1.000	0.085
\$300K to \$400K	0.993	0.999	0.078
\$400K to \$500K	0.992	1.000	0.075
Over \$500K	0.996	0.997	0.110
Overall	0.994	1.003	0.089

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

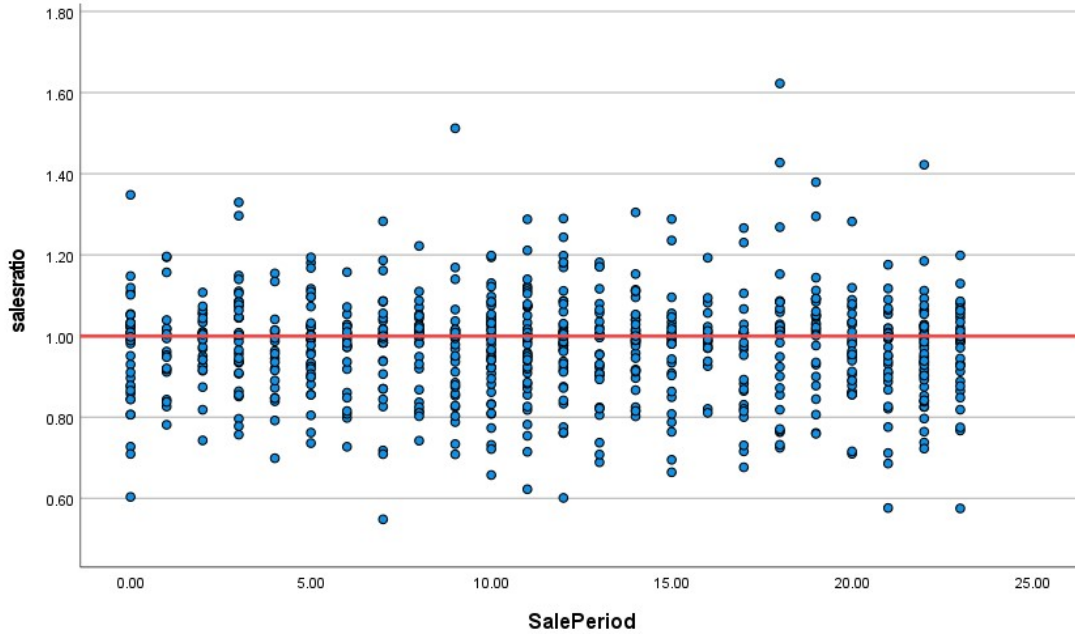
Residential Market Trend Analysis

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

Coefficients^a

Model		Unstandardized Coefficients B	Std. Error	Standardized Coefficients Beta	t	Sig.
1	(Constant)	0.977	0.009		113.440	0.000
	SalePeriod	0.000	0.001	-0.019	-0.529	0.597

a. Dependent Variable: salesratio



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

Sold/Unsold Analysis

In terms of the valuation consistency between sold and unsold residential properties, we compared the median actual value per square foot for 2021 between each group, as follows:

Report

VALSF

sale	N	Median	Mean
UNSOLD	8660	\$139	\$144
SOLD	805	\$152	\$156

Because there was a gap between sold and unsold residential properties using this metric, we next compared the median and mean change in actual value from valuation year 2018 and valuation year 2020 for sold and unsold residential properties. This analysis was done at the class level and at the economic area level, as follows:

Report

DIFF

sale	N	Median	Mean
UNSOLD	8540	1.1696	1.2296
SOLD	781	1.2052	1.2388

Report

DIFF				
ECONAREA	sold	N	Median	Mean
1.00	UNSOLD	4183	1.1741	1.2138
	SOLD	508	1.2131	1.2430
2.00	UNSOLD	2091	1.1666	1.2340
	SOLD	155	1.1969	1.2555
3.00	UNSOLD	1919	1.1500	1.1975
	SOLD	113	1.1796	1.2014

We next stratified the analysis by neighborhoods with at least 10 sales, as follows:

Report

DIFF				
NBHD	sold	N	Median	Mean
10011	UNSOLD	1690	1.1479	1.1724
	SOLD	221	1.1826	1.2155
10012	UNSOLD	339	1.3119	1.2986
	SOLD	33	1.2918	1.3085
10013	UNSOLD	340	1.2278	1.3090
	SOLD	30	1.2115	1.2621
11301	UNSOLD	184	1.1525	1.2244
	SOLD	16	1.2166	1.2684
21001	UNSOLD	657	1.2307	1.2876
	SOLD	86	1.2390	1.3007
21002	UNSOLD	140	1.2185	1.2081
	SOLD	31	1.1848	1.1705
31001	UNSOLD	281	1.2596	1.2750
	SOLD	31	1.2738	1.2830
41001	UNSOLD	561	1.1799	1.1744
	SOLD	67	1.2130	1.2503
60002	UNSOLD	585	1.1461	1.1983
	SOLD	43	1.1976	1.2333
60004	UNSOLD	276	1.1769	1.2405
	SOLD	19	1.2270	1.2633
61001	UNSOLD	927	1.1876	1.2451
	SOLD	58	1.2246	1.2745
73001	UNSOLD	391	1.1006	1.1251
	SOLD	31	1.1752	1.1845
80001	UNSOLD	372	1.1809	1.2398
	SOLD	34	1.2457	1.2732
91001	UNSOLD	94	1.1663	1.2592
	SOLD	10	1.1192	1.1259
92001	UNSOLD	250	1.3727	1.4277
	SOLD	13	1.2835	1.3171

The above results when stratified by neighborhood eliminated most of the difference seen between sold and unsold properties by class or economic area. Any remaining difference between sold and unsold residential properties is likely due to the superior overall quality of sold properties as compared to unsold residential properties. We therefore concluded that sold and unsold properties were valued in a consistent manner when these attributes were considered.

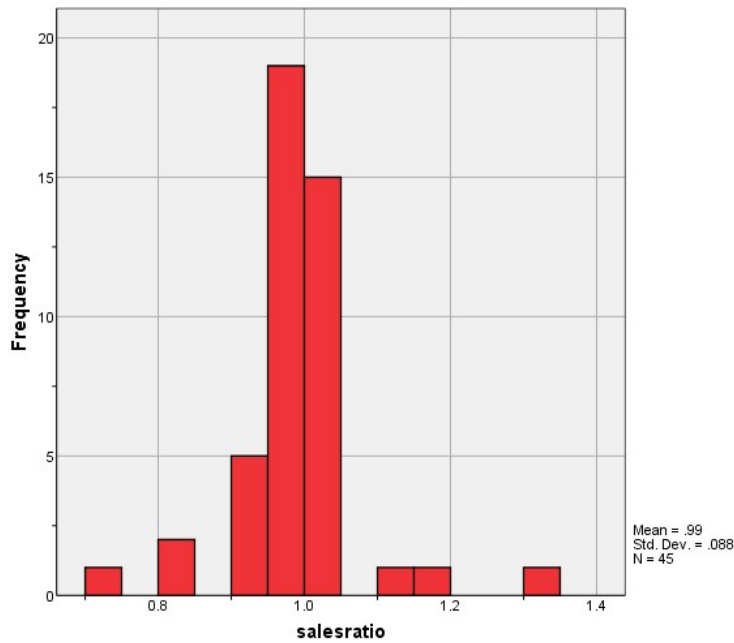
IV. COMMERCIAL/INDUSTRIAL SALE RESULTS

There were 45 qualified commercial and industrial sales, spanning the 30 month period ending June 30, 2020.

The sales ratio analysis resulted in the following ratio statistics:

Median	0.994
Price Related Differential	0.996
Coefficient of Dispersion	5.1

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





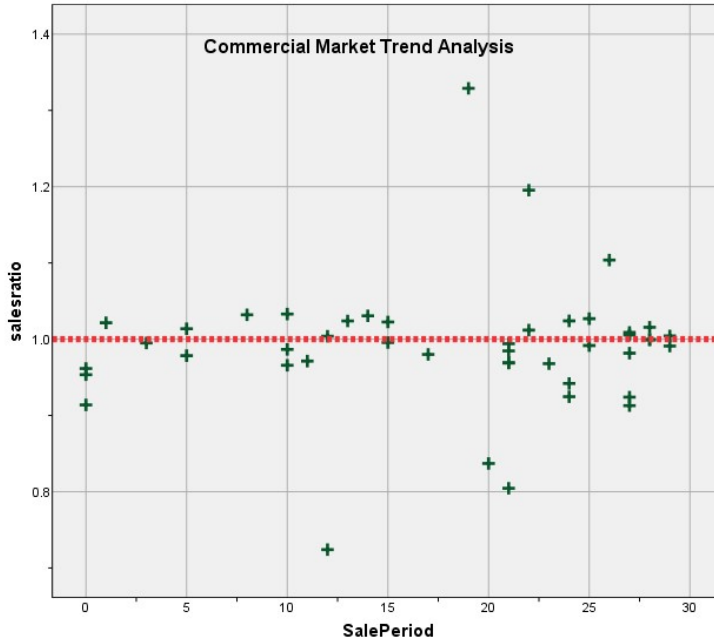
Commercial Market Trend Analysis

The commercial/industrial sales were next analyzed by subclass for any residual market trending, examining the sale ratios across the 30-month sale period with the following results:

Coefficients^a

Model		Unstandardized Coefficients	Standardized Coefficients			
		B	Std. Error	Beta	t	Sig.
1	(Constant)	.976	.029		33.350	.000
	SalePeriod	.001	.001	.081	.531	.598

a. Dependent Variable: salesratio



The market trend results indicated no significant residual sales ratio trend in the commercial/industrial data. We therefore concluded that the assessor adequately considered market trending in their valuation of commercial and industrial properties.

Sold/Unsold Analysis

We compared the 2021 median actual value per square feet between sold and unsold commercial/industrial properties to determine if the assessor was valuing each group consistently, as follows:

Report

VALSF			
sale	N	Median	Mean
UNSOLD	673	\$66	\$78
SOLD	39	\$57	\$66

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	.156	Retain the null hypothesis.

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

We also stratified this comparison by commercial subclass, as follows:

Report

VALSF	ABSTRIMP	sold	N	Median	Mean
2212.00	UNSOLD		159	\$57	\$64
	SOLD		11	\$62	\$73
2220.00	UNSOLD		90	\$84	\$91
	SOLD		11	\$65	\$70
2230.00	UNSOLD		181	\$69	\$87
	SOLD		8	\$39	\$74
2235.00	UNSOLD		50	\$24	\$27
	SOLD		4	\$32	\$31
3215.00	UNSOLD		28	\$34	\$40
	SOLD		3	\$54	\$46

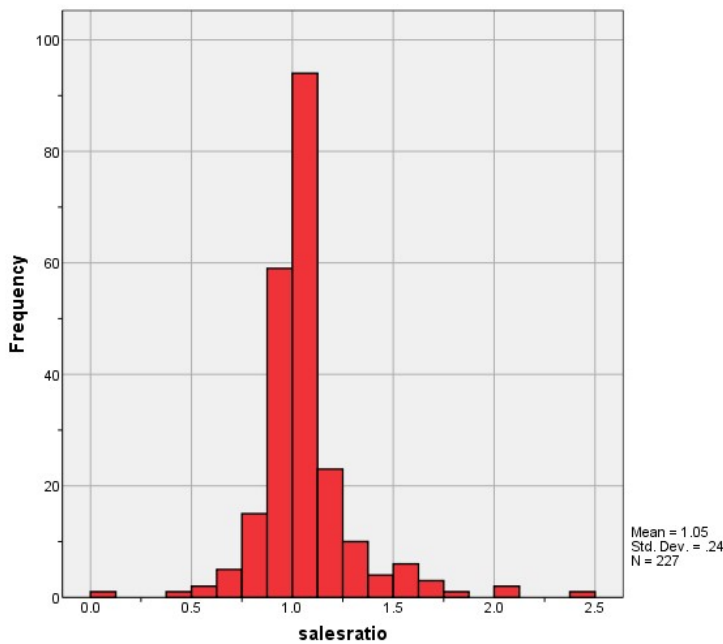
Based on the above results, we concluded that the Delta County assessor was valuing sold and unsold commercial properties consistently.

V. VACANT LAND SALE RESULTS

There were 227 qualified vacant land sales for the 24-month sale period ending June 30, 2020, with the following results:

Median	1.000
Price Related Differential	1.027
Coefficient of Dispersion	13.6

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





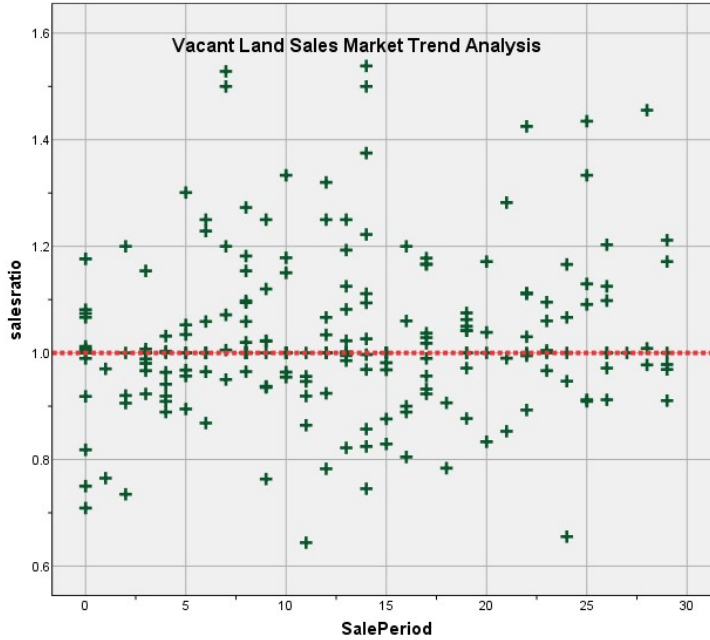
Vacant Land Market Trend Analysis

The vacant land sales were next analyzed, examining the sale ratios across the 18-month sale period with the following results:

Coefficients^a

Model	Unstandardized Coefficients		Standardized Coefficients	t	Sig.	
	B	Std. Error	Beta			
1	(Constant)	.999	.019		52.976	.000
	SalePeriod	.002	.001	.118	1.728	.085

a. Dependent Variable: salesratio



The market trend results indicated no statistically significant trend. We concluded that the assessor has adequately considered market trending in their vacant land valuation.

Sold/Unsold Analysis

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

Report

DIFF			
	N	Median	Mean
UNSOLD	2223	1.0526	1.0910
SOLD	210	1.1000	1.1139

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	.337	Retain the null hypothesis.

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

We next stratified the comparison by neighborhood with at least 5 sales, as follows:

Report

DIFF				
NBHD	sold	N	Median	Mean
10011	UNSOLD	231	1.1250	1.0715
	SOLD	21	1.0600	1.0920
21001	UNSOLD	197	1.1240	1.1548
	SOLD	16	1.1420	1.2411
21002	UNSOLD	128	1.1429	1.0182
	SOLD	28	1.1628	1.1267
31001	UNSOLD	81	.9459	.8351
	SOLD	5	.9459	.7833
60002	UNSOLD	96	1.1818	1.2725
	SOLD	18	1.1091	1.1586
60004	UNSOLD	57	1.3827	1.3895
	SOLD	13	1.2308	1.3246
61001	UNSOLD	149	1.0357	1.0862
	SOLD	17	1.1600	1.1400
73001	UNSOLD	76	1.0000	1.0068
	SOLD	12	1.0924	1.2032
80001	UNSOLD	70	1.0000	1.0668
	SOLD	8	1.0000	1.1705
92001	UNSOLD	141	1.1714	1.1793
	SOLD	31	.9600	.9852

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 Delta County as of the date of this report.

STATISTICAL ABSTRACT

Residential

Ratio Statistics for CURRTOT / TASP												
Mean	95% Confidence Interval for Mean		Median	95% Confidence Interval for Median			Weighted Mean	95% Confidence Interval for Weighted Mean		Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Mean Centered
	Lower Bound	Upper Bound		Lower Bound	Upper Bound	Actual Coverage		Lower Bound	Upper Bound			
.972	.964	.981	.992	.985	.998	95.7%	.970	.961	.978	1.003	.089	12.6%

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

Commercial/Industrial

Ratio Statistics for CURRTOT / TASP												
Mean	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			
.989	.963	1.016	.994	.978	1.005	96.4%	.993	.977	1.009	.996	.051	8.9%

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

Vacant Land

Ratio Statistics for CURRLND / TASP												
Mean	95% Confidence Interval for Mean		Median	95% Confidence Interval for Median			Weighted Mean	95% Confidence Interval for Weighted Mean		Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Mean Centered
	Lower Bound	Upper Bound		Lower Bound	Upper Bound	Actual Coverage		Lower Bound	Upper Bound			
1.027	1.007	1.047	1.000	1.000	1.001	95.3%	1.010	.972	1.048	1.017	.097	14.3%

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



Residential Median Ratio Stratification

Subclass

Case Processing Summary

		Count	Percent
ABSTRIMP	.00	12	1.5%
	1212.00	804	97.7%
	1215.00	2	0.2%
	1220.00	1	0.1%
	1230.00	4	0.5%
Overall		823	100.0%
Excluded		0	
Total		823	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
.00	.942	.994	.071	10.5%
1212.00	.994	1.003	.089	12.6%
1215.00	.949	1.017	.040	5.7%
1220.00	.835	1.000	.000	.
1230.00	.933	.993	.061	7.9%
Overall	.992	1.003	.089	12.5%

Age

Case Processing Summary

		Count	Percent
AgeRec	.00	16	1.9%
	Over 100	84	10.2%
	75 to 100	68	8.3%
	50 to 75	130	15.8%
	25 to 50	236	28.7%
	5 to 25	224	27.2%
	5 or Newer	65	7.9%
Overall		823	100.0%
Excluded		0	
Total		823	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
.00	.942	.992	.069	9.7%
Over 100	.936	1.009	.127	15.2%
75 to 100	.948	1.026	.128	15.9%
50 to 75	.983	1.011	.109	14.9%
25 to 50	.986	1.007	.089	12.2%
5 to 25	1.003	1.003	.057	8.8%
5 or Newer	1.001	1.003	.066	10.9%
Overall	.992	1.003	.089	12.5%

Improved Area

Case Processing Summary

		Count	Percent
ImpSFRec	.00	16	1.9%
	LE 500 sf	5	0.6%
	500 to 1,000 sf	71	8.6%
	1,000 to 1,500 sf	260	31.6%
	1,500 to 2,000 sf	252	30.6%
	2,000 to 3,000 sf	173	21.0%
	3,000 sf or Higher	46	5.6%
Overall		823	100.0%
Excluded		0	
Total		823	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
.00	.942	.992	.069	9.7%
LE 500 sf	.987	1.030	.052	6.8%
500 to 1,000 sf	.909	1.006	.137	16.2%
1,000 to 1,500 sf	.976	1.006	.088	11.7%
1,500 to 2,000 sf	.996	1.010	.075	11.6%
2,000 to 3,000 sf	.999	1.013	.094	13.3%
3,000 sf or Higher	1.008	1.008	.072	10.0%
Overall	.992	1.003	.089	12.5%

Improvement Quality

Case Processing Summary

	Count	Percent	
QUALITY	16	1.9%	
	2 - BELOW AVG	18	2.2%
	3 - AVERAGE	756	91.9%
	4 - ABOVE AVG	31	3.8%
	5 - EXCELLENT	1	0.1%
	6 - PREMIUM	1	0.1%
Overall	823	100.0%	
Excluded	0		
Total	823		

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
	.942	.992	.069	9.7%
2 - BELOW AVG	1.007	1.012	.087	13.5%
3 - AVERAGE	.992	1.004	.091	12.8%
4 - ABOVE AVG	1.003	1.002	.031	4.9%
5 - EXCELLENT	1.093	1.000	.000	.
6 - PREMIUM	1.055	1.000	.000	.
Overall	.992	1.003	.089	12.5%

Improvement Condition

Case Processing Summary

	Count	Percent
CONDITION	817	99.3%
CONDITION B/AVG75	1	0.1%
CONDITION B/AVG80	2	0.2%
CONDITION B/AVG90	3	0.4%
Overall	823	100.0%
Excluded	0	
Total	823	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
	.992	1.003	.088	12.5%
CONDITION B/AVG75	1.288	1.000	.000	.
CONDITION B/AVG80	.947	.985	.136	19.2%
CONDITION B/AVG90	.835	1.038	.129	22.1%
Overall	.992	1.003	.089	12.5%

Commercial Median Ratio Stratification

Sale Price

Case Processing Summary

	Count	Percent
SPRec \$25K to \$50K	3	6.7%
\$50K to \$100K	5	11.1%
\$100K to \$150K	10	22.2%
\$150K to \$200K	10	22.2%
\$200K to \$300K	10	22.2%
\$300K to \$500K	4	8.9%
\$500K to \$750K	2	4.4%
Over \$1,000K	1	2.2%
Overall	45	100.0%
Excluded	0	
Total	45	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
\$25K to \$50K	.805	.980	.113	18.2%
\$50K to \$100K	.968	1.008	.076	12.5%
\$100K to \$150K	.997	.996	.065	12.5%
\$150K to \$200K	1.002	.998	.029	4.6%
\$200K to \$300K	.989	1.001	.031	4.0%
\$300K to \$500K	.981	1.000	.020	2.6%
\$500K to \$750K	1.014	1.000	.010	1.4%
Over \$1,000K	.969	1.000	.000	.
Overall	.994	.996	.051	8.9%

Subclass

Case Processing Summary

	Count	Percent
ABSTRIMP		
.00	6	13.3%
2212.00	11	24.4%
2215.00	1	2.2%
2220.00	11	24.4%
2230.00	8	17.8%
2235.00	4	8.9%
3215.00	3	6.7%
9279.00	1	2.2%
Overall	45	100.0%
Excluded	0	
Total	45	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
.00	.951	.940	.095	13.4%
2212.00	.999	1.011	.046	10.7%
2215.00	1.024	1.000	.000	.
2220.00	.994	1.005	.032	4.8%
2230.00	.992	.999	.032	4.2%
2235.00	1.000	1.006	.106	14.9%
3215.00	.991	1.011	.014	2.2%
9279.00	.925	1.000	.000	.
Overall	.994	.996	.051	8.9%

Age

Case Processing Summary

		Count	Percent
AgeRec	.00	9	20.0%
	Over 100	5	11.1%
	75 to 100	4	8.9%
	50 to 75	11	24.4%
	25 to 50	10	22.2%
	5 to 25	6	13.3%
Overall		45	100.0%
Excluded		0	
Total		45	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
.00	.978	.957	.068	11.5%
Over 100	.992	1.001	.018	2.3%
75 to 100	.945	.991	.030	3.6%
50 to 75	1.009	1.001	.025	3.9%
25 to 50	.995	1.015	.045	7.6%
5 to 25	.993	1.003	.097	16.8%
Overall	.994	.996	.051	8.9%

Improved Area

Case Processing Summary

		Count	Percent
ImpSFRec	.00	6	13.3%
	500 to 1,000 sf	2	4.4%
	1,000 to 1,500 sf	3	6.7%
	1,500 to 2,000 sf	4	8.9%
	2,000 to 3,000 sf	10	22.2%
	3,000 sf or Higher	20	44.4%
Overall		45	100.0%
Excluded		0	
Total		45	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
.00	.951	.940	.095	13.4%
500 to 1,000 sf	1.004	1.002	.005	0.6%
1,000 to 1,500 sf	.999	1.016	.120	23.4%
1,500 to 2,000 sf	.988	.998	.013	1.6%
2,000 to 3,000 sf	.952	1.015	.070	10.4%
3,000 sf or Higher	.999	1.008	.026	3.4%
Overall	.994	.996	.051	8.9%

Improvement Quality

Case Processing Summary

	Count	Percent
QUALITY	6	13.3%
2 - BELOW AVG.	5	11.1%
3 - AVERAGE	33	73.3%
4 - ABOVE AVG.	1	2.2%
Overall	45	100.0%
Excluded	0	
Total	45	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
	.951	.940	.095	13.4%
2 - BELOW AVG.	1.012	.993	.017	2.6%
3 - AVERAGE	.994	1.004	.046	8.4%
4 - ABOVE AVG.	.969	1.000	.000	.
Overall	.994	.996	.051	8.9%

Improvement Condition

Case Processing Summary

	Count	Percent
CONDITION	41	91.1%
10 - CONDITION B/AVG80	1	2.2%
11 - CONDITION B/AVG90	1	2.2%
8 - CONDITION POOR70	1	2.2%
CONDITION ABOVE AVERAGE 125	1	2.2%
Overall	45	100.0%
Excluded	0	
Total	45	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
	.992	.991	.053	9.3%
10 - CONDITION B/AVG80	1.033	1.000	.000	.
11 - CONDITION B/AVG90	1.024	1.000	.000	.
8 - CONDITION POOR70	1.000	1.000	.000	.
CONDITION ABOVE AVERAGE 125	.969	1.000	.000	.
Overall	.994	.996	.051	8.9%

Vacant Land Median Ratio Stratification

Sale Price

Case Processing Summary

		Count	Percent
SPRec	LT \$25K	43	20.1%
	\$25K to \$50K	82	38.3%
	\$50K to \$100K	69	32.2%
	\$100K to \$150K	18	8.4%
	\$200K to \$300K	1	0.5%
	\$300K to \$500K	1	0.5%
Overall		214	100.0%
Excluded		0	
Total		214	

Ratio Statistics for CURRLND / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
LT \$25K	1.042	.997	.127	18.0%
\$25K to \$50K	1.001	1.005	.088	12.9%
\$50K to \$100K	1.000	1.005	.075	12.1%
\$100K to \$150K	.957	1.000	.093	13.9%
\$200K to \$300K	.833	1.000	.000	.
\$300K to \$500K	1.528	1.000	.000	.
Overall	1.000	1.017	.097	15.0%

Subclass

Case Processing Summary

		Count	Percent
ABSTRLND	100.00	117	54.7%
	200.00	5	2.3%
	300.00	1	0.5%
	400.00	1	0.5%
	520.00	13	6.1%
	530.00	7	3.3%
	540.00	3	1.4%
	550.00	4	1.9%
	1112.00	53	24.8%
	1115.00	1	0.5%
	1135.00	8	3.7%
	2130.00	1	0.5%
	Overall		214
Excluded		0	
Total		214	

Ratio Statistics for CURRLND / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
100.00	1.000	1.026	.090	14.1%
200.00	1.250	.889	.136	18.2%
300.00	1.000	1.000	.000	.
400.00	1.000	1.000	.000	.
520.00	.970	1.011	.081	13.3%
530.00	.990	1.012	.098	13.1%
540.00	.920	1.003	.033	6.2%
550.00	1.004	1.051	.093	14.9%
1112.00	1.005	1.032	.103	14.8%
1115.00	1.059	1.000	.000	.
1135.00	.983	1.010	.049	6.9%
2130.00	1.500	1.000	.000	.
Overall	1.000	1.017	.097	15.0%