2022
GILPIN COUNTY
PROPERTY ASSESSMENT
STUDY

WILDROSE
APPRAISAL, INCORPORATED
Audit Division

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APPRAISAL, INCORPORATED
Audit Division

September 15, 2022

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

RE: Final Report for the 2022 Colorado Property Assessment Study

Dear Ms. Mullis:

Wildrose Appraisal Inc.-Audit Division is pleased to submit the Final Reports for the 2022 Colorado Property Assessment Study.

These reports are the result of two analyses: A procedural audit and a statistical audit.

The procedural audit examines all classes of property. It specifically looks at how the assessor develops economic areas, confirms and qualifies sales, develops time adjustments and performs periodic physical property inspections. The audit reviews the procedures for determining subdivision absorption and subdivision discounting. Valuation methodology is examined for residential properties and commercial properties. Procedures are reviewed for producing mines, oil and gas leaseholds and lands producing, producing coal mines, producing earth and stone products, severed mineral interests, and non-producing patented mining claims.

Statistical audits are performed on vacant land, residential properties, commercial/industrial properties and agricultural land. A statistical analysis is performed for personal property compliance on the eleven largest counties: Adams, Arapahoe, Boulder, Denver, Douglas, El Paso, Jefferson, Larimer, Mesa, Pueblo and Weld. The remaining counties receive a personal property procedural study.

Wildrose Appraisal Inc. – Audit Division appreciates the opportunity to be of service to the State of Colorado. Please contact us with any questions or concerns.

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

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INTRODUCTION

Colorado

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

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

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

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

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

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

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

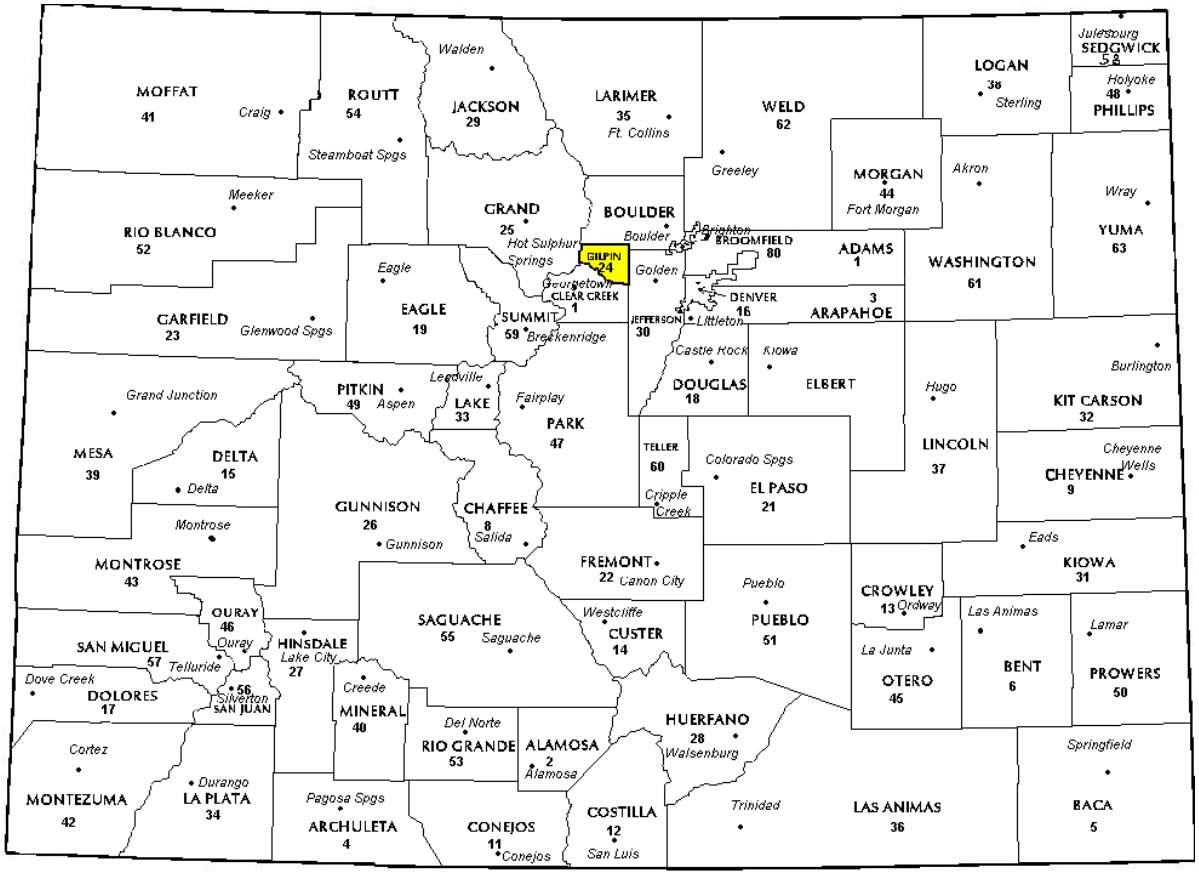
Statistical analysis is performed on vacant land, residential properties, commercial/industrial properties, agricultural land, and personal property. The statistical study results are compared with State Board of Equalization compliance requirements and the manuals published by the State Property Tax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

Wildrose Audit has completed the Property Assessment Study for 2022 and is pleased to report its findings for Gilpin County in the following report.

REGIONAL / HISTORICAL SKETCH OF GILPIN COUNTY

Regional Information

Gilpin County is located in the Central Mountains region of Colorado. The Central Mountains Region is in the central portion of Colorado. It extends from the northern Gilpin county boundary approximately 210 miles southeasterly to the southern boundary of Colorado, including Chaffee, Clear Creek, Custer, Fremont, Gilpin, Huerfano, Lake, Las Animas, Park, and Teller counties.



Historical Information

Gilpin County has approximately 149.9 square miles and an estimated population of approximately 6,243 people, according to the U.S. Census Bureau's 2020 estimated census data. This represents a 14.6 percent change from April 1, 2010 to July 1, 2019.

Gilpin County is a rural community in Colorado's high country, neighboring the Continental Divide, yet less than an hour west of downtown Denver. Residents enjoy a quality of life enhanced by the vast recreational opportunities offered by Golden Gate State Park, the Arapaho and Roosevelt National Forests, the limited-stakes gaming in Black Hawk and Central City, a state-of-the-art recreation center and fairgrounds

In 1859, John Gregory discovered "The Gregory Lode" in a gulch near Central City. Within two weeks, the gold rush was on and within two months the population grew to 10,000 people seeking their fortunes. William Byers, founder of the Rocky Mountain News, and some companions pitched their tents on open ground squarely in the center of the mining district. Thus Central City was born and was soon the leading mining center in Colorado. It came to be known as "The Richest Square Mile On Earth." Gregory's discovery is commemorated by a stone monument at the eastern end of the city. Now it is home to Lou Bunch Days, Freedom Festival, Rhubarb Festival, The Great American Heritage Music Festival, Cemetery Crawl, Tommyknockers weekend and Ghost Tours.

(www.co.gilpin.co.us & www.centralcitycolorado.com)

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
Condominium	Between .95-1.05	Less than 15.99
Single Family	Between .95-1.05	Less than 15.99
Vacant Land	Between .95-1.05	Less than 20.99

The results for Gilpin County are:

Gilpin County Ratio Grid					
Property Class	Number of Qualified Sales	Unweighted Median Ratio	Price Related Differential	Coefficient of Dispersion	Time Trend Analysis
*Commercial/Industrial	N/A	N/A	N/A	N/A	N/A
Single Family	240	0.988	1.004	10.2	Compliant
Vacant Land	49	0.960	1.030	14.6	Compliant

**Due to the small number of sales, a procedural audit was performed*

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

Gilpin 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	N/A
Single Family	Compliant
Vacant Land	Compliant

Conclusions

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

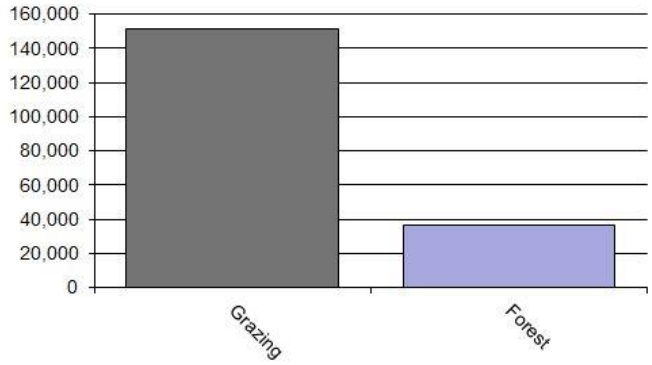
Recommendations

None

AGRICULTURAL LAND STUDY

Acres By Subclass

Value By Subclass



Agricultural Land

County records were reviewed to determine major land categories such as irrigated farm, dry farm, meadow hay, grazing and other lands. In addition, county records were reviewed in order to determine if: Aerial photographs are available and are being used; soil conservation guidelines have been used to classify lands based on productivity; crop rotations have been documented; typical commodities and yields have been determined; orchard lands have been properly classified and valued; expenses reflect a ten year average and are typical landlord expenses; grazing lands have been properly classified and valued; the number of acres in each class and subclass have been determined; the capitalization rate was properly applied. Also, documentation was required for the valuation methods used and any locally developed yields, carrying capacities, and expenses. Records were also checked to ensure that the commodity prices and expenses, furnished by the Property Tax Administrator (PTA), were applied properly. (See Assessor Reference Library Volume 3 Chapter 5.)

Conclusions

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

Gilpin County Agricultural Land Ratio Grid						
Abstract Code	Land Class	Number Of Acres	County Value Per Acre	County Assessed Total Value	WRA Total Value	Ratio
4147	Grazing	11,849	11.52	136,527	136,527	1.00
4177	Forest	1,234	29.48	36,373	36,373	1.00
Total/Avg		**13,082**	**13.22**	**172,900**	**172,900**	**1.00**

Recommendations

None

Agricultural Outbuildings

Methodology

Data was collected and reviewed to determine if the guidelines found in the Assessor's Reference Library (ARL) Volume 3, pages 5.74 through 5.77 were being followed.

Conclusions

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

Recommendations

None

Agricultural Land Under Improvements

Methodology

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

Conclusions

Gilpin 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.:

- Field Inspections

Gilpin 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
- Field Inspections
- Personal Knowledge of Occupants at Assessment Date

Gilpin County has 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 2022 for Gilpin County. This study was conducted by checking selected sales from the master sales list for the current valuation period. Specifically WRA selected 22 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.

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

conducted further analysis to determine if the sales included in that code have been assigned appropriately.

Conclusions

Gilpin 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

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

Gilpin County is exempt from the Natural Resources Study.

VACANT LAND

Gilpin County is exempt from the Vacant Land Subdivision Discount Study.

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.

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

Gilpin 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

Gilpin 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.

Gilpin 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
- Local Telephone Directories, Newspapers or Other Local Publications
- Personal Observation, Physical Canvassing or Word of Mouth
- NextDoor Neighbor
- Facebook
- VRBO

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.

Gilpin County submitted their personal property written audit plan and was current for the 2022 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
- Incomplete or inconsistent declarations
- Same business type or use
- Businesses with no deletions or additions for 2 or more years
- Non-filing Accounts - Best Information Available

- Accounts close to the $50,000 actual value exemption status

Conclusions

Gilpin 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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Steve Kane, *Audit Statistician*

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

J. Andrew Rodriguez, *Field Analyst*

APPENDICES

STATISTICAL COMPLIANCE REPORT
FOR GILPIN COUNTY
2022

I. OVERVIEW

Gilpin County is located in central Colorado. The county has a total of 7,108 real property parcels, according to data submitted by the county assessor's office in 2022. 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 1212) accounted for 75.9% of all vacant land parcels.

For residential improved properties, single family properties accounted for 99.4% of all residential properties.

Commercial and industrial properties represented a much smaller proportion of property classes in comparison.

II. DATA FILES

The following sales analyses were based on the requirements of the 2022 Colorado Property Assessment Study. Information was provided by the Gilpin Assessor's Office in April 2022. The data included all 5 property record files as specified by the Auditor.

III. RESIDENTIAL SALES RESULTS

A total of 241 residential sales were qualified for analysis for the 24-month period ending June 30, 2020. We excluded one sale using IAAO standards due to its extreme sale ratio. The following ratio analysis was performed using 240 qualified sales:

Median	**0.988**
Price Related Differential	**1.004**
Coefficient of Dispersion	**10.2**

We next stratified the sale ratio analysis by neighborhood. The minimum count for this analysis was 10 sales. The following are the results of this stratification analysis:

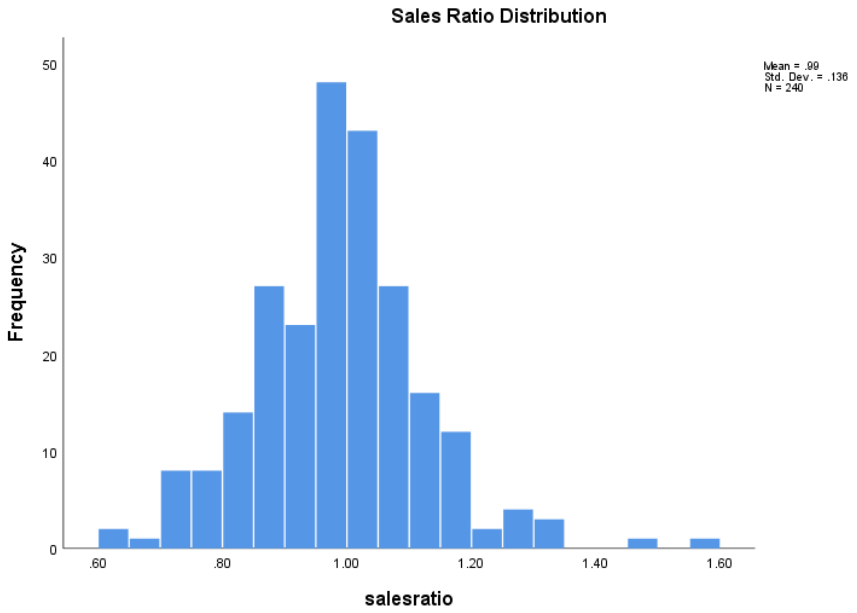
Case Processing Summary

		Count	Percent
NBHD	100.00	32	28.6%
	101.00	21	18.8%
	103.02	18	16.1%
	104.06	20	17.9%
	104.07	21	18.8%
Overall		112	100.0%
Excluded		0	
Total		112	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion
100.00	.994	1.002	.094
101.00	1.001	1.010	.065
103.02	.990	1.002	.038
104.06	1.008	1.022	.114
104.07	1.010	1.006	.082
Overall	1.000	1.009	.081

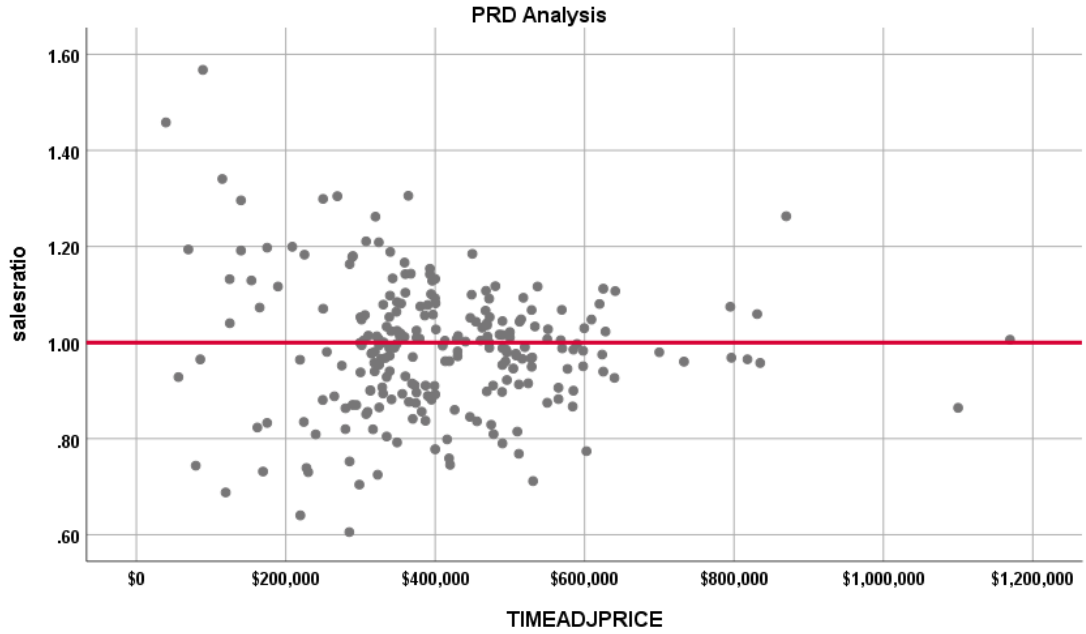
The above ratio statistics were in compliance with the standards set forth by the Colorado State Board of Equalization (SBOE) for the overall residential sales. The following graph describes further the sales ratio distribution for these properties:



The above graph indicates 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 1212 sales is 1.004, 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 B	Unstandardized Coefficients Std. Error	Standardized Coefficients Beta	t	Sig.
1	(Constant)	.929	.023		40.985	.000
	CURRTOT	.000000144	.000	.175	2.736	.007

a. Dependent Variable: salesratio

The slope of the line at 0.000000144 indicates that there is virtually no slope in the regression line, which indicates that sales ratios are similar across the entire sale price array. This indicates no regressivity or progressivity in the residential values assigned by the assessor.

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

Case Processing Summary

		Count	Percent
SPRec	LT $200K	19	7.9%
	$200K to $300K	28	11.7%
	$300K to $400K	89	37.1%
	$400K to $500K	50	20.8%
	$500K to $600K	35	14.6%
	$600K to $700K	10	4.2%
	$700K to $800K	3	1.3%
	$800K to $900K	4	1.7%
	Over $1,000K	2	0.8%
Overall		240	100.0%
Excluded		0	
Total		240	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion
LT $200K	1.117	1.020	.174
$200K to $300K	.913	1.000	.174
$300K to $400K	.994	1.000	.090
$400K to $500K	1.001	.999	.071
$500K to $600K	.973	1.000	.065
$600K to $700K	1.001	.999	.077
$700K to $800K	.968	.999	.039
$800K to $900K	1.012	.998	.099
Over $1,000K	.935	.998	.076
Overall	.988	1.004	.102

The above tables indicate no regressivity in the sales ratios across sale price categories.

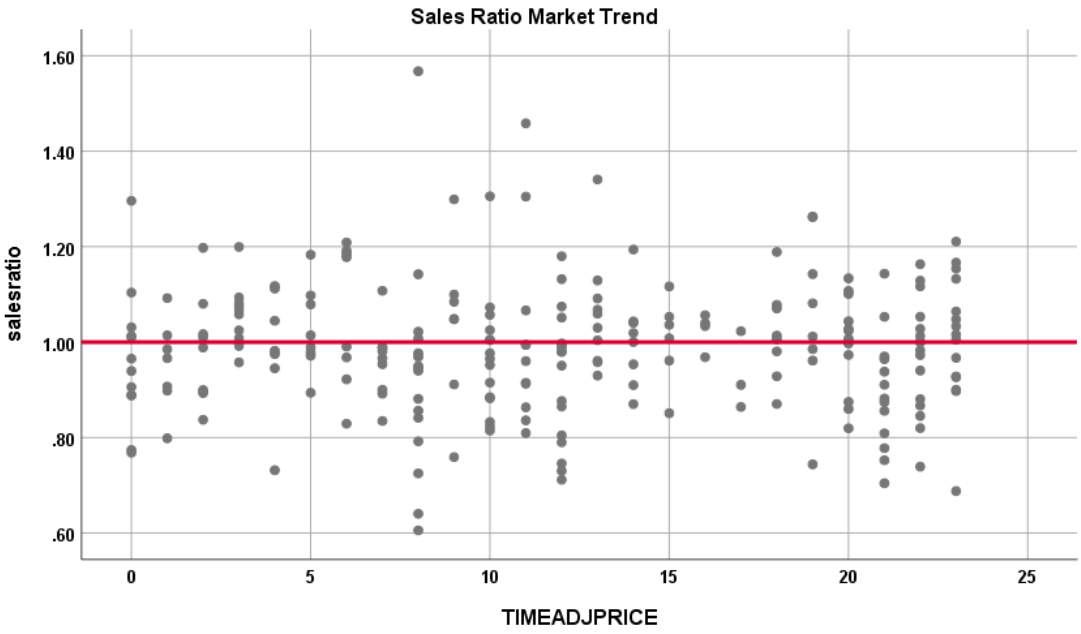
Residential Market Trend Analysis

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

Coefficients[a]

Model		Unstandardized Coefficients B	Unstandardized Coefficients Std. Error	Standardized Coefficients Beta	t	Sig.
1	(Constant)	.990	.017		57.759	.000
	SalePeriod	.000	.001	-.013	-.201	.841

a. Dependent Variable: salesratio



The above analysis indicates that there was no statistically significant market trend in the residential sale ratios.

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 2022 between each group, as follows:

Report
VALSF

sold	N	Median	Mean
UNSOLD	3116	$219	$225
SOLD	240	$234	$240

Hypothesis Test Summary

	Null Hypothesis	Test	Sig.	Decision
1	The distribution of VALSF is the same across categories of sold.	Independent-Samples Mann-Whitney U Test	.001	Reject the null hypothesis.

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

Because of the statistical significance in differences between the sold and unsold residential properties, we also compared the median and mean change in actual value for valuation year 2018 and valuation year 2020 between sold and unsold residential properties, as follows:

Report

DIFF

sold	N	Median	Mean
UNSOLD	3115	1.12	1.21
SOLD	240	1.12	1.15

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	.876	Retain the null hypothesis.

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

We next compared sold and unsold properties using the second method by neighborhood with at least 10 sales, as follows:

Report

DIFF

NBHD	sold	N	Median	Mean
100.00	UNSOLD	709	1.08	1.13
	SOLD	32	1.07	1.08
101.00	UNSOLD	218	1.31	1.32
	SOLD	21	1.09	1.25
103.02	UNSOLD	144	1.20	1.53
	SOLD	18	1.16	1.17
104.06	UNSOLD	230	1.15	1.24
	SOLD	20	1.15	1.18
104.07	UNSOLD	202	1.13	1.19
	SOLD	21	1.13	1.12

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

IV. COMMERCIAL/INDUSTRIAL SALE RESULTS

The County had less than ten qualified commercial sales for the June 30, 2020 valuation date. Consequently, a procedural analysis was performed by Wildrose staff for taxable year 2021. That procedural analysis is in effect for taxable year 2022. No other commercial analysis is required.

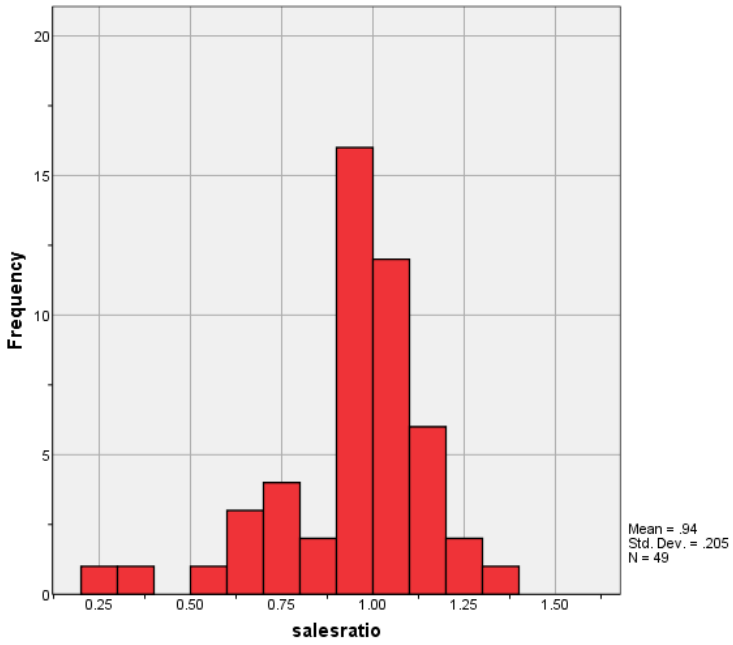
V. VACANT LAND SALE RESULTS

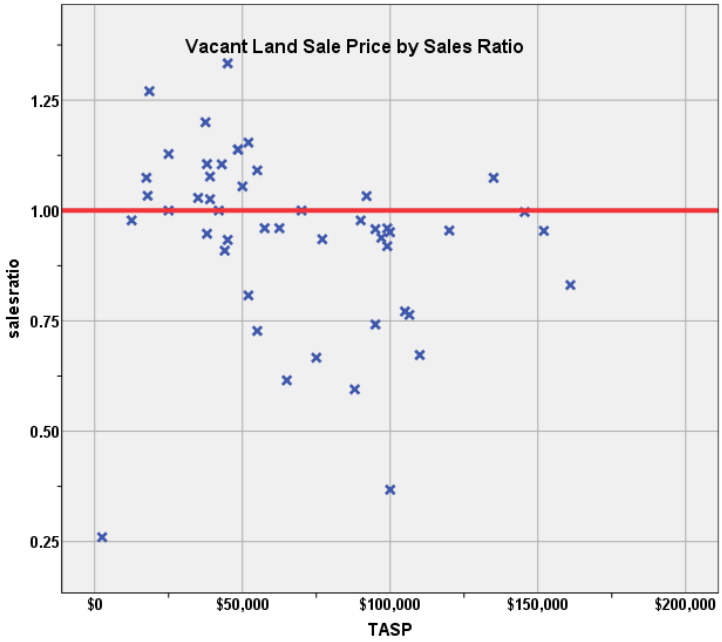
This file included 49 qualified sales that were used to determine the values of vacant land parcels in this county. The sale file covered the 24-month period ending June 30, 2020.

The sales ratio analysis results were as follows:

Median	**0. 960**
Price Related Differential	**1.030**
Coefficient of Dispersion	**14.6**

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





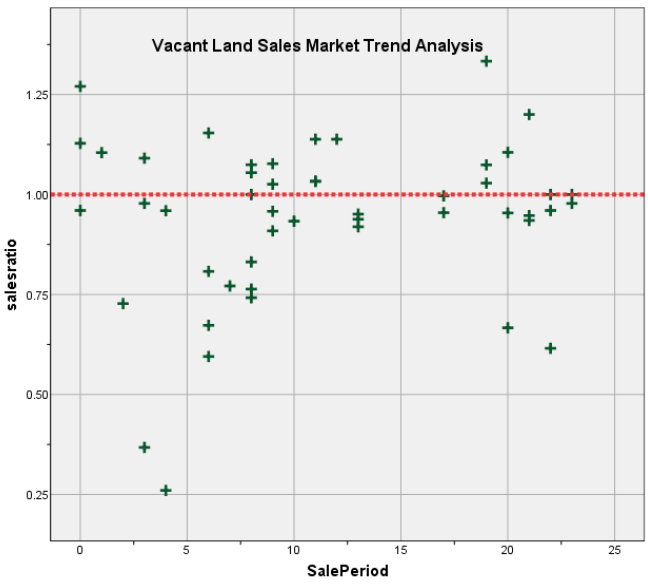
Vacant Land Market Trend Analysis

The vacant land sales were analyzed, examining the sale ratios across the 24 month sale period with the following results:

Coefficients[a]

Model		Unstandardized Coefficients B	Unstandardized Coefficients Std. Error	Standardized Coefficients Beta	t	Sig.
1	(Constant)	.890	.055		16.190	.000
	SalePeriod	.005	.004	.159	1.102	.276

a. Dependent Variable: salesratio



The market trend results indicated no statistically significant trend. We concur that no market trend adjustments were warranted for properties in this class for Gilpin County.

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

sold	N	Median	Mean
UNSOLD	2555	1.00	1.01
SOLD	49	1.00	1.07

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	.031	Retain the null hypothesis.

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

We next perfomred this analysis stratifed by subdivisions with at lease 3 sales, as follows:

Report

DIFF

SUBDIVNO	sold	N	Median	Mean
89	UNSOLD	27	.88	.88
	SOLD	3	.88	.88
188	UNSOLD	19	1.00	1.00
	SOLD	4	1.00	1.00
244	UNSOLD	14	1.14	1.20
	SOLD	3	1.05	1.23
3600	UNSOLD	197	.94	.93
	SOLD	4	.94	1.17

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

VI. CONCLUSIONS

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

STATISTICAL ABSTRACT

Residential

Ratio Statistics for CURRTOT / TASP												
	95% Confidence Interval for Mean			95% Confidence Interval for Median				95% Confidence Interval for Weighted Mean				Coefficient of Variation
Mean	Lower Bound	Upper Bound	Median	Lower Bound	Upper Bound	Actual Coverage	Weighted Mean	Lower Bound	Upper Bound	Price Related Differential	Coefficient of Dispersion	Mean Centered
.987	.969	1.004	.988	.973	1.004	95.5%	.983	.968	.997	1.004	.102	13.8%

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												
	95% Confidence Interval for Mean			95% Confidence Interval for Median				95% Confidence Interval for Weighted Mean				Coefficient of Variation
Mean	Lower Bound	Upper Bound	Median	Lower Bound	Upper Bound	Actual Coverage	Weighted Mean	Lower Bound	Upper Bound	Price Related Differential	Coefficient of Dispersion	Mean Centered
.941	.882	1.000	.960	.947	1.026	95.6%	.914	.858	.971	1.030	.146	21.8%

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

Age

Case Processing Summary

		Count	Percent
AgeRec	Over 100	14	5.8%
	75 to 100	6	2.5%
	50 to 75	52	21.7%
	25 to 50	72	30.0%
	5 to 25	86	35.8%
	5 or Newer	10	4.2%
Overall		240	100.0%
Excluded		0	
Total		240	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
Over 100	.997	1.026	.119	14.7%
75 to 100	.958	1.003	.149	17.9%
50 to 75	.934	1.014	.162	21.2%
25 to 50	.982	1.005	.087	12.0%
5 to 25	1.005	.999	.074	10.2%
5 or Newer	.958	1.004	.078	11.3%
Overall	.988	1.004	.102	13.7%

Improved Area

Case Processing Summary

		Count	Percent
ImpSFRec	LE 500 sf	6	2.5%
	500 to 1,000 sf	28	11.7%
	1,000 to 1,500 sf	65	27.1%
	1,500 to 2,000 sf	64	26.7%
	2,000 to 3,000 sf	64	26.7%
	3,000 sf or Higher	13	5.4%
Overall		240	100.0%
Excluded		0	
Total		240	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
LE 500 sf	.836	1.125	.228	35.6%
500 to 1,000 sf	.875	1.023	.154	20.6%
1,000 to 1,500 sf	.994	1.015	.104	14.6%
1,500 to 2,000 sf	.985	1.008	.094	12.4%
2,000 to 3,000 sf	1.005	1.004	.074	10.0%
3,000 sf or Higher	1.023	1.010	.053	7.0%
Overall	.988	1.004	.102	13.7%

Improvement Quality

Case Processing Summary

		Count	Percent
QUALITY	12 - AVERAGE	167	69.6%
	13 - GOOD	57	23.8%
	15 - FAIR	15	6.3%
	21 - EXCELLENT	1	0.4%
Overall		240	100.0%
Excluded		0	
Total		240	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
12 - AVERAGE	.985	1.004	.108	14.2%
13 - GOOD	1.002	1.003	.060	8.3%
15 - FAIR	.965	1.027	.198	24.9%
21 - EXCELLENT	1.006	1.000	.000	.
Overall	.988	1.004	.102	13.7%

Vacant Land Median Ratio Stratification

Sale Price

Case Processing Summary

		Count	Percent
SPRec	LT $25K	7	14.3%
	$25K to $50K	14	28.6%
	$50K to $100K	20	40.8%
	$100K to $150K	6	12.2%
	$150K to $200K	2	4.1%
Overall		49	100.0%
Excluded		0	
Total		49	

Ratio Statistics for CURRLND / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
LT $25K	1.034	.903	.171	32.3%
$25K to $50K	1.066	.998	.080	10.6%
$50K to $100K	.945	1.010	.145	22.1%
$100K to $150K	.863	.983	.158	18.3%
$150K to $200K	.893	1.002	.069	9.7%
Overall	.960	1.030	.146	21.5%

Sub-Class

Case Processing Summary

		Count	Percent
ABSTRLND	100.00	35	71.4%
	520.00	5	10.2%
	530.00	2	4.1%
	1112.00	7	14.3%
Overall		49	100.0%
Excluded		0	
Total		49	

Ratio Statistics for CURRLND / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
100.00	.978	1.030	.164	23.8%
520.00	1.034	1.071	.136	23.0%
530.00	.916	1.038	.092	13.0%
1112.00	.958	1.003	.044	7.1%
Overall	.960	1.030	.146	21.5%