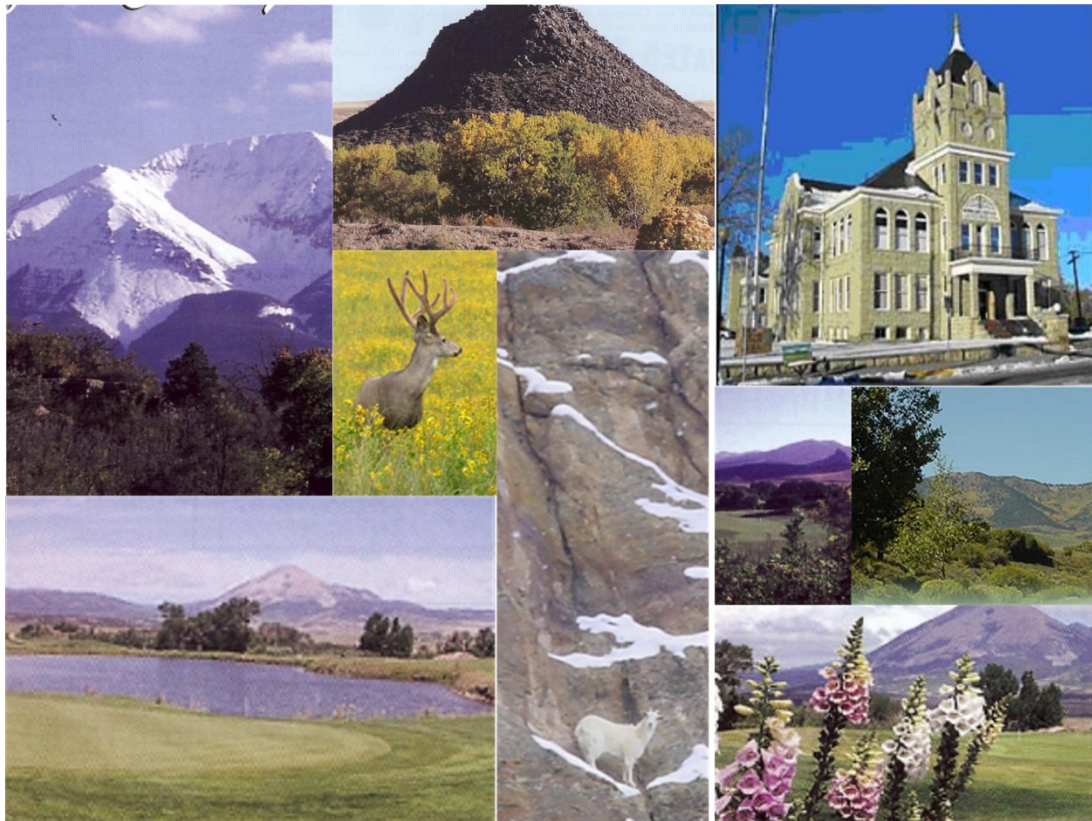




2020  
HUERFANO COUNTY  
PROPERTY ASSESSMENT  
STUDY

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



September 15, 2020

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

**RE: Final Report for the 2020 Colorado Property Assessment Study**

Dear Ms. Mullis:

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

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

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

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

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

A handwritten signature in black ink that reads "Harry J. Fuller". The signature is written in a cursive style.

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

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# INTRODUCTION

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## Colorado

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

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

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

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

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

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

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

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

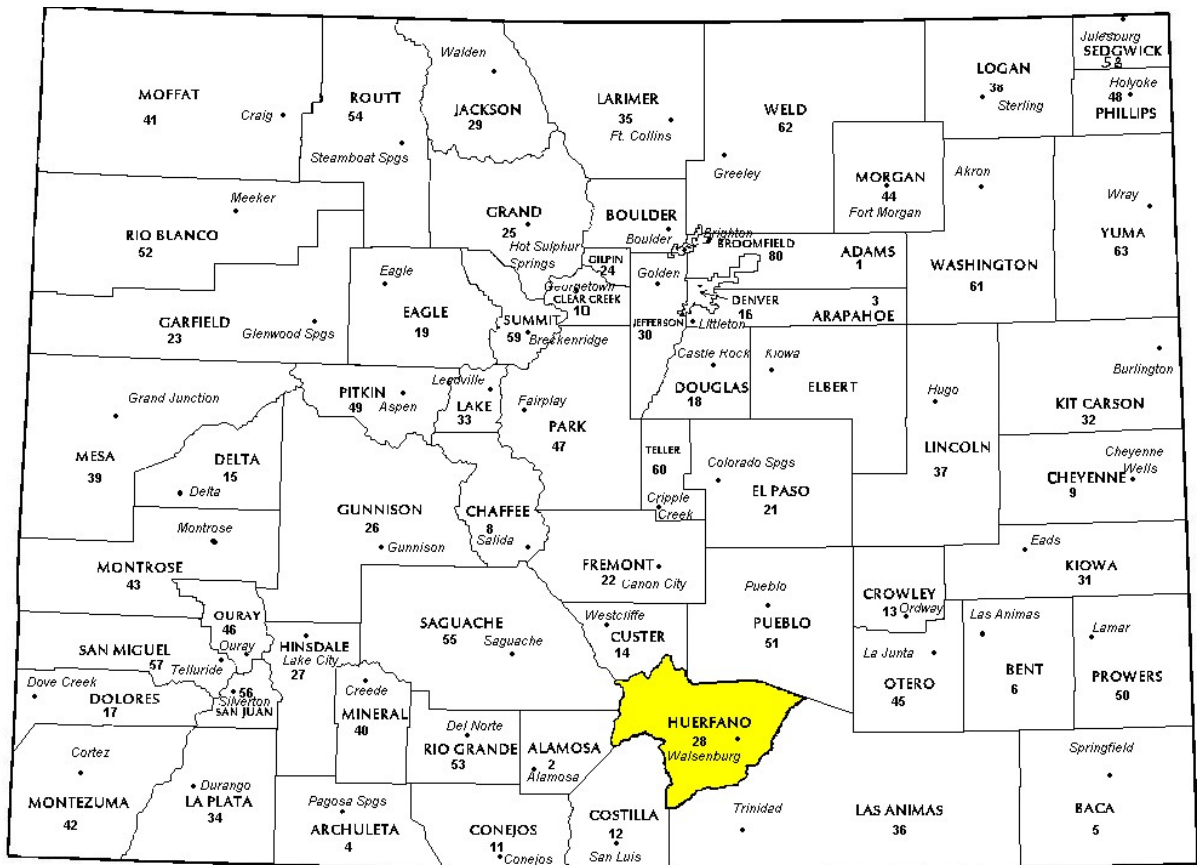
Wildrose Audit has completed the Property Assessment Study for 2020 and is pleased to report its findings for Huerfano County in the following report.

# REGIONAL/HISTORICAL SKETCH OF HUERFANO COUNTY

## Regional Information

Huerfano 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

Huerfano County had an estimated population of approximately 6,677 people with 4.19 people per square mile, according to the U.S. Census Bureau's 2016 estimated census data. This represents a -0.5 percent change from April 1, 2010 to July 1, 2016.

Huerfano County was a crossroads in the American west long before the Europeans arrived. Taos Pueblo, in northern New Mexico, has been a major Native American trading center for over 1,000 years. In those days, the Utes, Navajos, Jicarilla Apaches, and Comanches came and went through Huerfano County. The Spanish Peaks were sacred mountains to these people.

The first Europeans to come to Huerfano County were most likely Spanish but there were also a lot of French trappers traveling through. The Zebulon Pike Expedition in 1806-07 is recognized as the first Americans to

officially enter Huerfano County but by that time over 1400 Europeans are recorded to have passed through Badito as they journeyed along the Taos (or Trapper's) Trail.

In the beginning of the Colorado Territory days, Huerfano County was much larger, stretching from the Arkansas River south to New Mexico and from the Kansas border to the mountains, but over time it was cut up and portions of the original county became new counties. In the earliest days of American "ownership," Badito was still the main center of business and was the official county seat for a couple of years, before Walsenburg became more established and the county offices were moved there (as the fortunes of the fur trade declined, so did Badito). These days, Walsenburg is a hub with roads heading cross-country in all directions.

*( [www.huerfano.us](http://www.huerfano.us) )*



# RATIO ANALYSIS

## Methodology

All significant classes of properties were analyzed. Sales were collected for each property class over the appropriate sale period, which was typically defined as the 18-month period between January 1, 2017 and June 30, 2018. Counties with less than 30 sales typically extended the sale period back up to 5 years prior to June 30, 2018 in 6-month increments. If there were still fewer than 30 sales, supplemental appraisals were performed and treated as proxy sales. Residential sales for all counties using this method totaled at least 30 per county. For commercial sales, the total number analyzed was allowed, in some cases, to fall below 30. There were no sale quantity issues for counties requiring vacant land analysis or condominium analysis. Although it was required that we examine the median and coefficient of dispersion for all counties, we also calculated the weighted mean and price-related differential for each class of property. Counties were not passed or failed by these

latter measures, but were counseled if there were anomalies noted during our analysis. Qualified sales were based on the qualification code used by each county, which were typically coded as either “Q” or “C.” The ratio analysis included all sales. The data was trimmed for counties with obvious outliers using IAAO standards for data analysis. In every case, we examined the loss in data from trimming to ensure that only true outliers were excluded. Any county with a significant portion of sales excluded by this trimming method was examined further. No county was allowed to pass the audit if more than 5% of the sales were “lost” because of trimming. For the largest 11 counties, the residential ratio statistics were broken down by economic area as well.

## Conclusions

For this final analysis report, the minimum acceptable statistical standards allowed by the State Board of Equalization are:

ALLOWABLE STANDARDS RATIO GRID		
Property Class	Unweighted Median Ratio	Coefficient of Dispersion
Commercial/Industrial	Between .95-1.05	Less than 20.99
Condominium	Between .95-1.05	Less than 15.99
Single Family	Between .95-1.05	Less than 15.99
Vacant Land	Between .95-1.05	Less than 20.99

The results for Huerfano County are:

<b>Huerfano County Ratio Grid</b>					
<b>Property Class</b>	<b>Number of Qualified Sales</b>	<b>Unweighted Median Ratio</b>	<b>Price Related Differential</b>	<b>Coefficient of Dispersion</b>	<b>Time Trend Analysis</b>
*Commercial/Industrial	N/A	N/A	N/A	N/A	N/A
Condominium	N/A	N/A	N/A	N/A	N/A
Single Family	107	0.968	1.025	13.3	Compliant
Vacant Land	45	0.971	1.026	17.4	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 Huerfano 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 Huerfano County has complied with the statutory requirements to analyze the effects of time on value in their county. Huerfano 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

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

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

or if there are other explanations for the observed difference.

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

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

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

<b>Sold/Unsold Results</b>	
<b>Property Class</b>	<b>Results</b>
Commercial/Industrial	N/A
Condominium	N/A
Single Family	Compliant
Vacant Land	Compliant

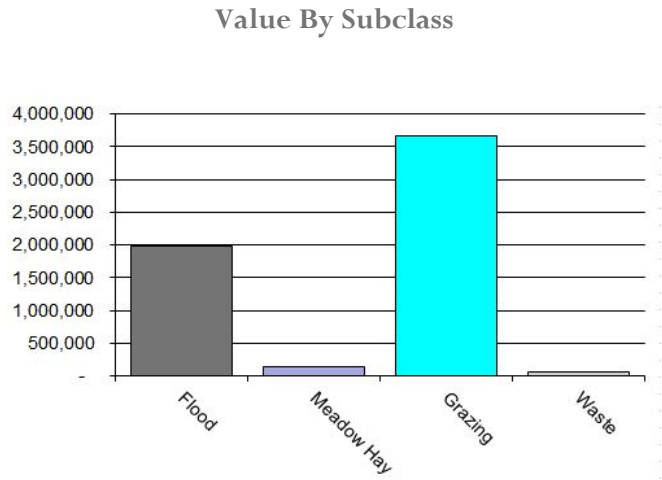
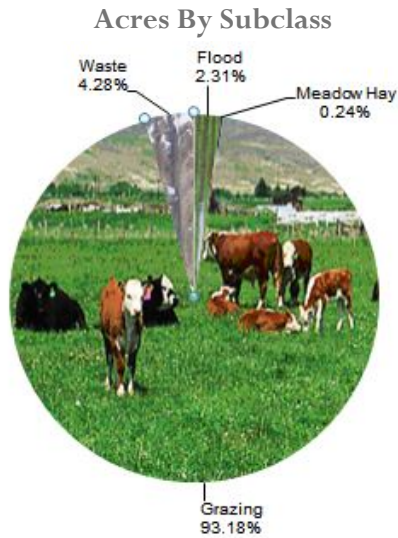
**Conclusions**

After applying the above described methodologies, it is concluded that Huerfano 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:

<b>Huerfano County Agricultural Land Ratio Grid</b>						
<b>Abstract Code</b>	<b>Land Class</b>	<b>Number Of Acres</b>	<b>County Value Per Acre</b>	<b>County Assessed Total Value</b>	<b>WRA Total Value</b>	<b>Ratio</b>
4117	Flood	14,865	132.81	1,974,175	1,985,229	0.99
4137	Meadow Hay	1,532	96.22	147,405	147,405	1.00
4147	Grazing	600,717	6.12	3,673,945	3,699,384	0.99
4167	Waste	27,569	2.32	63,960	65,774	0.97
<b>Total/Avg</b>		<b>644,683</b>	<b>9.09</b>	<b>5,859,485</b>	<b>5,897,793</b>	<b>0.99</b>

### Recommendations

None

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## Agricultural Outbuildings

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### Methodology

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

Property Taxation for the valuation of agricultural outbuildings.

### Recommendations

None

### Conclusions

Huerfano County has complied with the procedures provided by the Division of

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## Agricultural Land Under Improvements

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### Methodology

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

### Conclusions

Huerfano 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
- Personal Knowledge of Occupants at Assessment Date
- Aerial Photography/Pictometry

Huerfano 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

Huerfano 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 2020 for Huerfano County. This study was conducted by checking selected sales from the master sales list for the current valuation period. Specifically WRA selected 34 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**

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

### **Recommendations**

None

# ECONOMIC AREA REVIEW AND EVALUATION

## **Methodology**

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

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

## **Recommendations**

None

# NATURAL RESOURCES

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## Earth and Stone Products

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### Methodology

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

### Conclusions

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

### Recommendations

None

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## Producing Oil and Gas

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### Methodology

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

### STATUTORY REFERENCES

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

### Actual value determined - when.

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

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

### Valuation:

#### Valuation for assessment.

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

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

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

§ 39-7-102, C.R.S.

### Conclusions

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

### Recommendations

None

## VACANT LAND

### **Subdivision Discounting**

Subdivisions were reviewed in 2020 in Huerfano County. The review showed that subdivisions were discounted pursuant to the Colorado Revised Statutes in Article 39-1-103 (14) and by applying the recommended methodology in ARL Vol 3, Chap 4. Subdivision Discounting in the intervening year can be accomplished by reducing the absorption period by one year.

In instances where the number of sales within an approved plat was less than the absorption

rate per year calculated for the plat, the absorption period was left unchanged.

### **Conclusions**

Huerfano 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.

Huerfano 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

Huerfano 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

Huerfano 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.

Huerfano 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
- Local Telephone Directories, Newspapers or Other Local Publications
- Personal Observation, Physical Canvassing or Word of Mouth
- Newspaper
- Internet

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.

Huerfano County submitted their personal property written audit plan and was current for the 2020 valuation period. The number and listing of businesses audited was also submitted and was in conformance with the written audit plan. The following audit triggers were used by the county to select accounts to be audited:

- 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 \$7,700 actual value exemption status



### **Conclusions**

Huerfano County has employed adequate discovery, classification, documentation, valuation, and auditing procedures for their

personal property assessment and is in statistical compliance with SBOE requirements.

### **Recommendations**

None



## WILDROSE AUDITOR STAFF

**Harry J. Fuller**, *Audit Project Manager*

**Suzanne Howard**, *Audit Administrative Manager*

**Steve Kane**, *Audit Statistician*

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

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

# APPENDICES

**STATISTICAL COMPLIANCE REPORT  
FOR HUERFANO COUNTY  
2020**

**I. OVERVIEW**

Huerfano County is located in south central Colorado. The county has a total of 15,445 real property parcels, according to data submitted by the county assessor’s office in 2020. The following provides a breakdown of property classes for this county:



The vacant land class of properties was dominated by residential land. Residential lots (coded 100 and 1112) accounted for 79.1% of all vacant land parcels.

For residential improved properties, single family properties accounted for 93.5% of all residential properties.

Commercial and industrial properties represented a much smaller proportion of property classes in comparison. Commercial/industrial sales accounted for 1.4% of all such properties in this county.

Based on the Audit questionnaire filled out by the assessor (see below), the following geographic levels were used by the assessor to value residential, commercial and vacant land properties:

Geo Area	Residential	Comm/Ind	Vacant Land
Economic Area	V	V	V
Neighborhood	V	N	V
Subdivision	V	N	V

*Codes*

*V=Valid Geographic Level – used for modeling*

*N = Not used as Geographic Level for modeling*

## II. DATA FILES

The following sales analyses were based on the requirements of the 2020 Colorado Property Assessment Study. Information was provided by the Huerfano Assessor’s Office in April 2020. The data included all 5 property record files as specified by the Auditor.

## III. RESIDENTIAL SALES RESULTS

There were 109 qualified residential qualified sales for the 18 month sale period ending June 30, 2018. Using IAAO guidelines, we trimmed two sales with extreme ratios, resulting in a final count of 107 sales. The sales ratio analysis was analyzed as follows:

Median	<b>0.968</b>
Price Related Differential	<b>1.025</b>
Coefficient of Dispersion	<b>13.3</b>

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

### Economic Area

#### Case Processing Summary

		Count	Percent
ECONAREA	2.00	45	42.1%
	3.00	3	2.8%
	4.00	12	11.2%
	5.00	35	32.7%
	7.00	12	11.2%
Overall		107	100.0%
Excluded		0	
Total		107	

### Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion
2.00	.979	1.021	.141
3.00	1.086	1.014	.065
4.00	.932	1.019	.129
5.00	.950	.992	.111
7.00	.990	1.043	.148
Overall	.968	1.025	.133

### B. Neighborhoods with at least 10 sales

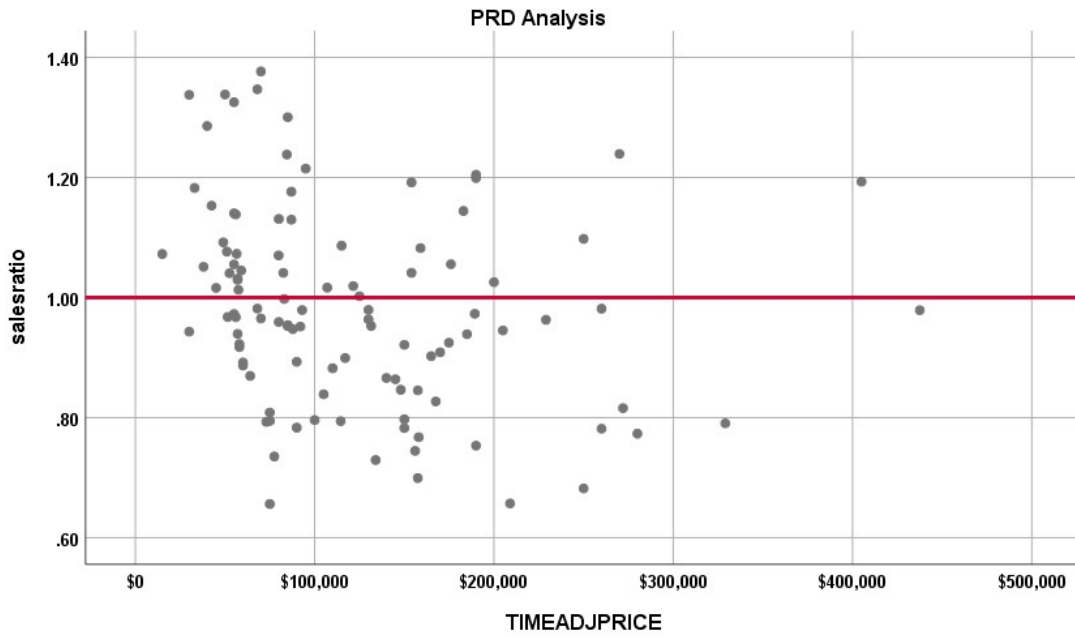
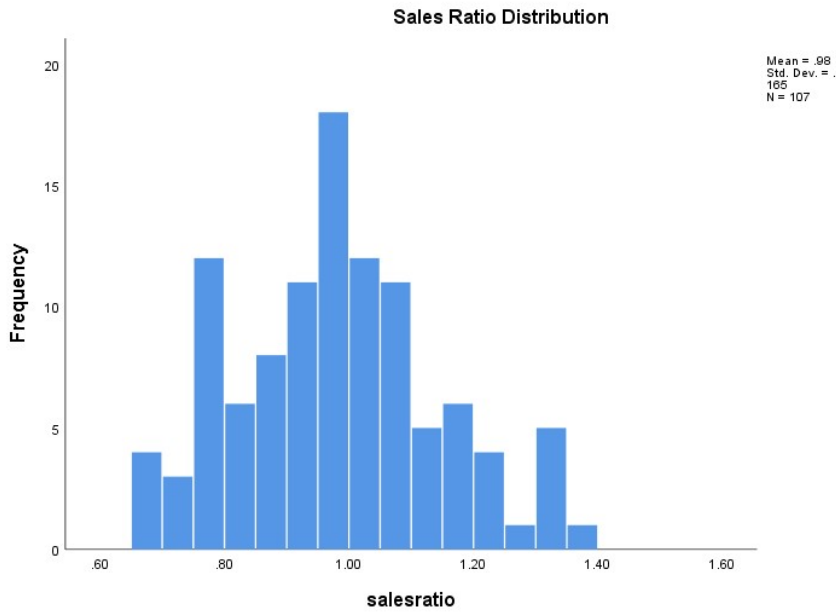
#### Case Processing Summary

	Count	Percent
NBHD	5401	10
	5402	28
	5800	11
	6000	11
	6100	24
Overall	84	100.0%
Excluded	0	
Total	84	

### Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion
5401	.992	1.019	.127
5402	.980	1.019	.152
5800	.925	1.017	.116
6000	.945	.994	.140
6100	.938	.990	.099
Overall	.964	1.019	.129

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. Economic areas with at least 20 sales were in compliance. There were several neighborhoods with median ratios below the 0.95 SBOE threshold. The assessor's office has been consulted regarding these neighborhoods. The following graphs describe further the sales ratio distribution for these properties:



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

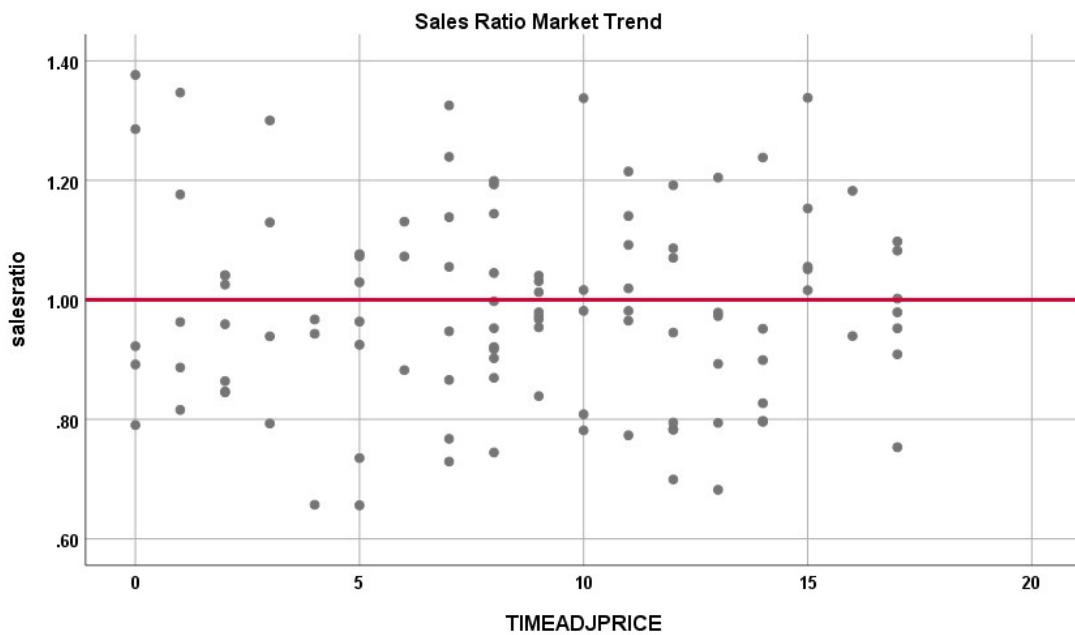
## Residential Market Trend Analysis

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

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

Model		Unstandardized Coefficients B	Std. Error	Standardized Coefficients Beta	t	Sig.
1	(Constant)	.990	.033		30.424	.000
	SalePeriod	-.001	.003	-.025	-.258	.797

a. Dependent Variable: salesratio



The above results indicate that the assessor has adequately addressed market trending in their residential valuation for 2020.

### Sold/Unsold Analysis

In terms of the valuation consistency between sold and unsold residential properties, we first compared the 2020 value per square foot between unsold and sold properties, as follows:

#### Report

VALSF			
sold	N	Median	Mean
UNSOLD	3489	\$61	\$69
SOLD	107	\$67	\$74



### 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	.007	Retain the null hypothesis.

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

We also stratified this comparison at the economic area and neighborhood level (with at least 10 sales), as follows:

#### Report

##### VALSF

ECONAREA	sold	N	Median	Mean
2.00	UNSOLD	1279	\$45	\$47
	SOLD	45	\$53	\$53
3.00	UNSOLD	316	\$71	\$78
	SOLD	3	\$71	\$74
4.00	UNSOLD	430	\$86	\$91
	SOLD	12	\$84	\$84
5.00	UNSOLD	625	\$100	\$105
	SOLD	35	\$91	\$95
7.00	UNSOLD	305	\$74	\$77
	SOLD	12	\$68	\$81

#### Report

##### VALSF

NBHD	sold	N	Median	Mean
5401	UNSOLD	327	\$44	\$45
	SOLD	10	\$45	\$48
5402	UNSOLD	641	\$46	\$48
	SOLD	28	\$53	\$55
5800	UNSOLD	426	\$87	\$92
	SOLD	11	\$85	\$84
6000	UNSOLD	461	\$104	\$109
	SOLD	11	\$103	\$118
6100	UNSOLD	159	\$88	\$97
	SOLD	24	\$84	\$85

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

#### IV. COMMERCIAL/INDUSTRIAL SALE RESULTS

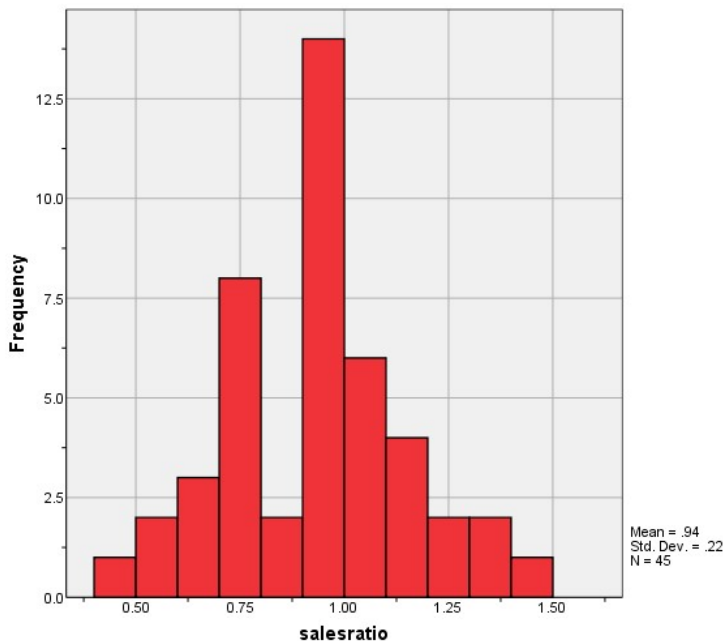
The County had less than ten qualified commercial sales for the June 30, 2018 valuation date. Consequently, a procedural analysis was performed by Wildrose staff for taxable year 2019. That procedural analysis is in effect for taxable year 2020. No other commercial analysis is required.

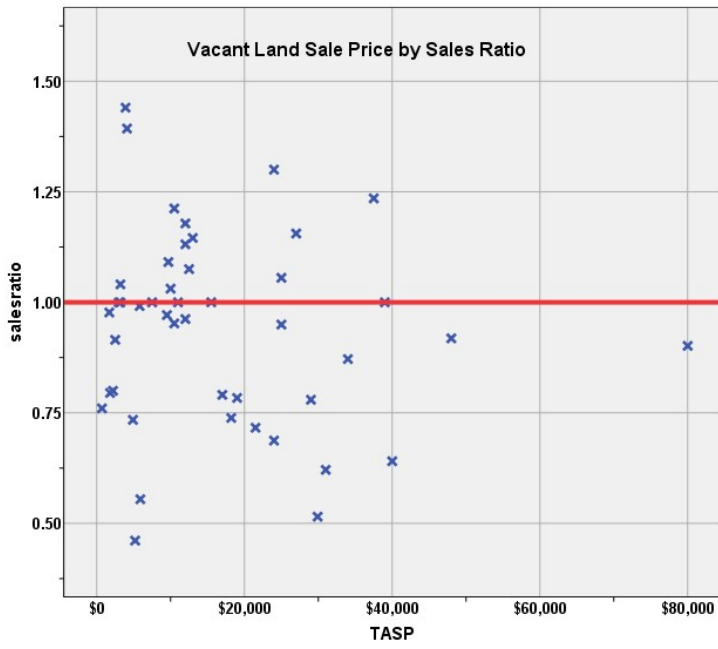
#### V. VACANT LAND SALE RESULTS

There were 45 qualified vacant land sales for the 18-month sale period ending June 30, 2018. The sales ratio analysis was analyzed as follows:

Median	<b>0.971</b>
Price Related Differential	<b>1.026</b>
Coefficient of Dispersion	<b>17.4</b>

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





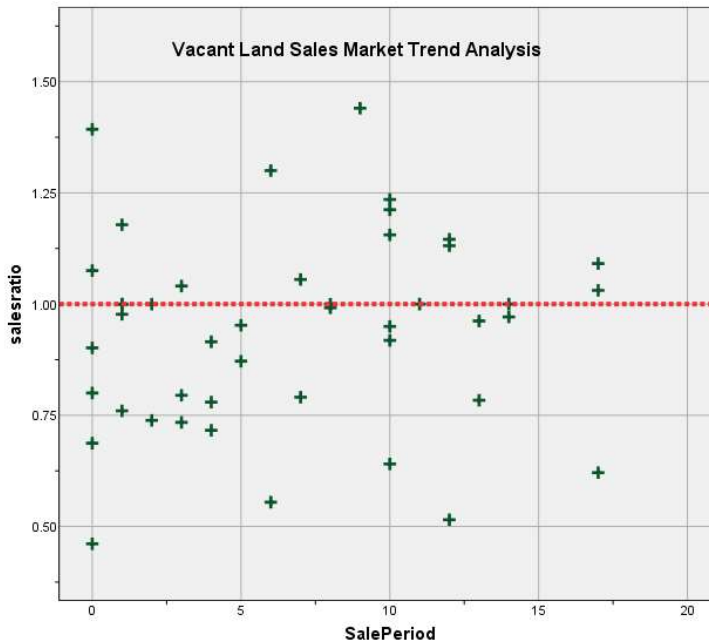
### Vacant Land Market Trend Analysis

We analyzed the sales ratios for vacant land sales, based on the time adjusted sale price (TASP) and the actual land value to determine if there was any residual time trending in the vacant land valuations. The vacant land sales were analyzed, examining the sales ratios across the 18-month sale period with the following results:

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

Model		Unstandardized Coefficients		Standardized	t	Sig.
		B	Std. Error	Coefficients Beta		
1	(Constant)	.908	.054		16.884	.000
	SalePeriod	.005	.006	.112	.739	.464

a. Dependent Variable: salesratio



The market trend analysis indicated no statistically significant trend. Based on this result, we concluded that the assessor has adequately considered market trending in their vacant land valuations.

### Sold/Unsold Analysis

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

#### Report

DIFF			
	N	Median	Mean
UNSOLD	4940	1.0000	1.2154
SOLD	44	1.0000	1.0907

#### 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	.522	Retain the null hypothesis.

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

We also stratified this analysis by subdivisions with at least 3 sales:

**Report**

DIFF	SUBDIVNO	sold	N	Median	Mean
	00061	UNSOLD	153	1.5997	1.5584
		SOLD	5	1.6001	1.8303
	00402	UNSOLD	104	.8017	.8521
		SOLD	3	.9607	1.0809
	00501	UNSOLD	311	.9695	1.0106
		SOLD	9	.8894	.8598
	00533	UNSOLD	76	.9417	.9457
		SOLD	3	.9418	.9417
	00534	UNSOLD	94	1.0378	1.0389
		SOLD	3	1.0378	1.0378

The above results indicated that sold vacant land properties were valued consistently with unsold vacant land properties for Huerfano County.

**V. CONCLUSIONS**

Based on this statistical analysis, there were no significant compliance issues concluded for Huerfano 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			Actual Coverage	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	Lower Bound			Upper Bound				
.982	.951	1.014	.968	.945	1.016	96.7%	.958	.920	.996	1.025	.133	16.7%	

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

**Vacant Land**

**Ratio Statistics for LAND BEFORE PRESENT WORTH DISCOUNT / TASP**

Mean	95% Confidence Interval for Mean		Median	95% Confidence Interval for Median			Actual Coverage	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	Lower Bound			Upper Bound				
.939	.873	1.005	.971	.872	1.000	96.4%	.915	.840	.991	1.026	.174	23.4%	

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



**Residential Median Ratio Stratification**

**Sale Price**

**Case Processing Summary**

		Count	Percent
SPRec	LT \$25K	1	0.9%
	\$25K to \$50K	9	8.4%
	\$50K to \$100K	47	43.9%
	\$100K to \$150K	18	16.8%
	\$150K to \$200K	19	17.8%
	\$200K to \$300K	10	9.3%
	\$300K to \$500K	3	2.8%
Overall		107	100.0%
Excluded		0	
Total		107	

**Ratio Statistics for CURRTOT / TASP**

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
LT \$25K	1.072	1.000	.000	.
\$25K to \$50K	1.153	.998	.100	12.4%
\$50K to \$100K	.979	1.003	.123	16.5%
\$100K to \$150K	.891	1.005	.090	11.0%
\$150K to \$200K	.939	.995	.143	17.4%
\$200K to \$300K	.880	.997	.172	21.1%
\$300K to \$500K	.979	.987	.137	20.6%
Overall	.968	1.025	.133	17.1%

**Subclass**

**Case Processing Summary**

		Count	Percent
ABSTRIMP	1212.00	85	79.4%
	1230.00	22	20.6%
Overall		107	100.0%
Excluded		0	
Total		107	

**Ratio Statistics for CURRTOT / TASP**

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
1212.00	.979	1.028	.141	18.0%
1230.00	.922	1.025	.093	12.1%
Overall	.968	1.025	.133	17.1%

## Improvement Age

### Case Processing Summary

		Count	Percent
AgeRec	Over 100	18	16.8%
	75 to 100	18	16.8%
	50 to 75	5	4.7%
	25 to 50	39	36.4%
	5 to 25	26	24.3%
	5 or Newer	1	0.9%
Overall		107	100.0%
Excluded		0	
Total		107	

### Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
Over 100	.973	1.065	.132	19.8%
75 to 100	1.004	1.029	.118	15.3%
50 to 75	.947	1.010	.163	23.4%
25 to 50	.953	1.016	.127	16.3%
5 to 25	.980	1.016	.142	17.6%
5 or Newer	.845	1.000	.000	.
Overall	.968	1.025	.133	17.1%

## Improved Area

### Case Processing Summary

		Count	Percent
ImpSFRec	LE 500 sf	1	0.9%
	500 to 1,000 sf	23	21.5%
	1,000 to 1,500 sf	33	30.8%
	1,500 to 2,000 sf	28	26.2%
	2,000 to 3,000 sf	17	15.9%
	3,000 sf or Higher	5	4.7%
Overall		107	100.0%
Excluded		0	
Total		107	

### Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
LE 500 sf	1.072	1.000	.000	.
500 to 1,000 sf	.973	1.060	.145	18.2%
1,000 to 1,500 sf	.965	1.015	.089	12.0%
1,500 to 2,000 sf	.961	1.040	.170	21.5%
2,000 to 3,000 sf	.939	1.030	.157	19.4%
3,000 sf or Higher	1.082	.995	.063	8.7%
Overall	.968	1.025	.133	17.1%



## Improvement Quality

### Case Processing Summary

		Count	Percent
QUALITY	01	1	0.9%
	02	2	1.9%
	03	40	37.4%
	04	17	15.9%
	05	1	0.9%
	06	46	43.0%
Overall		107	100.0%
Excluded		0	
Total		107	

### Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
01	1.182	1.000	.000	.
02	.984	1.011	.033	4.6%
03	1.016	1.021	.125	16.1%
04	.909	.996	.105	13.1%
05	.979	1.000	.000	.
06	.966	1.021	.146	18.6%
Overall	.968	1.025	.133	17.1%

## Improvement Condition

### Case Processing Summary

		Count	Percent
CONDITION		84	78.5%
	01	10	9.3%
	02	3	2.8%
	03	3	2.8%
	04	6	5.6%
	05	1	0.9%
Overall		107	100.0%
Excluded		0	
Total		107	

### Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
	.961	1.025	.136	17.4%
01	1.044	.987	.075	8.8%
02	.839	.997	.058	10.6%
03	1.153	1.019	.106	16.0%
04	.888	.949	.156	19.5%
05	1.182	1.000	.000	.
Overall	.968	1.025	.133	17.1%

## Vacant Land Median Ratio Stratification

### Sale Price

#### Case Processing Summary

		Count	Percent
SPRec	LT \$25K	35	77.8%
	\$25K to \$50K	9	20.0%
	\$50K to \$100K	1	2.2%
Overall		45	100.0%
Excluded		0	
Total		45	

#### Ratio Statistics for LAND BEFORE PRESENT WORTH DISCOUNT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
LT \$25K	.992	1.000	.160	21.9%
\$25K to \$50K	.872	.993	.223	28.2%
\$50K to \$100K	.901	1.000	.000	.
Overall	.971	1.026	.174	22.9%

### Subclass

#### Case Processing Summary

		Count	Percent
ABSTR LND	100.00	43	95.6%
	550.00	1	2.2%
	1112.00	1	2.2%
Overall		45	100.0%
Excluded		0	
Total		45	

#### Ratio Statistics for LAND BEFORE PRESENT WORTH DISCOUNT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
100.00	.971	1.030	.180	23.4%
550.00	1.055	1.000	.000	.
1112.00	.950	1.000	.000	.
Overall	.971	1.026	.174	22.9%