



2017

# LA PLATA COUNTY PROPERTY ASSESSMENT STUDY

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



September 15, 2017

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

**RE: Final Report for the 2017 Colorado Property Assessment Study**

Dear Mr. Mauer:

Wildrose Appraisal Inc.-Audit Division is pleased to submit the Final Reports for the 2017 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 cursive script, reading "Harry J. Fuller".

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 2017 and is pleased to report its findings for La Plata County in the following report.

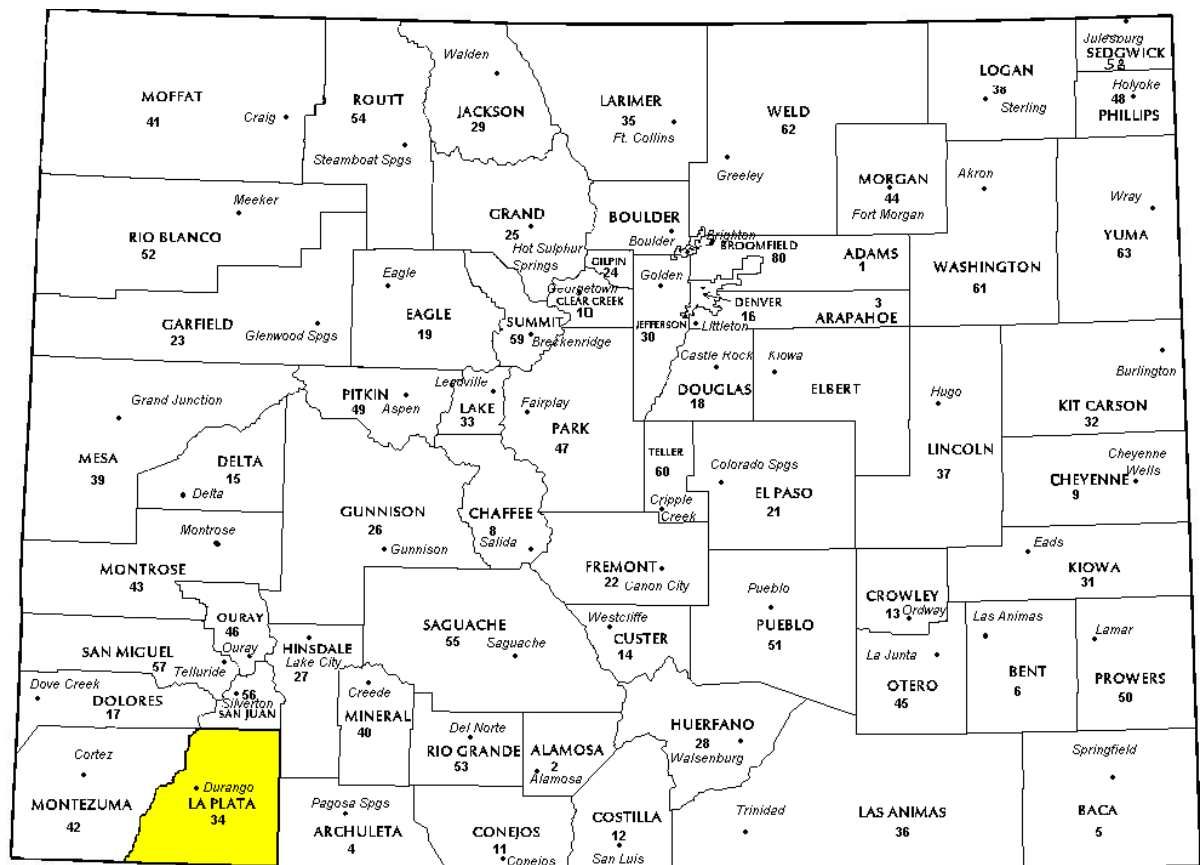


# REGIONAL/HISTORICAL SKETCH OF LA PLATA COUNTY

## Regional Information

La Plata County is located in the Western Slope region of Colorado. The Western Slope of Colorado refers to the region west of the Rocky Mountains. It includes Archuleta, Delta, Dolores, Eagle, Garfield, Grand,

Gunnison, Hinsdale, Jackson, La Plata, Mesa, Moffat, Montezuma, Montrose, Ouray, Pitkin, Rio Blanco, Routt, San Juan, San Miguel, and Summit counties.





## Historical Information

La Plata County had an estimated population of approximately 55,623 people with 32.9 people per square mile, according to the U.S. Census Bureau's 2016 estimated census data. This represents a 8.4 percent change from April 1, 2010 to July 1, 2016.

La Plata County is in the San Juan Mountains in southwestern Colorado. It is named for the Spanish word for "silver." The search for gold in the La Plata Mountains resulted in a thriving mining industry for several years. It was one of the first places to be prospected in southwestern Colorado. Some of the richest gold mines in the state were located in La Plata County, with a great quantity of ore extracted. During the mining era in La Plata Canyon, coal mining became a prosperous industry around the Hesperus and Hay Gulch areas.

Agriculture replaced mining as the principle industry, with ranching leading in the earlier years. All the mesa lands were considered open range, and numerous herds of cattle, horses and sheep grazed from the New Mexico border to the mountain area. Open range was terminated with the enactment of the Homestead law when the area became settled

by farmers and ranchers who occupied limited acreages.

The county seat is in Durango which was founded in 1880 when the Denver & Rio Grande Railroad built a track to Silverton and established Durango as the hub of its rail system to transport ore from the mountains to smelters in Durango. The Durango & Silverton Narrow Gauge Railroad now only hauls visitors to Silverton, and in 2006 will have been in continuous operation for 125 years.

Many of the original buildings constructed by Durango's pioneers are still standing and are used today in the historic districts of Main and Third Avenues.

Durango is near the Four Corners junction with New Mexico, Arizona and Utah, and is perched at 6,512 feet, nestled between red sandstone bluffs in the vast Animas River Valley. To the north lie the peaks of the San Juan and Needles Mountains, which rise to an average elevation above 10,500 feet. To the west are arid desert lands, and to the south lies the southern border of the two million acre San Juan National Forest and stark canyon country.

*([co.laplata.co.us](http://co.laplata.co.us), [www.sangres.com](http://www.sangres.com) & [durango.org](http://durango.org))*

# RATIO ANALYSIS

## Methodology

All significant classes of property were analyzed. Sales were collected for each property class over the eighteen month period from January 1, 2015 through June 20, 2016. Property classes with less than thirty sales had the sales period extended in six month increments up to an additional forty-two months. If this extended sales period did not produce the minimum thirty qualified sales, the Audit performed supplemental appraisals to reach the minimum.

Although it was required that we examine the median and coefficient of dispersion for all counties, we also calculated the weighted mean and price-related differential for each class of property. Counties were not passed or failed by these latter measures, but were counseled if there were anomalies noted during our analysis. Qualified sales were based on the

qualification code used by each county, which were typically coded as either “Q” or “C.” The ratio analysis included all sales. The data was trimmed for counties with obvious outliers using IAAO standards for data analysis. In every case, we examined the loss in data from trimming to ensure that only true outliers were excluded. Any county with a significant portion of sales excluded by this trimming method was examined further. No county was allowed to pass the audit if more than 5% of the sales were “lost” because of trimming. 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 La Plata County are:

<b>La Plata 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	95	0.992	1.006	9.8	Compliant
Condominium	N/A	N/A	N/A	N/A	N/A
Single Family	2,138	0.999	1.004	5.7	Compliant
Vacant Land	403	0.997	1.064	10.5	Compliant

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

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

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

or if there are other explanations for the observed difference.

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

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

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

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

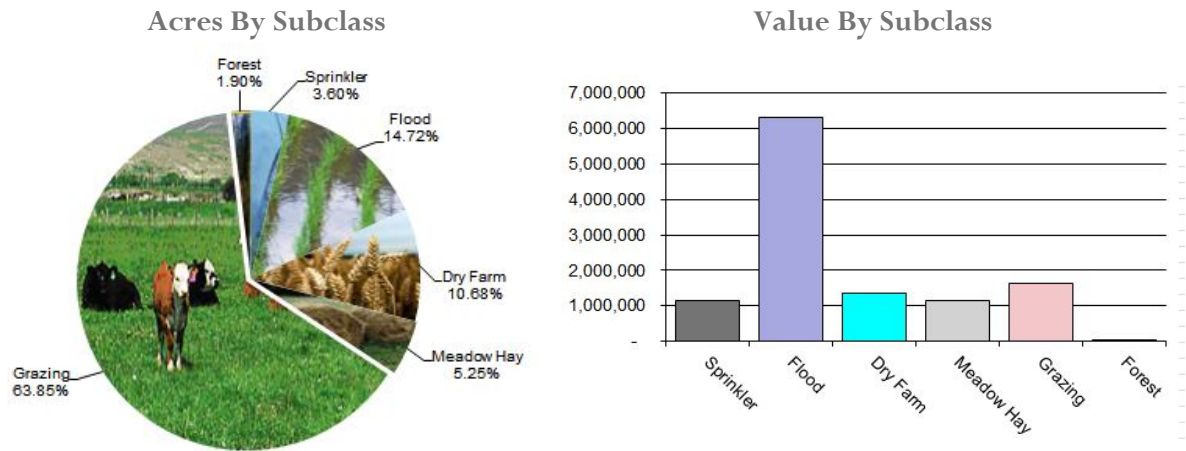
### Conclusions

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



La Plata County Agricultural Land Ratio Grid						
Abstract Code	Land Class	Number Of Acres	County Value Per Acre	County Assessed Total Value	WRA Total Value	Ratio
4107	Sprinkler	9,722	116.85	1,136,013	1,136,120	1.00
4117	Flood	39,702	159.18	6,319,619	6,496,582	0.97
4127	Dry Farm	28,802	47.05	1,355,258	1,377,256	0.98
4137	Meadow Hay	14,165	81.50	1,154,464	1,154,464	1.00
4147	Grazing	172,253	9.51	1,638,521	1,638,521	1.00
4177	Forest	5,117	10.21	52,256	52,256	1.00
Total/Avg		269,761	43.21	11,656,130	11,855,199	0.98

## 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

La Plata County has substantially 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

La Plata County has used the following methods to discover land under a residential improvement on a farm or ranch that is determined to be not integral under 39-1-102, C.R.S.:

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

- Aerial Photography/Pictometry

La Plata 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
- In-Person Interviews with Owners/Tenants
- Aerial Photography/Pictometry

La Plata 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 2017 for La Plata County. This study was conducted by checking selected sales from the master sales list for the current valuation period. Specifically WRA selected 51 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.

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



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

If 50 percent or more of the sales are qualified, the contractor has reviewed a statistically significant sample of

unqualified sales, excluding sales that were disqualified for obvious reasons.

La Plata County did not qualify for in-depth subclass analysis.

### **Conclusions**

La Plata 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**

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



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## Producing Coal Mines

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### Methodology

Under the guidelines of the Assessor's Reference Library (ARL), Volume 3, Section 6, Valuation of Producing Coal Leaseholds and Lands, the income approach is the primary method applied to find value for the valuation of coalmines. This methodology estimates annual economic royalty income based on previous year's production, then capitalizes that income to value using a Hoskold factor to

estimate the present worth of the permitted acres. The operator provides production data and the life of the leases.

### Conclusions

County has applied the correct formulas and state guidelines to coal mine valuation.

### Recommendations

None

## VACANT LAND

### **Subdivision Discounting**

Subdivisions were reviewed in 2017 in La Plata County. The review showed that subdivisions were discounted pursuant to the Colorado Revised Statutes in Article 39-1-103 (14). Discounting procedures were applied to all subdivisions where less than 80 percent of all sites were sold using the present worth method. The market approach was applied where 80 percent or more of the subdivision sites were sold. An absorption period was estimated for each subdivision that was discounted. An appropriate discount rate was

developed using the summation method. Subdivision land with structures was appraised at full market value.

### **Conclusions**

La Plata 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.

La Plata County has been reviewed for their procedures and adherence to guidelines when assessing and valuing agricultural, commercial

and ski area 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

La Plata 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

La Plata 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.

La Plata 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
- 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.

La Plata County submitted their personal property written audit plan and was current for the 2017 valuation period. The number and listing of businesses audited was also submitted and was in conformance with the written audit plan. The following audit triggers were used by the county to select accounts to be audited:

- Businesses in a selected area
- Accounts with obvious discrepancies
- New businesses filing for the first time
- Accounts with greater than 10% change
- Incomplete or inconsistent declarations
- Accounts with omitted property





- Same business type or use
- Businesses with no deletions or additions for 2 or more years
- Non-filing Accounts - Best Information Available
- Accounts close to the \$7,400 actual value exemption status
- Lowest or highest quartile of value per square foot
- Accounts protested with substantial disagreement

### **Conclusions**

La Plata 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*

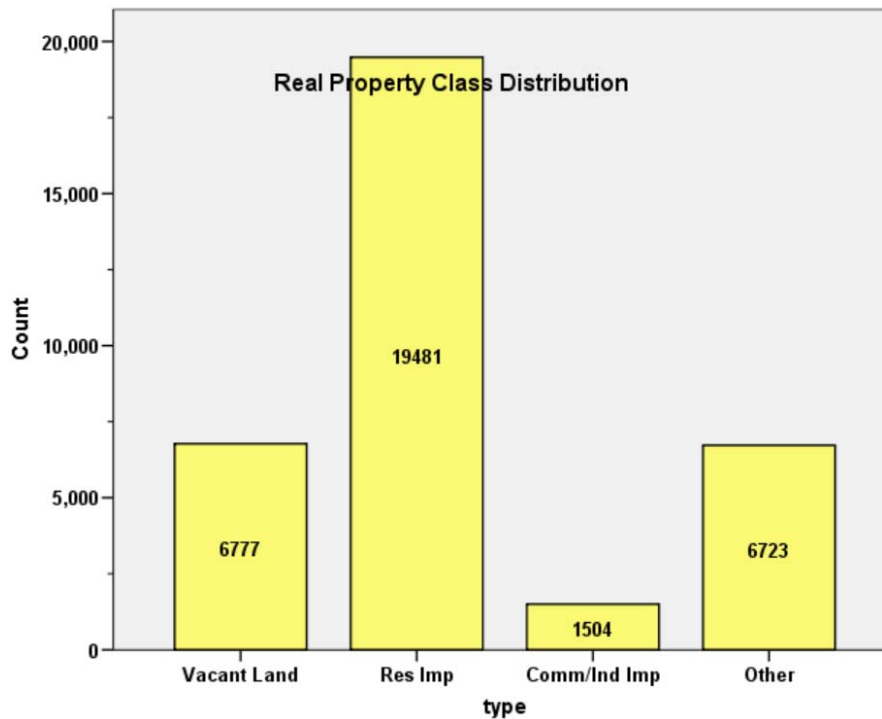
**J. Andrew Rodriguez**, *Field Analyst*

# APPENDICES

## STATISTICAL COMPLIANCE REPORT FOR LA PLATA COUNTY 2017

### I. OVERVIEW

La Plata County is located in southwestern Colorado. The county has a total of 34,154 real property parcels, according to data submitted by the county assessor's office in 2017. 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 73.5% of all vacant land parcels.

For residential improved properties, single family properties accounted for 85.2% of all residential properties.

Commercial and industrial properties represented a much smaller proportion of property classes in comparison. Commercial/industrial sales accounted for 4.4% of all such properties in this county.

## II. DATA FILES

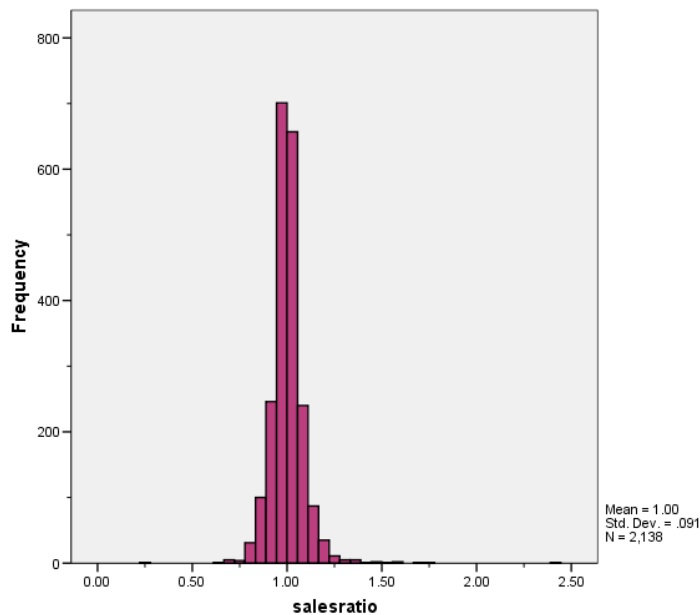
The following sales analyses were based on the requirements of the 2017 Colorado Property Assessment Study. Information was provided by the La Plata Assessor's Office in April 2017. The data included all 5 property record files as specified by the Auditor.

## III. RESIDENTIAL SALES RESULTS

There were 2,138 qualified residential sales for the 24-month period prior to June 30, 2016. The sales ratio analysis was analyzed as follows:

Median	<b>0.999</b>
Price Related Differential	<b>1.004</b>
Coefficient of Dispersion	<b>5.7</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 these properties:





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

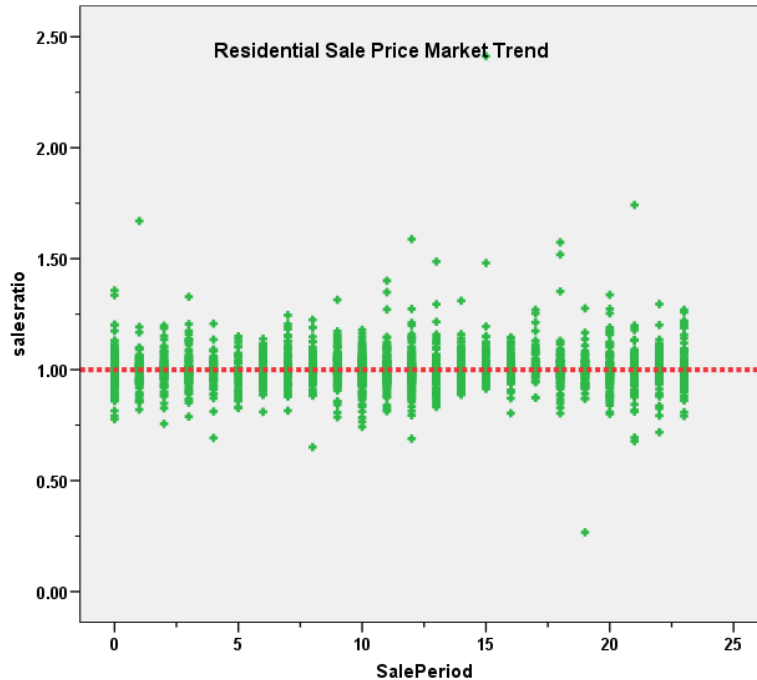
### Residential Market Trend Analysis

We next analyzed the residential dataset using the 24-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)	1.000	.004		268.750	.000
	SalePeriod	.000	.000	.022	1.004	.315

a. Dependent Variable: salesratio



The above analysis indicated that the assessor has adequately addressed market trending in the valuation of residential properties.

### Sold/Unsold Analysis

In terms of the valuation consistency between sold and unsold residential properties, we compared the median actual value per square foot for 2017 between each group, as follows:

Group	No.	Median Val SF	Mean Val SF
Unsold	17,343	\$217	\$232
Sold	2,132	\$221	\$236

### 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	.003	Reject the null hypothesis.

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



Although the difference in real terms was insignificant, we examined further the difference using the change in actual value between taxable years 2016 and 2017 for sold and unsold residential properties with the following results:

Group	No.	Median Chg Val	Mean Chg Val
Unsold	17,324	1.09	1.32
Sold	2,138	1.10	1.19

### 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	.000	Reject the null hypothesis.

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

The results were similar using this metric, with the statistically significant difference being insignificant in real terms. As a final check, we compared the actual value per square foot between sold and unsold residential properties, stratified by residential subdivisions with at least 15 sales, with the following results:

### Report

VALSF

SUBDIVNO	sold	N	Median	Mean
10	UNSOLD	442	\$290	\$301
	SOLD	31	\$269	\$297
81	UNSOLD	279	\$289	\$289
	SOLD	23	\$303	\$295
96	UNSOLD	444	\$325	\$327
	SOLD	26	\$316	\$333
99	UNSOLD	121	\$204	\$215
	SOLD	28	\$213	\$224
135	UNSOLD	172	\$160	\$167
	SOLD	27	\$174	\$176
136	UNSOLD	172	\$167	\$177
	SOLD	34	\$156	\$170
138	UNSOLD	250	\$159	\$166
	SOLD	32	\$165	\$165
259	UNSOLD	228	\$315	\$315
	SOLD	17	\$326	\$340
271	UNSOLD	194	\$299	\$302
	SOLD	24	\$298	\$298
430	UNSOLD	89	\$173	\$178
	SOLD	16	\$169	\$188
463	UNSOLD	103	\$184	\$193
	SOLD	18	\$181	\$189
1141	UNSOLD	32	\$175	\$177
	SOLD	15	\$177	\$177

1165	UNSOLD	90	\$237	\$241
	SOLD	46	\$254	\$254
1200	UNSOLD	30	\$267	\$232
	SOLD	18	\$247	\$247
Total	UNSOLD	2646	\$255	\$259
	SOLD	355	\$235	\$239

### 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	.442	Retain the null hypothesis.

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

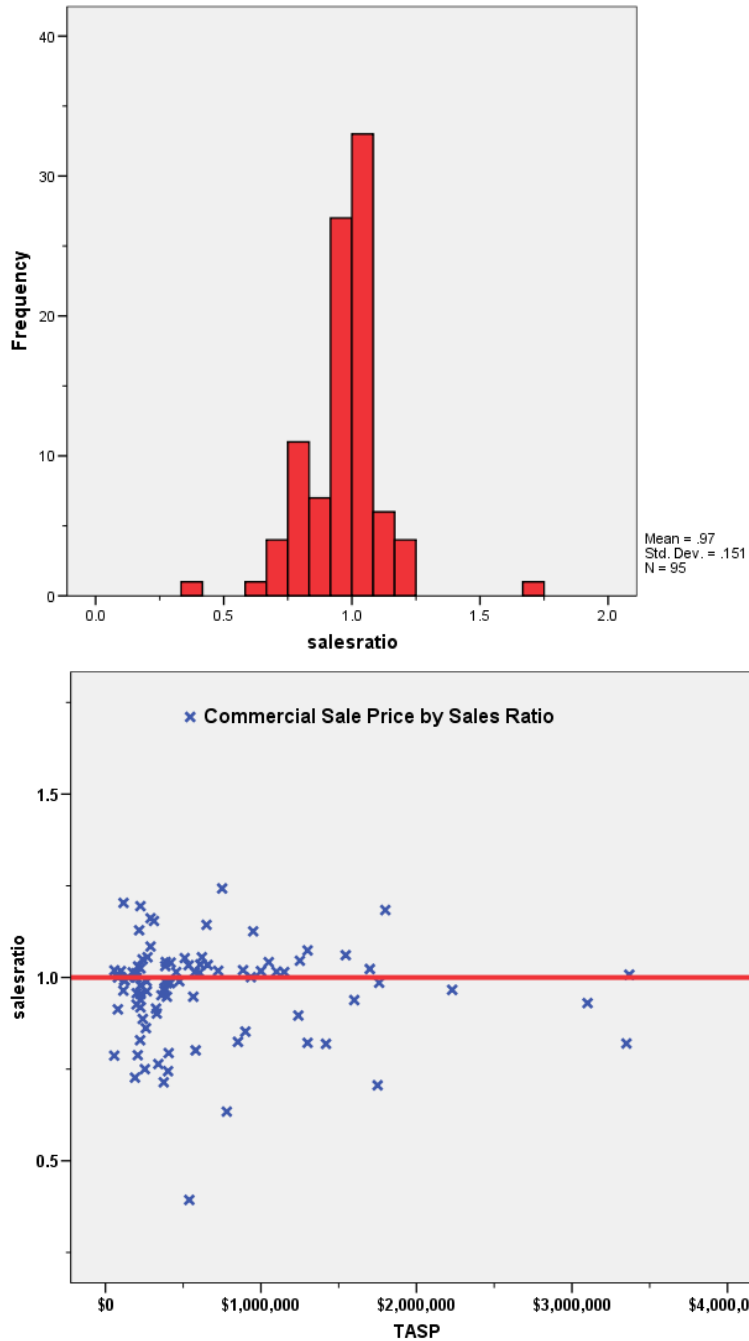
Based on the above results, we concluded that sold and unsold residential properties were valued in a consistent manner.

#### IV. COMMERCIAL/INDUSTRIAL SALE RESULTS

There were 95 qualified commercial sales for the 24-month period prior to June 30, 2016. The sales ratio analysis was analyzed as follows:

Median	<b>0.992</b>
Price Related Differential	<b>1.006</b>
Coefficient of Dispersion	<b>9.8</b>

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



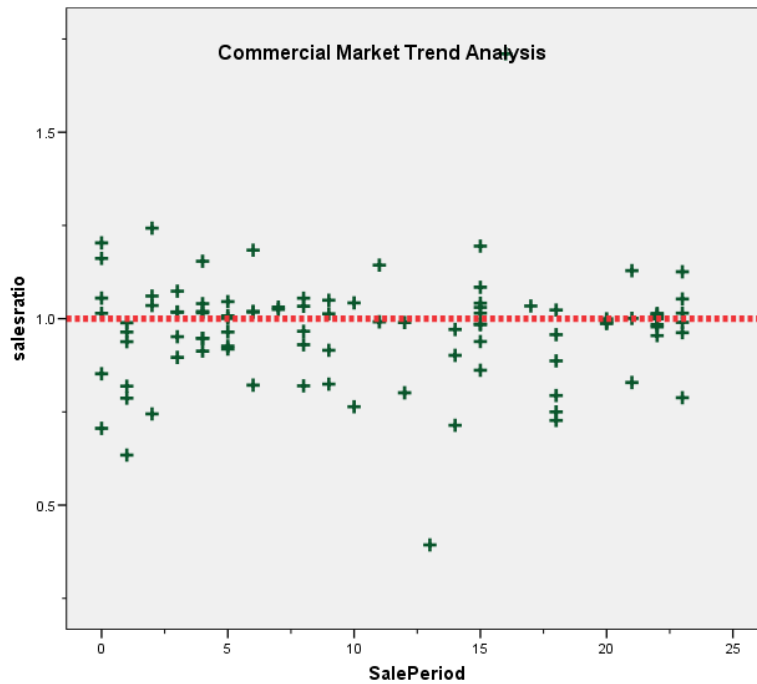
## Commercial Market Trend Analysis

The 95 commercial/industrial sales were next analyzed, examining the sales ratios across 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)	.967	.027		36.113	.000
	SalePeriod	.000	.002	.022	.211	.833

a. Dependent Variable: salesratio



The market trend results indicated no statistically significant trend, indicating that the assessor has adequately addressed the issue of market trending for commercial/industrial properties in La Plata County.

### Sold/Unsold Analysis

We compared the median 2017 value per square foot for sold and unsold commercial properties to determine if the assessor was valuing each group consistently, as follows:

Group	N	Median Val/SF	Mean Val/SF
Unsold	1,409	\$163	\$217
Sold	94	\$166	\$190

### 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	.929	Retain the null hypothesis.

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

As a final check, we stratified the value per square feet by subclass between sold and unsold properties, as follows:

### Report

VALSF

ABSTRIMP	sold	N	Median	Mean
2212.00	UNSOLD	141	\$159	\$299
	SOLD	8	\$168	\$193
2215.00	UNSOLD	62	\$141	\$201
	SOLD	3	\$113	\$192
2216.00	UNSOLD	2	\$306	\$306
		2	\$306	\$306
2220.00	UNSOLD	100	\$198	\$301
	SOLD	2	\$222	\$222
2230.00	UNSOLD	272	\$183	\$249
	SOLD	24	\$168	\$203
2245.00	UNSOLD	497	\$229	\$231
	SOLD	34	\$246	\$229
3215.00	UNSOLD	21	\$112	\$129
	SOLD	2	\$106	\$106

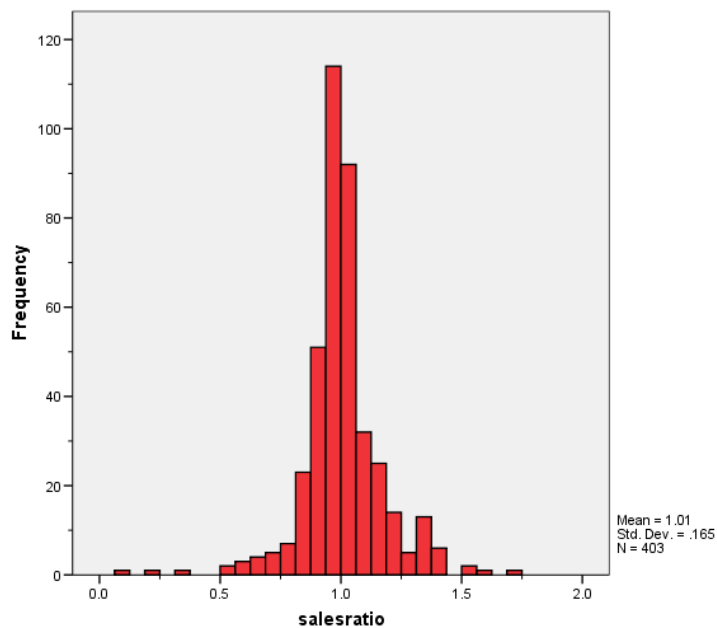
Based on these results, we concluded that the assessor was valuing sold and unsold commercial properties consistently in La Plata County.

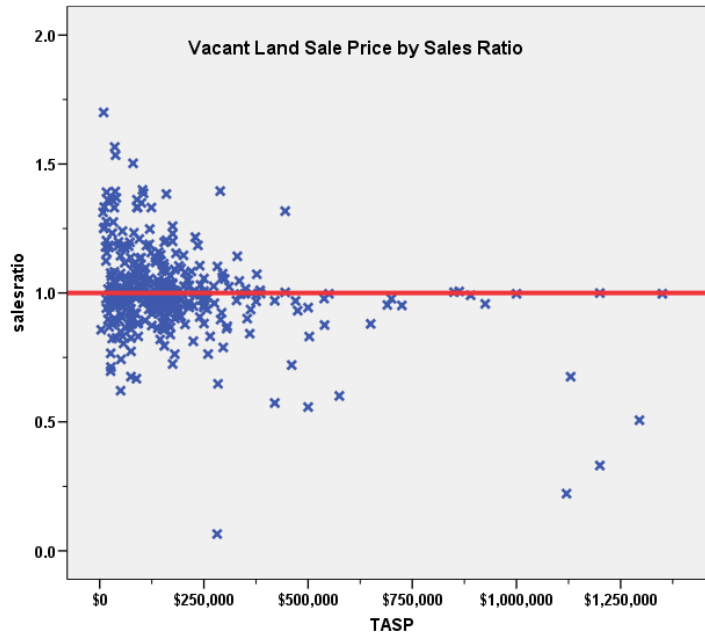
## V. VACANT LAND SALE RESULTS

There were 403 qualified vacant land sales for the 24 month period prior to June 30, 2016. The sales ratio analysis was analyzed as follows:

Median	<b>0.997</b>
Price Related Differential	<b>1.064</b>
Coefficient of Dispersion	<b>10.5</b>

The above tables indicate that the La Plata County vacant land sale ratios were in compliance with the SBOE standards. The following histogram and scatter plot describe the sales ratio distribution further:





### Vacant Land Market Trend Analysis

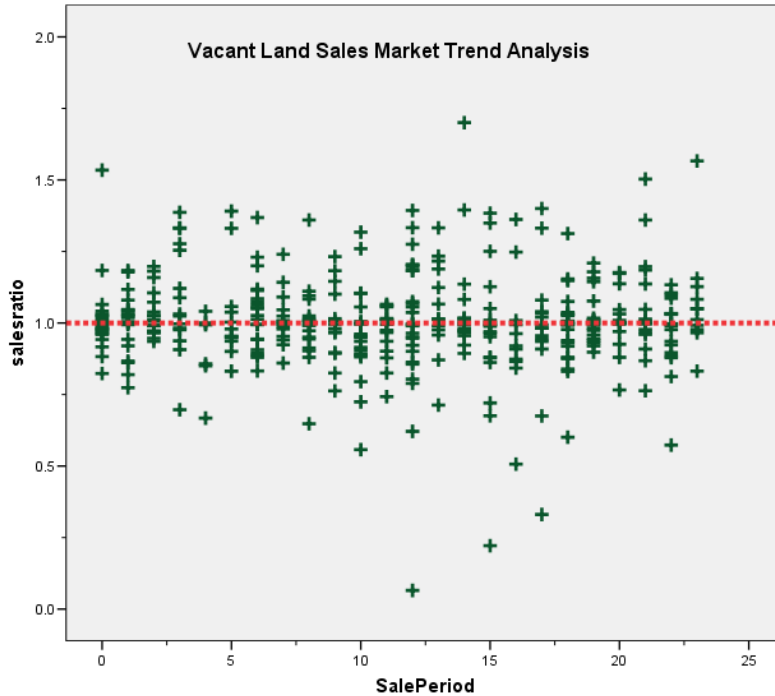
The vacant land sales were next analyzed, examining the sales ratios across the 24-month sale period with the following results:

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

Model		Unstandardized Coefficients B	Std. Error	Standardized Coefficients Beta	t	Sig.
1	(Constant)	1.012	.016		64.333	.000
	SalePeriod	-.001	.001	-.024	-.476	.634

a. Dependent Variable: salesratio





Based on the above results, we concluded that the assessor has adequately addressed market trending in the vacant land valuation.

### Sold/Unsold Analysis

We compared the median 2017 value per square foot for sold and unsold vacant land properties to determine if the assessor was valuing each group consistently, as follows:

Group	N	Median	Mean
Unsold	6,294	1.04	1.07
Sold	385	1.04	1.08

### 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	.721	Retain the null hypothesis.

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

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

## VI. 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 La Plata County. The following indicates that agricultural residential improvements were valued in a manner similar to the single family residential improvements in this county when stratified by economic area:

### Report

/variables IMPVALSF

ABSTRIMP	N	Median	Mean
1212.00	435	\$115.89	\$125.33
4277.00	1049	\$117.61	\$127.66

### Hypothesis Test Summary

	Null Hypothesis	Test	Sig.	Decision
1	The distribution of IMPVALSF is the same across categories of ABSTRIMP.	Independent-Samples Mann-Whitney U Test	.571	Retain the null hypothesis.

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

## VII. CONCLUSION

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

## **STATISTICAL ABSTRACT**

### **Residential**

**Ratio Statistics for CURRTOT / TASP**

Mean	95% Confidence Interval for Mean		Median	95% Confidence Interval for Median			Weighted Mean	95% Confidence Interval for Weighted Mean		Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Mean Centered
	Lower Bound	Upper Bound		Lower Bound	Upper Bound	Actual Coverage		Lower Bound	Upper Bound			
1.003	.999	1.007	.999	.998	1.002	95.1%	.999	.994	1.004	1.004	.057	9.0%

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

### **Commercial/Industrial**

**Ratio Statistics for CURRTOT / TASP**

Mean	95% Confidence Interval for Mean		Median	95% Confidence Interval for Median			Weighted Mean	95% Confidence Interval for Weighted Mean		Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Mean Centered
	Lower Bound	Upper Bound		Lower Bound	Upper Bound	Actual Coverage		Lower Bound	Upper Bound			
.972	.941	1.002	.992	.966	1.014	96.0%	.966	.929	1.003	1.006	.098	15.5%

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

### **Vacant Land**

**Ratio Statistics for CURRLND / TASP**

Mean	95% Confidence Interval for Mean		Median	95% Confidence Interval for Median			Weighted Mean	95% Confidence Interval for Weighted Mean		Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Mean Centered
	Lower Bound	Upper Bound		Lower Bound	Upper Bound	Actual Coverage		Lower Bound	Upper Bound			
1.006	.990	1.022	.997	.993	1.003	95.4%	.945	.905	.985	1.064	.105	16.4%

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	4	0.2%
	\$25K to \$50K	14	0.7%
	\$50K to \$100K	32	1.5%
	\$100K to \$150K	81	3.8%
	\$150K to \$200K	143	6.7%
	\$200K to \$300K	483	22.6%
	\$300K to \$500K	906	42.4%
	\$500K to \$750K	334	15.6%
	\$750K to \$1,000K	84	3.9%
	Over \$1,000K	57	2.7%
Overall		2138	100.0%
Excluded		0	
Total		2138	

#### Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
LT \$25K	.895	1.000	.000	0.0%
\$25K to \$50K	1.052	1.005	.052	6.9%
\$50K to \$100K	1.026	.998	.065	8.9%
\$100K to \$150K	1.014	1.000	.055	7.5%
\$150K to \$200K	1.001	.999	.065	9.3%
\$200K to \$300K	.998	1.000	.063	9.3%
\$300K to \$500K	1.002	1.001	.053	9.2%
\$500K to \$750K	.994	1.000	.048	8.2%
\$750K to \$1,000K	.992	1.000	.056	8.6%
Over \$1,000K	.984	.999	.079	11.0%
Overall	.999	1.004	.057	9.1%

## Subclass

### Case Processing Summary

		Count	Percent
ABSTRIMP	.00	5	0.2%
	1212.00	1795	84.0%
	1214.00	1	0.0%
	1215.00	34	1.6%
	1218.50	1	0.0%
	1220.00	4	0.2%
	1225.00	1	0.0%
	1230.00	296	13.8%
	2103.56	1	0.0%
Overall		2138	100.0%
Excluded		0	
Total		2138	

### Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
.00	.895	2.347	.140	35.1%
1212.00	.999	1.004	.059	9.3%
1214.00	.987	1.000	.000	.
1215.00	1.014	1.009	.061	12.8%
1218.50	.991	1.000	.000	.
1220.00	.995	1.030	.092	17.7%
1225.00	1.000	1.000	.000	.
1230.00	1.002	1.003	.042	5.7%
2103.56	1.127	1.000	.000	.
Overall	.999	1.004	.057	9.1%

## Age

### Case Processing Summary

		Count	Percent
AgeRec	0	5	0.2%
	Over 100	58	2.7%
	75 to 100	41	1.9%
	50 to 75	186	8.7%
	25 to 50	574	26.8%
	5 to 25	1019	47.7%
	5 or Newer	255	11.9%
Overall		2138	100.0%
Excluded		0	
Total		2138	

### Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
0	.895	2.347	.140	35.1%
Over 100	.989	1.004	.083	12.3%
75 to 100	.984	1.023	.086	14.6%
50 to 75	1.007	1.003	.066	10.6%
25 to 50	1.000	1.005	.059	10.1%
5 to 25	1.000	1.004	.053	7.8%
5 or Newer	.996	1.001	.046	7.1%
Overall	.999	1.004	.057	9.1%

### Improved Area

#### Case Processing Summary

	Count	Percent
ImpSFRec 0	5	0.2%
LE 500 sf	48	2.2%
500 to 1,000 sf	240	11.2%
1,000 to 1,500 sf	625	29.2%
1,500 to 2,000 sf	600	28.1%
2,000 to 3,000 sf	488	22.8%
3,000 sf or Higher	132	6.2%
Overall	2138	100.0%
Excluded	0	
Total	2138	

### Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
0	.895	2.347	.140	35.1%
LE 500 sf	1.012	1.008	.057	7.9%
500 to 1,000 sf	.994	1.005	.056	7.8%
1,000 to 1,500 sf	.996	1.003	.055	7.8%
1,500 to 2,000 sf	.998	1.007	.054	7.9%
2,000 to 3,000 sf	1.005	1.009	.058	10.9%
3,000 sf or Higher	1.010	1.017	.067	11.8%
Overall	.999	1.004	.057	9.1%

## Improvement Quality

### Case Processing Summary

		Count	Percent
QUALITY	1	7	0.3%
	2	71	3.3%
	3	856	40.1%
	4	225	10.5%
	5	134	6.3%
	6	64	3.0%
	7	32	1.5%
	8	18	0.8%
	9	2	0.1%
	10	1	0.0%
	33	215	10.1%
	37	200	9.4%
	45	115	5.4%
	53	37	1.7%
	57	43	2.0%
	63	21	1.0%
	65	24	1.1%
	67	25	1.2%
	71	7	0.3%
	72	9	0.4%
	74	3	0.1%
	75	7	0.3%
	77	9	0.4%
	78	4	0.2%
	79	4	0.2%
Overall		2133	100.0%
Excluded		5	
Total		2138	

### Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
1	1.001	.953	.089	11.4%
2	1.007	1.033	.069	10.1%
3	1.006	1.002	.058	8.1%
4	1.000	1.003	.053	8.3%
5	1.001	.999	.048	6.9%
6	.999	1.007	.056	9.9%
7	.968	1.012	.063	10.5%
8	.993	1.017	.058	9.0%
9	1.025	1.006	.014	2.0%
10	1.016	1.000	.000	.
33	.996	.999	.055	9.3%
37	.990	1.002	.066	14.0%
45	.996	.998	.043	6.0%
53	.990	.995	.049	6.8%
57	.996	1.003	.038	4.8%
63	.996	.996	.073	14.3%
65	.999	1.005	.037	4.7%
67	.985	1.007	.043	5.9%
71	.991	1.000	.013	1.8%
72	.993	1.031	.059	9.4%
74	1.072	1.033	.077	15.1%
75	.975	1.007	.034	5.0%
77	.999	.989	.090	12.3%
78	1.013	1.008	.073	12.8%
79	1.015	1.014	.034	4.4%
Overall	.999	1.004	.057	8.9%

### Commercial Median Ratio Stratification

#### Sale Price

#### Case Processing Summary

		Count	Percent
SPRec	\$50K to \$100K	6	6.3%
	\$100K to \$150K	5	5.3%
	\$150K to \$200K	5	5.3%
	\$200K to \$300K	20	21.1%
	\$300K to \$500K	20	21.1%
	\$500K to \$750K	14	14.7%
	\$750K to \$1,000K	7	7.4%
	Over \$1,000K	18	18.9%
Overall		95	100.0%
Excluded		0	
Total		95	



### Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
\$50K to \$100K	1.003	.991	.057	10.5%
\$100K to \$150K	.992	1.002	.050	10.8%
\$150K to \$200K	.999	1.000	.075	14.2%
\$200K to \$300K	.970	.997	.095	12.3%
\$300K to \$500K	.978	.999	.079	11.9%
\$500K to \$750K	1.034	.995	.142	26.7%
\$750K to \$1,000K	1.001	.990	.122	18.4%
Over \$1,000K	.997	1.009	.088	12.1%
Overall	.992	1.006	.098	15.3%

### Subclass

### Case Processing Summary

	Count	Percent
ABSTRIMP		
.00	1	1.1%
1548.00	1	1.1%
1712.00	2	2.1%
1713.50	1	1.1%
1716.00	2	2.1%
1721.00	1	1.1%
1975.50	1	1.1%
2071.71	1	1.1%
2212.00	8	8.4%
2213.50	1	1.1%
2215.00	3	3.2%
2220.00	2	2.1%
2230.00	24	25.3%
2231.71	1	1.1%
2235.00	10	10.5%
2245.00	34	35.8%
3215.00	2	2.1%
Overall	95	100.0%
Excluded	0	
Total	95	

### Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
.00	.964	1.000	.000	.
1548.00	.801	1.000	.000	.
1712.00	.904	1.069	.094	13.3%
1713.50	.896	1.000	.000	.
1716.00	.714	.973	.449	63.5%
1721.00	.822	1.000	.000	.
1975.50	.794	1.000	.000	.
2071.71	.987	1.000	.000	.
2212.00	1.027	1.004	.079	15.5%
2213.50	.990	1.000	.000	.
2215.00	.990	1.000	.023	3.5%
2220.00	.919	1.062	.107	15.2%
2230.00	1.007	1.010	.080	11.4%
2231.71	1.023	1.000	.000	.
2235.00	1.013	.991	.061	11.7%
2245.00	.978	.985	.099	13.0%
3215.00	1.378	1.105	.241	34.1%
Overall	.992	1.006	.098	15.3%

### Age

#### Case Processing Summary

		Count	Percent
AgeRec	0	1	1.1%
	Over 100	4	4.2%
	75 to 100	2	2.1%
	50 to 75	15	15.8%
	25 to 50	25	26.3%
	5 to 25	43	45.3%
	5 or Newer	5	5.3%
Overall		95	100.0%
Excluded		0	
Total		95	

### Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
0	.964	1.000	.000	.
Over 100	1.007	.983	.040	5.8%
75 to 100	.597	.988	.341	48.3%
50 to 75	.990	.987	.096	14.5%
25 to 50	.984	1.014	.093	12.3%
5 to 25	1.007	1.005	.099	16.1%
5 or Newer	.962	1.026	.023	3.2%
Overall	.992	1.006	.098	15.3%

## Improved Area

### Case Processing Summary

		Count	Percent
ImpSFRec	0	1	1.1%
	LE 500 sf	5	5.3%
	500 to 1,000 sf	15	15.8%
	1,000 to 1,500 sf	10	10.5%
	1,500 to 2,000 sf	9	9.5%
	2,000 to 3,000 sf	14	14.7%
	3,000 sf or Higher	41	43.2%
Overall		95	100.0%
Excluded		0	
Total		95	

### Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
0	.964	1.000	.000	.
LE 500 sf	1.000	1.033	.086	14.7%
500 to 1,000 sf	.957	1.006	.100	14.1%
1,000 to 1,500 sf	.993	.989	.090	12.0%
1,500 to 2,000 sf	1.013	.999	.087	13.5%
2,000 to 3,000 sf	1.000	1.008	.107	19.4%
3,000 sf or Higher	1.001	1.024	.095	16.3%
Overall	.992	1.006	.098	15.3%

## Improvement Quality

### Case Processing Summary

		Count	Percent
QUALITY	1	1	1.1%
	2	4	4.3%
	3	71	75.5%
	4	14	14.9%
	5	2	2.1%
	6	1	1.1%
	45	1	1.1%
Overall		94	100.0%
Excluded		1	
Total		95	

### Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
1	1.031	1.000	.000	.
2	1.007	.961	.075	13.0%
3	.990	1.003	.098	16.3%
4	1.035	1.040	.091	12.0%
5	.889	.965	.141	19.9%
6	.987	1.000	.000	.
45	.801	1.000	.000	.
Overall	.992	1.006	.098	15.4%

### Vacant Land Median Ratio Stratification

#### Sale Price

#### Case Processing Summary

		Count	Percent
SPRec	LT \$25K	26	6.5%
	\$25K to \$50K	52	12.9%
	\$50K to \$100K	86	21.3%
	\$100K to \$150K	75	18.6%
	\$150K to \$200K	71	17.6%
	\$200K to \$300K	47	11.7%
	\$300K to \$500K	26	6.5%
	\$500K to \$750K	9	2.2%
	\$750K to \$1,000K	5	1.2%
	Over \$1,000K	6	1.5%
Overall		403	100.0%
Excluded		0	
Total		403	

### Ratio Statistics for CURRLND / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
LT \$25K	1.166	1.023	.136	17.3%
\$25K to \$50K	1.000	.999	.132	19.5%
\$50K to \$100K	1.006	.994	.105	14.9%
\$100K to \$150K	.997	1.003	.073	11.2%
\$150K to \$200K	.999	1.001	.076	11.0%
\$200K to \$300K	.993	1.005	.105	18.4%
\$300K to \$500K	.970	1.007	.101	16.1%
\$500K to \$750K	.952	.995	.084	14.5%
\$750K to \$1,000K	.997	1.000	.012	2.0%
Over \$1,000K	.591	.984	.455	56.1%
Overall	.997	1.064	.105	16.6%

## Subclass

### Case Processing Summary

		Count	Percent
ABSTR LND	100.00	196	48.6%
	200.00	8	2.0%
	520.00	7	1.7%
	530.00	4	1.0%
	540.00	12	3.0%
	550.00	10	2.5%
	1112.00	147	36.5%
	1115.00	2	0.5%
	1120.00	1	0.2%
	1125.00	2	0.5%
	1135.00	10	2.5%
	2112.00	1	0.2%
	2115.00	1	0.2%
	2130.00	2	0.5%
Overall		403	100.0%
Excluded		0	
Total		403	

### Ratio Statistics for CURRLND / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
100.00	.999	1.098	.110	17.1%
200.00	.997	1.033	.080	16.2%
520.00	1.010	1.042	.061	9.1%
530.00	.983	.994	.042	6.2%
540.00	.996	.996	.100	15.2%
550.00	1.000	1.031	.089	13.6%
1112.00	.991	1.052	.098	14.4%
1115.00	.945	1.057	.192	27.2%
1120.00	.893	1.000	.000	.
1125.00	.983	.995	.014	2.0%
1135.00	1.054	1.023	.140	23.0%
2112.00	.065	1.000	.000	.
2115.00	1.000	1.000	.000	.
2130.00	.974	1.018	.023	3.3%
Overall	.997	1.064	.105	16.6%