



2016

# KIT CARSON COUNTY PROPERTY ASSESSMENT STUDY

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**WILDROSE**  
APPRAISAL, INCORPORATED  
Audit Division



September 15, 2016

Mr. Mike Mauer  
Director of Research  
Colorado Legislative Council  
Room 029, State Capitol Building  
Denver, Colorado 80203

**RE: Final Report for the 2016 Colorado Property Assessment Study**

Dear Mr. Mauer:

Wildrose Appraisal Inc.-Audit Division is pleased to submit the Final Reports for the 2016 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 Kit Carson 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
Appendices.....	23

# 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.

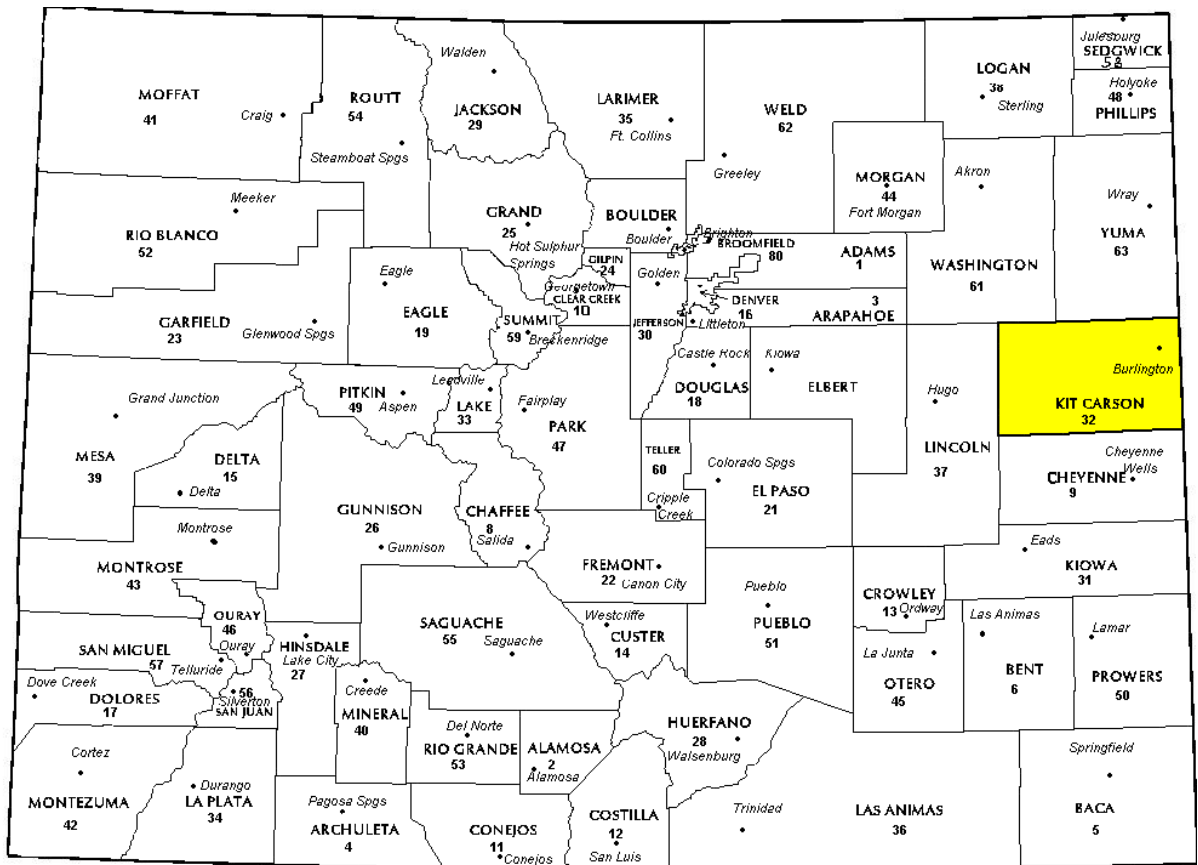
Wildrose Audit has completed the Property Assessment Study for 2016 and is pleased to report its findings for Kit Carson County in the following report.

# REGIONAL/HISTORICAL SKETCH OF KIT CARSON COUNTY

## Regional Information

Kit Carson County is located in the Eastern Plains region of Colorado. The Eastern Plains of Colorado refer to the region on the east side of the Rocky Mountain. It is east of the population centers of the Front Range,

including Baca, Bent, Cheyenne, Crowley, Elbert, Kiowa, Kit Carson, Lincoln, Logan, Morgan, Otero, Phillips, Prowers, Sedgwick, Washington, and Yuma counties.



## Historical Information

Kit Carson County had an estimated population of approximately 8,072 people with 3.8 people per square mile, according to the U.S. Census Bureau's 2014 estimated census data. This represents a -2.4 percent change from April 1, 2010 to July 1, 2014.

Kit Carson County is on the I-70 corridor in East Central Colorado at the Kansas border. It is among the State's top livestock, wheat and corn producing counties. Founded in 1889, its county seat is located in Burlington.

Founded in 1838, and at one time the western terminus for the Union Pacific Railroad, Kit Carson's location has made it a commercial trade center. With wide tracts of prairie grassland and more than 400 active oil and gas wells, it's no surprise that farming, cattle ranching and the production of oil are the area's chief industries.

Burlington was originally laid out one mile west of its present location in 1887 by a man named Lowell in anticipation of the arrival of the railroad. In addition to having the location wrong, Lowell also did not have title to the

land. When the railroad did arrive (the Chicago, Rock Island and Pacific Railroad), it built its depot at the present site of Burlington and those who had built in Old Burlington moved their building to the new townsite. Trains began running in 1888.

The county is home to the Kit Carson Museum and other notable buildings, including the old pool hall and pumphouse which are now on the National Register of Historic Places. One of the finest examples of the wooden carousels carved in America between 1885 and the 1930's is located on the county fairgrounds in Burlington. The sixth of 74 carousels manufactured by the Philadelphia Toboggan Company (PTC) between 1904 and 1933, the Kit Carson County Carousel is a three-row, stationary machine housed in a 12-sided frame building. It is the only antique carousel in America still having original paint on both the scenery panels and on the animals. PTC No.6 is the only surviving menagerie carousel made by PTC.

*(Wikipedia.org, [kitcarsoncounty.org](http://kitcarsoncounty.org) & [kitcarsoncountycarousel.com](http://kitcarsoncountycarousel.com))*

# 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 2013 and June 2014. Counties with less than 30 sales typically extended the sale period back up to 5 years prior to June 30, 2014 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 Kit Carson County are:

<b>Kit Carson 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	33	0.971	0.962	7.5	Compliant
Condominium	N/A	N/A	N/A	N/A	N/A
Single Family	132	0.974	1.050	14.9	Compliant
Vacant Land	N/A	N/A	N/A	N/A	N/A

*\*County Sales Files augmented by 12 supplemental appraisals*

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

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

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

or if there are other explanations for the observed difference.

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

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

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

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

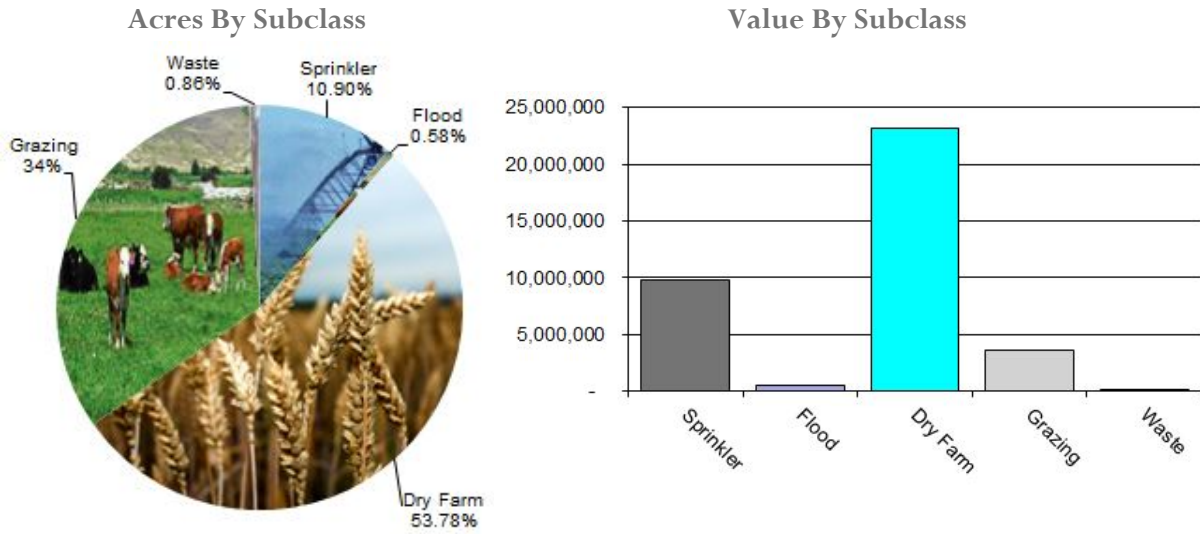
**Conclusions**

After applying the above described methodologies, it is concluded that Kit Carson 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>Kit Carson 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>
4107	Sprinkler	145,415	61.02	8,873,037	9,789,524	0.91
4117	Flood	7,752	61.02	473,017	521,875	0.91
4127	Dry Farm	717,217	29.74	21,328,757	23,217,211	0.92
4147	Grazing	451,782	7.90	3,568,879	3,568,879	1.00
4167	Waste	11,479	1.99	22,803	22,803	1.00
<b>Total/Avg</b>		<b>1,333,645</b>	<b>25.69</b>	<b>34,266,494</b>	<b>37,120,291</b>	<b>0.92</b>

### Recommendations

None

## Agricultural Outbuildings

### Methodology

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

of Property Taxation for the valuation of agricultural outbuildings.

### Recommendations

None

### Conclusions

Kit Carson County has substantially complied with the procedures provided by the Division

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## Agricultural Land Under Improvements

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### Methodology

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

### Conclusions

Kit Carson 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
- Personal Knowledge of Occupants at Assessment Date

Kit Carson 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.:

- Field Inspections
- Aerial Photography/Pictometry

Kit Carson 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 2016 for Kit Carson County. This study was conducted by checking selected sales from the master sales list for the current valuation period. Specifically WRA selected 38 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 \$500, 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**

Kit Carson County appears to be doing a good 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**

Kit Carson County has submitted a written narrative describing the economic areas that make up the county's market areas. Kit Carson 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 Kit Carson 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 2016 in Kit Carson 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 was 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**

Kit Carson 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.

Kit Carson 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

Kit Carson 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

Kit Carson 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.

Kit Carson 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.

Kit Carson County submitted their personal property written audit plan and was current for the 2016 valuation period. The number and listing of businesses audited was also submitted and was in conformance with the written audit plan. The following audit triggers were used by the county to select accounts to be audited:

- Accounts with obvious discrepancies
- New businesses filing for the first time
- Accounts with greater than 10% change
- Incomplete or inconsistent declarations
- Accounts with omitted property
- Same business type or use



- Businesses with no deletions or additions for 2 or more years
- Non-filing Accounts - Best Information Available
- Accounts close to the \$7,300 actual value exemption status
- Accounts protested with substantial disagreement

### **Conclusions**

Kit Carson 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*

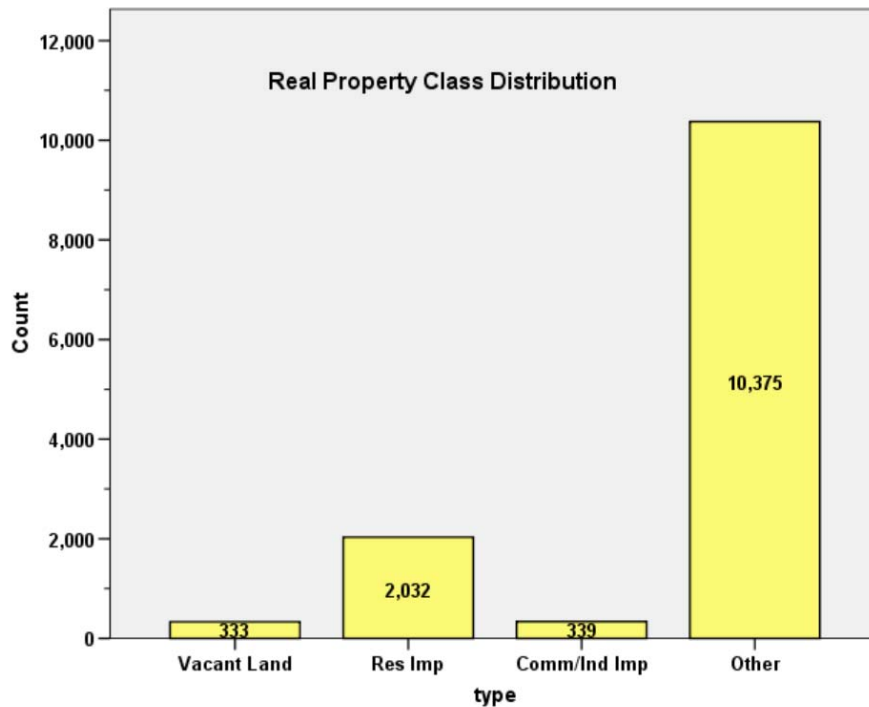
# APPENDICES



**STATISTICAL COMPLIANCE REPORT**  
**FOR KIT CARSON COUNTY**  
**2016**

**I. OVERVIEW**

Kit Carson County is an agricultural county located in eastern Colorado. The county has a total of 13,079 real property parcels, according to data submitted by the county assessor’s office in 2016. The following provides a breakdown of property classes for this county:



Based on the number of vacant land parcels in Kit Carson County, we were not required to analyze this class of property for audit compliance.

For residential improved properties, single family properties accounted 97.9% of all residential properties.

Commercial and industrial properties represented a much smaller proportion of property classes in comparison. Commercial/industrial sales accounted for 2.6% of all such properties in this county.

**II. DATA FILES**

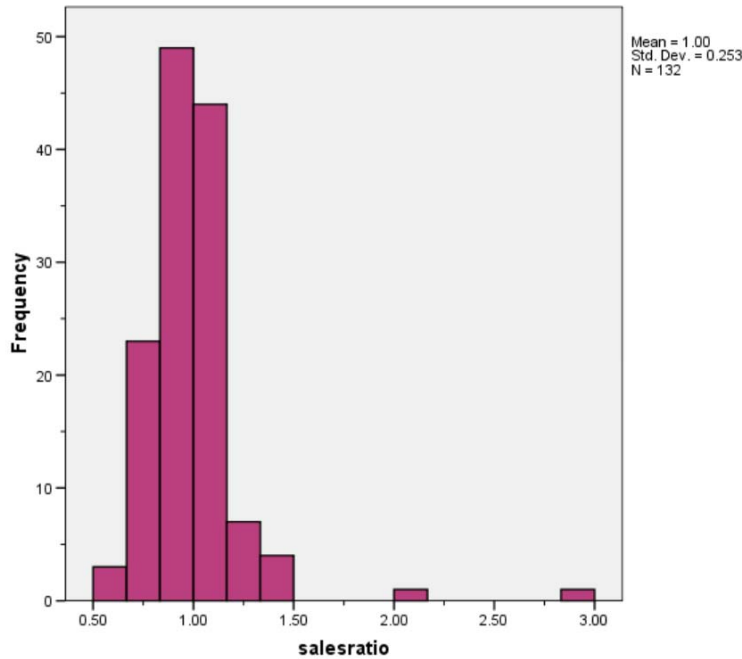
The following sales analyses were based on the requirements of the 2016 Colorado Property Assessment Study. Information was provided by the Kit Carson Assessor’s Office in April 2016. The data included all 5 property record files as specified by the Auditor.

### III. RESIDENTIAL SALES RESULTS

There were 132 **qualified residential sales** for this analysis. These sales spanned the period from July 2012 to June 2014. The sales ratio analysis resulted in the following:

Median	<b>0.974</b>
Price Related Differential	<b>1.050</b>
Coefficient of Dispersion	<b>.149</b>

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 all of these properties:





The above graphs indicate that the distribution of the sale ratios was within state mandated limits, and that there were no significant price-related differential issues. No sales were trimmed.

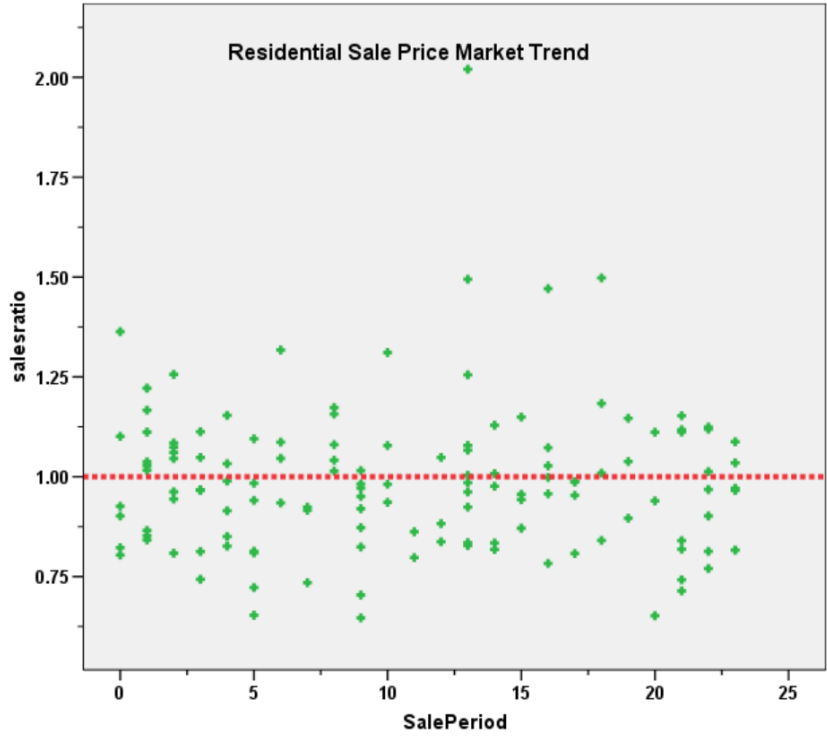
### Residential Market Trend Analysis

We next analyzed the residential dataset using the 24-month sale period, with the following results:

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

Model		Unstandardized Coefficients		Standardized Coefficients	t	Sig.
		B	Std. Error	Beta		
1	(Constant)	.986	.029		33.652	.000
	SalePeriod	.000	.002	.007	.075	.940

a. Dependent Variable: salesratio

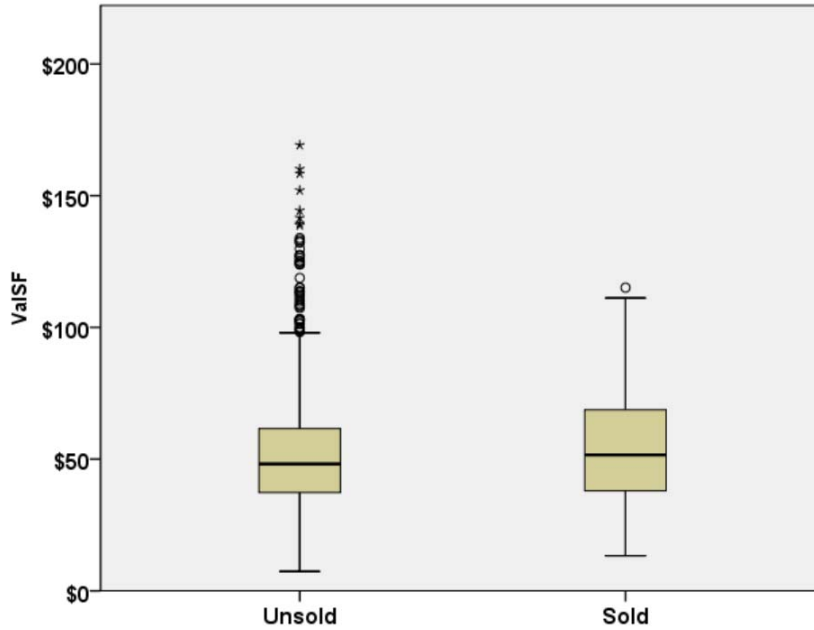


The lack of a significant sale ratio trend over the 24 month period indicates that the assessor has adequately adjusted for any market tending in their residential sale analysis.

**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 2016 between each group, as follows:

Group	No. Props	Median	Mean
Unsold	1,900	\$48	\$51
Sold	132	\$52	\$54



### Hypothesis Test Summary

	Null Hypothesis	Test	Sig.	Decision
<b>1</b>	The distribution of ValSF is the same across categories of sold.	Independent-Samples Mann-Whitney U Test	.109	Retain the null hypothesis.

Asymptotic significances are displayed. The significance level is .05.

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

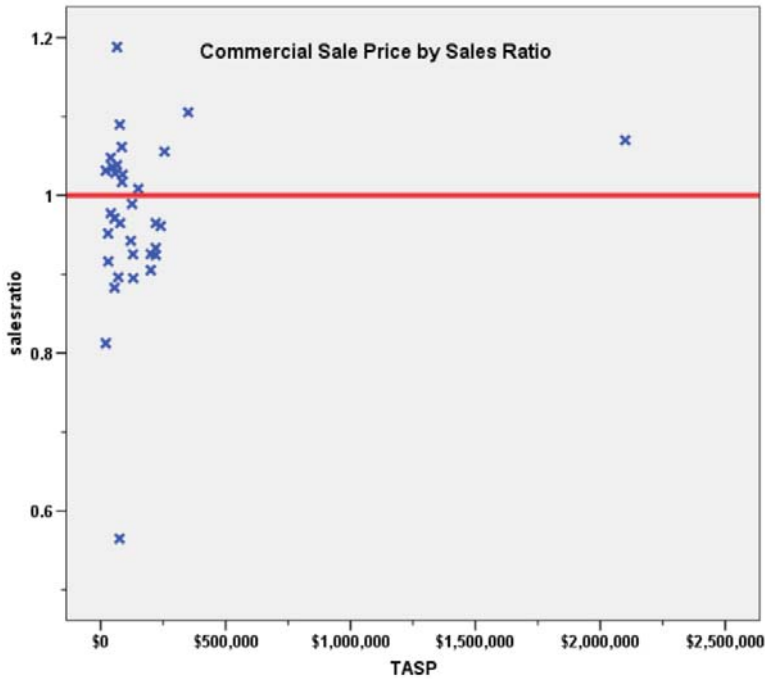
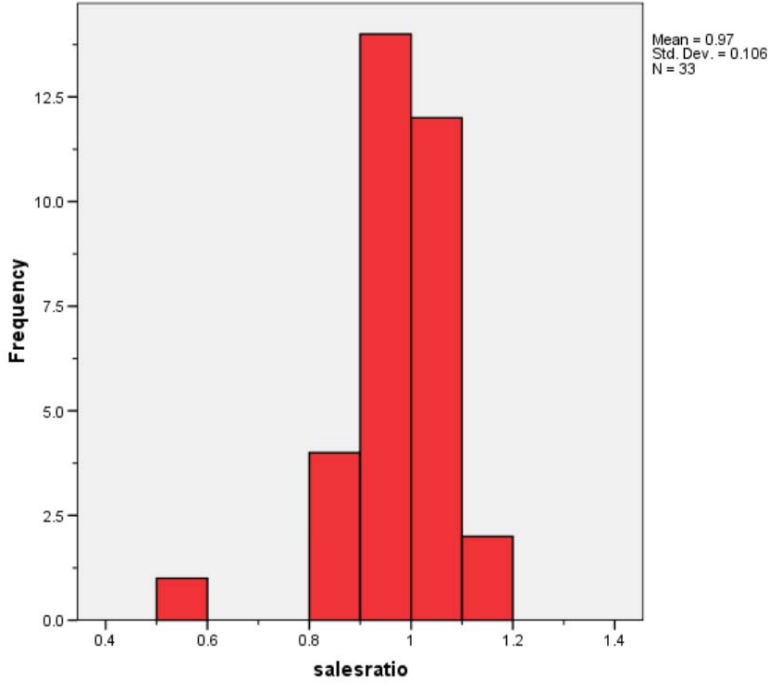
#### IV. COMMERCIAL/INDUSTRIAL SALE RESULTS

A total of 21 **valid and qualified sales** were identified in the five year period prior to June 30, 2014. Because there were fewer than 30 sales, 12 supplemental appraisals were completed to bring the property total to 33 properties for the sales ratio analysis. The market trending and sold/unsold analysis was performed using the 21 sold properties. .

The following ratio analysis was completed as follows:

Median	<b>0.971</b>
Price Related Differential	<b>0.962</b>
Coefficient of Dispersion	<b>7.5</b>

The above tables indicate that the Kit Carson County commercial/industrial sale ratios were in compliance with the SBOE standards, both overall and by relevant subclass (none in this case due to the small number of sales). The following histogram and scatter plot describe the sales ratio distribution further:



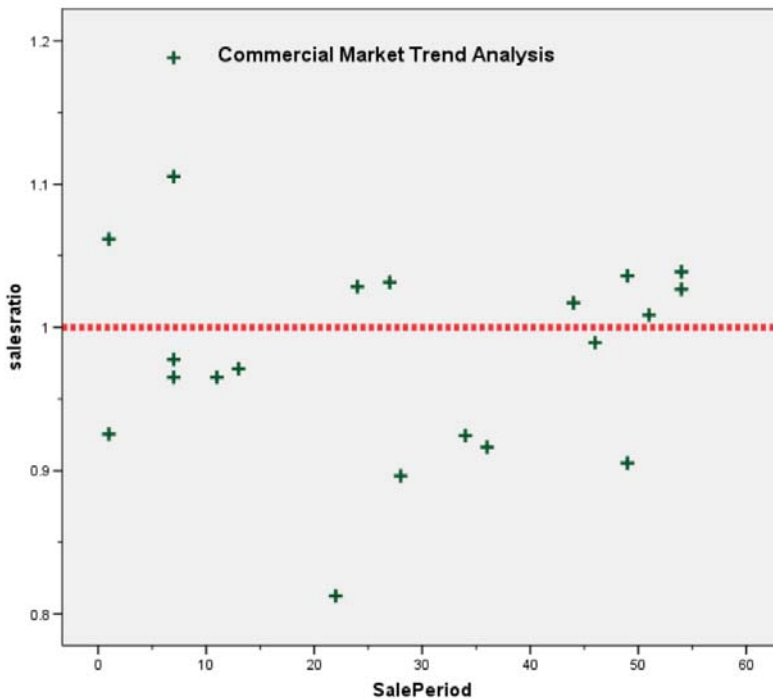
### Commercial Market Trend Analysis

The 21 sales were analyzed next to verify that the assessor properly applied market trend adjustments to the commercial sales:

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

Model		Unstandardized Coefficients		Standardized Coefficients	t	Sig.
		B	Std. Error	Beta		
1	(Constant)	1.002	.032		31.288	.000
	SalePeriod	.000	.001	-.102	-.447	.660

a. Dependent Variable: salesratio



### Sold/Unsold Analysis

We compared the median actual value per square foot between sold and unsold commercial properties to determine if the assessor was valuing each group consistently. While this is a challenge to prove in this county, given the small number of sales and the overall small number and diversity of commercial/industrial properties in general, the following results indicate that based on the median and mean actual values per square foot, both groups were valued in a consistent manner:

Group	No.	Median	Mean
Unsold	318	\$21	\$40
Sold	21	\$21	\$25

### 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	.965	Retain the null hypothesis.

Asymptotic significances are displayed. The significance level is .05.

#### V. AGRICULTURAL IMPROVEMENTS ANALYSIS

The final statistical verification concerned the assigned actual values for agricultural residential improvements. We compared the actual value per square foot rate for this group and compared it to rates assigned to residential single family improvements in Kit Carson County.

The following indicates that agricultural residential improvements were valued in a manner similar to the single family residential improvements in this county:



**Descriptives**

<u>ABSTRIMP</u>			Statistic	Std. Error
<u>ImpValSF</u>	<b>SFR</b>	Mean	\$46.12	\$.450
		95% Confidence Interval for Lower Bound	\$45.24	
	Mean	\$47.00		
	95% Confidence Interval for Upper Bound	\$47.00		
	5% Trimmed Mean	\$45.04		
	Median	\$43.44		
	Variance	402.593		
	Std. Deviation	\$20.065		
	Minimum	\$3		
	Maximum	\$163		
	Range	\$160		
	Interquartile Range	\$24		
	Skewness	1.048	.055	
	Kurtosis	2.647	.110	
<b>Ag</b>	<b>Res</b>	Mean	\$51.60	\$1.116
		95% Confidence Interval for Lower Bound	\$49.41	
	Mean	\$53.80		
	95% Confidence Interval for Upper Bound	\$53.80		
	5% Trimmed Mean	\$50.06		
	Median	\$49.90		
	Variance	818.490		
	Std. Deviation	\$28.609		
	Minimum	\$0		
	Maximum	\$426		
	Range	\$426		
	Interquartile Range	\$27		
	Skewness	4.257	.095	
	Kurtosis	47.510	.190	

**VI. CONCLUSIONS**

Based on this statistical analysis, there were no significant compliance issues concluded for Kit Carson 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
	Lower Bound	Upper Bound		Lower Bound	Upper Bound	Actual Coverage		Lower Bound	Upper Bound			Mean Centered
1.003	.959	1.046	.974	.951	1.009	95.5%	.955	.925	.985	1.050	.149	25.3%

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.

**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
	Lower Bound	Upper Bound		Lower Bound	Upper Bound	Actual Coverage		Lower Bound	Upper Bound			Mean Centered
.973	.936	1.011	.971	.933	1.028	96.5%	1.011	.960	1.062	.962	.075	10.9%

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**

Not applicable

**Residential Median Ratio Stratification**

**Sale Price**

**Case Processing Summary**

		Count	Percent
SPRec	LT \$25K	6	4.5%
	\$25K to \$50K	19	14.4%
	\$50K to \$100K	41	31.1%
	\$100K to \$150K	36	27.3%
	\$150K to \$200K	15	11.4%
	\$200K to \$300K	8	6.1%
	\$300K to \$500K	7	5.3%
Overall		132	100.0%
Excluded		0	
Total		132	

**Ratio Statistics for CURRTOT / TASP**

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation
				Median Centered
LT \$25K	1.279	1.082	.441	66.5%
\$25K to \$50K	1.016	.992	.169	21.2%
\$50K to \$100K	1.035	.985	.130	20.9%
\$100K to \$150K	.956	1.001	.087	10.8%
\$150K to \$200K	.953	1.002	.089	10.6%
\$200K to \$300K	.840	1.000	.121	15.3%
\$300K to \$500K	.896	.996	.092	12.1%
Overall	.974	1.050	.149	26.2%

**Sub Class**

**Case Processing Summary**

	Count	Percent
ABSTRIMP 1212	132	100.0%
Overall	132	100.0%
Excluded	0	
Total	132	

**Ratio Statistics for CURRTOT / TASP**

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation
				Median Centered
1212	.974	1.050	.149	26.2%
Overall	.974	1.050	.149	26.2%

Age

**Case Processing Summary**

		Count	Percent
AgeRec	Over 100	7	5.3%
	75 to 100	33	25.0%
	50 to 75	43	32.6%
	25 to 50	35	26.5%
	5 to 25	14	10.6%
Overall		132	100.0%
Excluded		0	
Total		132	

**Ratio Statistics for CURRTOT / TASP**

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation
				Median Centered
Over 100	1.016	1.051	.169	22.4%
75 to 100	.962	1.120	.281	48.1%
50 to 75	.957	1.018	.105	14.1%
25 to 50	.968	1.016	.093	11.6%
5 to 25	1.037	1.039	.079	12.7%
Overall	.974	1.050	.149	26.2%

## Improved Area

### Case Processing Summary

		Count	Percent
ImpSFRec	500 to 1,000 sf	15	11.4%
	1,000 to 1,500 sf	26	19.7%
	1,500 to 2,000 sf	32	24.2%
	2,000 to 3,000 sf	38	28.8%
	3,000 sf or Higher	21	15.9%
Overall		132	100.0%
Excluded		0	
Total		132	

### Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation
				Median Centered
500 to 1,000 sf	.818	1.134	.284	72.0%
1,000 to 1,500 sf	1.045	1.038	.125	18.5%
1,500 to 2,000 sf	1.030	1.012	.123	21.1%
2,000 to 3,000 sf	.970	1.039	.124	16.4%
3,000 sf or Higher	.915	1.009	.094	11.5%
Overall	.974	1.050	.149	26.2%

## Quality

### Case Processing Summary

		Count	Percent
QUALITY	AVERAGE	97	73.5%
	FAIR	31	23.5%
	GOOD	3	2.3%
	MINIMUM	1	.8%
Overall		132	100.0%
Excluded		0	
Total		132	

### Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation
				Median Centered
AVERAGE	.966	1.030	.124	18.0%
FAIR	1.046	1.069	.202	38.9%
GOOD	1.014	1.007	.077	14.2%
MINIMUM	.653	1.000	.000	.%
Overall	.974	1.050	.149	26.2%

**Condition**

**Case Processing Summary**

		Count	Percent
CONDITION	COND AVG	100	75.8%
	FAIR COND	25	18.9%
	GOOD COND	2	1.5%
	POOR	1	.8%
	VERY POOR	4	3.0%
Overall		132	100.0%
Excluded		0	
Total		132	

**Ratio Statistics for CURRTOT / TASP**

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation
				Median Centered
COND AVG	.962	1.023	.120	17.6%
FAIR COND	1.078	1.077	.212	40.4%
GOOD COND	.762	1.010	.062	8.8%
POOR	1.101	1.000	.000	.%
VERY POOR	.943	.978	.208	25.1%
Overall	.974	1.050	.149	26.2%



**Commercial Median Ratio Stratification**

**Sale Price**

**Case Processing Summary**

		Count	Percent
SPRec	LT \$25K	2	6.1%
	\$25K to \$50K	5	15.2%
	\$50K to \$100K	12	36.4%
	\$100K to \$150K	5	15.2%
	\$150K to \$200K	2	6.1%
	\$200K to \$300K	5	15.2%
	\$300K to \$500K	1	3.0%
	Over \$1,000K	1	3.0%
Overall		33	100.0%
Excluded		0	
Total		33	

**Ratio Statistics for CURRTOT / TASP**

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation
				Median Centered
LT \$25K	.922	1.000	.119	16.8%
\$25K to \$50K	.977	.992	.044	5.8%
\$50K to \$100K	1.022	.999	.093	15.7%
\$100K to \$150K	.943	.998	.038	5.1%
\$150K to \$200K	.916	1.000	.011	1.6%
\$200K to \$300K	.961	.997	.034	5.5%
\$300K to \$500K	1.105	1.000	.000	.%
Over \$1,000K	1.070	1.000	.000	.%
Overall	.971	.962	.075	10.9%

Sub Class

**Case Processing Summary**

		Count	Percent
ABSTRIMP	1212	1	3.0%
	2212	13	39.4%
	2215	1	3.0%
	2220	5	15.2%
	2224	1	3.0%
	2224	1	3.0%
	2225	1	3.0%
	2230	7	21.2%
	2232	1	3.0%
	2235	2	6.1%
Overall		33	100.0%
Excluded		0	
Total		33	

**Ratio Statistics for CURRTOT / TASP**

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation
				Median Centered
1212	.943	1.000	.000	.%
2212	.971	.992	.055	7.3%
2215	1.070	1.000	.000	.%
2220	1.027	1.022	.061	10.2%
2224	.926	1.000	.000	.%
2224	1.090	1.000	.000	.%
2225	.977	1.000	.000	.%
2230	.925	.978	.100	17.5%
2232	.933	1.000	.000	.%
2235	1.001	.935	.104	14.8%
Overall	.971	.962	.075	10.9%

Age

**Case Processing Summary**

		Count	Percent
AgeRec	Over 100	4	12.1%
	75 to 100	8	24.2%
	50 to 75	5	15.2%
	25 to 50	8	24.2%
	5 to 25	7	21.2%
	5 or Newer	1	3.0%
Overall		33	100.0%
Excluded		0	
Total		33	

**Ratio Statistics for CURRTOT / TASP**

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation
				Median Centered
Over 100	.991	1.014	.036	4.3%
75 to 100	1.002	.982	.065	9.1%
50 to 75	1.028	1.006	.058	8.8%
25 to 50	.921	.960	.086	16.0%
5 to 25	.965	.961	.066	9.0%
5 or Newer	.925	1.000	.000	.%
Overall	.971	.962	.075	10.9%

## Improved Area

### Case Processing Summary

		Count	Percent
ImpSFRec	LE 500 sf	1	3.0%
	500 to 1,000 sf	2	6.1%
	1,000 to 1,500 sf	1	3.0%
	1,500 to 2,000 sf	2	6.1%
	2,000 to 3,000 sf	3	9.1%
	3,000 sf or Higher	24	72.7%
Overall		33	100.0%
Excluded		0	
Total		33	

### Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation
				Median Centered
LE 500 sf	.813	1.000	.000	.%
500 to 1,000 sf	1.000	.992	.048	6.8%
1,000 to 1,500 sf	.971	1.000	.000	.%
1,500 to 2,000 sf	.929	.992	.014	2.0%
2,000 to 3,000 sf	1.017	.986	.163	31.6%
3,000 sf or Higher	.983	.973	.064	7.9%
Overall	.971	.962	.075	10.9%

## Quality

### Case Processing Summary

		Count	Percent
QUALITY	AVERAGE	29	87.9%
	FAIR	4	12.1%
Overall		33	100.0%
Excluded		0	
Total		33	

### Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation
				Median Centered
AVERAGE	.965	.956	.078	11.5%
FAIR	1.024	1.006	.010	1.2%
Overall	.971	.962	.075	10.9%

**Condition**

**Case Processing Summary**

		Count	Percent
CONDITION	ABV AVG	1	3.0%
	AVERAGE	20	60.6%
	BELOW AVG	2	6.1%
	COND AVG	2	6.1%
	FAIR	7	21.2%
	POOR	1	3.0%
Overall		33	100.0%
Excluded		0	
Total		33	

**Ratio Statistics for CURRTOT / TASP**

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation
				Median Centered
ABV AVG	.925	1.000	.000	.%
AVERAGE	.963	.947	.094	13.6%
BELOW AVG	1.002	.991	.025	3.5%
COND AVG	.957	1.006	.015	2.1%
FAIR	1.009	1.009	.041	6.3%
POOR	1.036	1.000	.000	.%
Overall	.971	.962	.075	10.9%

**Vacant Land Median Ratio Stratification**

Not applicable