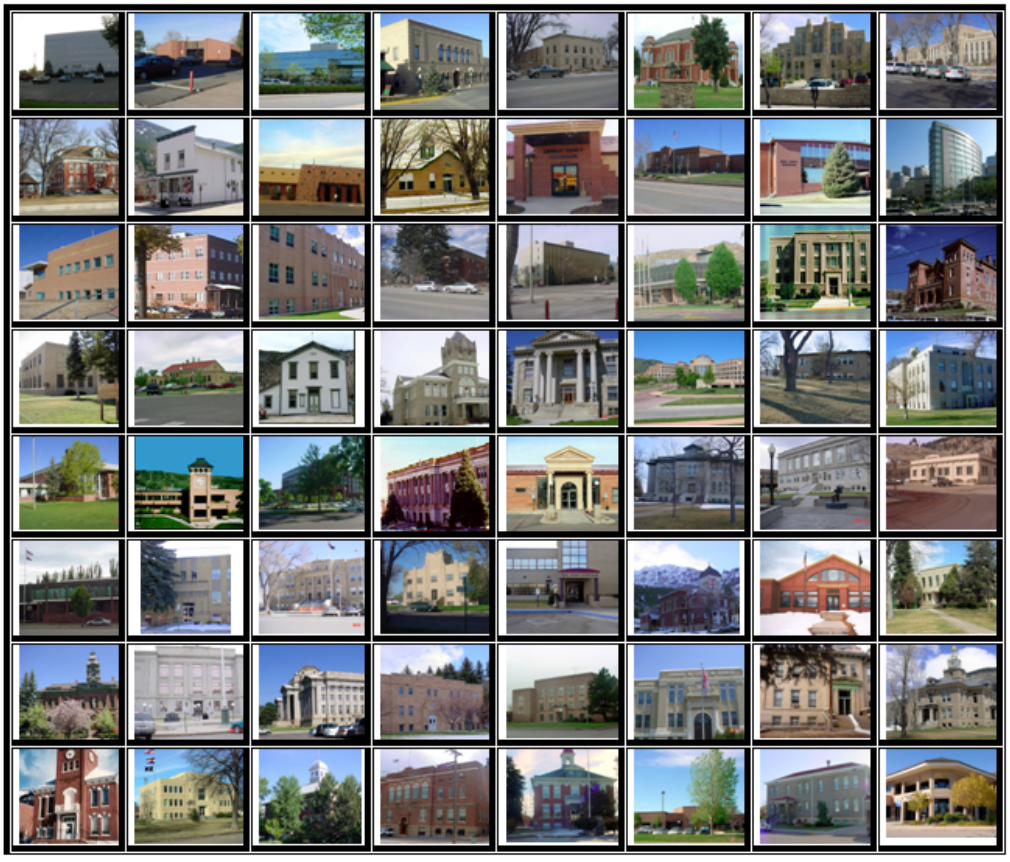
2010
LAKE COUNTY
PROPERTY ASSESSMENT
STUDY



WILDROSE
APPRAISAL, INCORPORATED
Audit Division

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September 15, 2010

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

RE: Final Report for the 2010 Colorado Property Assessment Study

Dear Mr. Mauer:

Wildrose Appraisal Inc.-Audit Division is pleased to submit the Final Reports for the 2010 Colorado Property Assessment Study.

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

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

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

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

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

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INTRODUCTION

Colorado

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

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

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

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

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

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

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

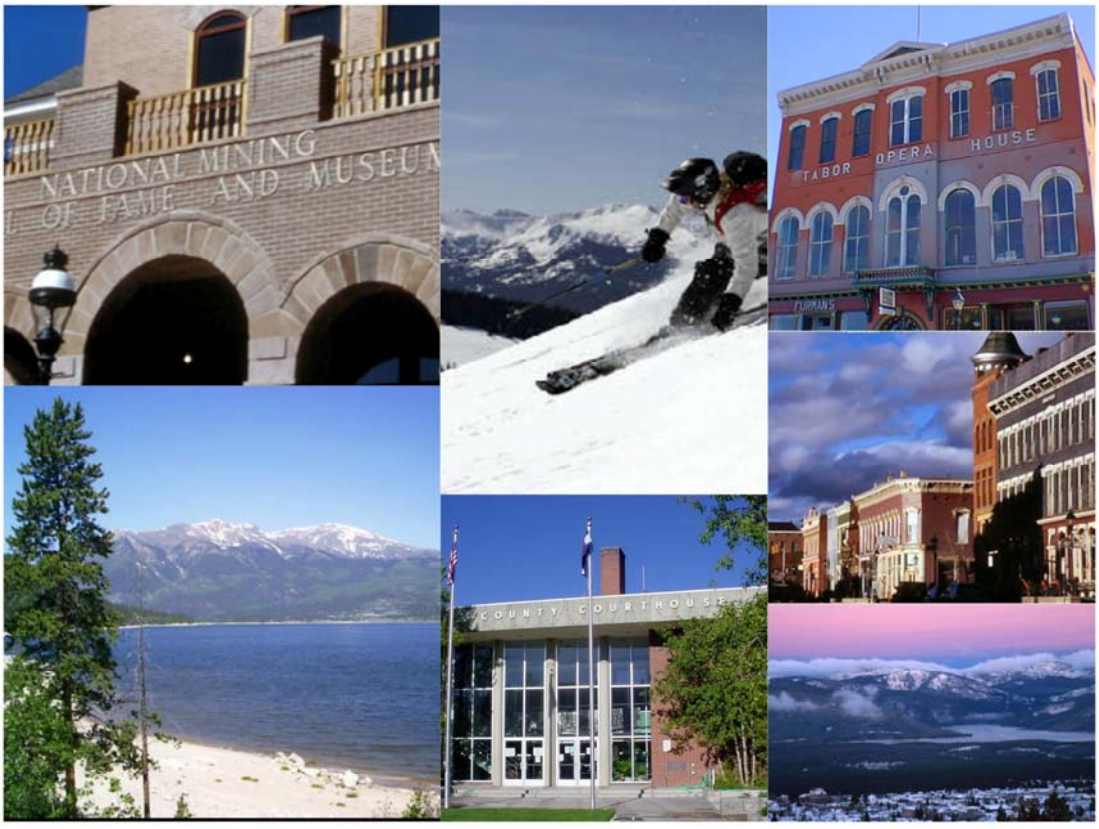
Statistical analysis is performed on vacant land, residential properties, commercial industrial properties, agricultural land, and personal property. The statistical study results are compared with State Board of Equalization compliance requirements and the manuals published by the State Property Tax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

Wildrose Audit has completed the Property Assessment Study for 2010 and is pleased to report its findings for Lake County in the following report.

REGIONAL / HISTORICAL SKETCH OF LAKE COUNTY

Regional Information

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



Historical Information

Lake County has a population of approximately 8,046 people with 20.7 people per square mile, according to the U.S. Census Bureau's 2009 estimated population data.

Lake County was one of the original 17 counties created by the Colorado legislature on November 1, 1861. As originally defined, Lake County included a large portion of western Colorado to the south and west of its present boundaries. It was named for the Twin Lakes in the area.

Lake County slowly lost territory over the succeeding decades, losing to Saguache County in 1866, Hinsdale County in 1874, La Plata County in 1874, San Juan County in 1876 and to Ouray and Gunnison counties in 1877.

With its many reductions in size, Lake County's designated county seat also changed multiple times within just a few years, residing successively in Oro City (from 1861), Lourette (from 1863), Dayton (from 1866), and Granite (from 1868).

By 1878, Lake County had been reduced to an area including only present-day Lake and Chaffee counties. On February 8, 1879, the Colorado legislature renamed Lake County as Carbonate County, although this designation name only lasted for two days, until Chaffee County was split off from Carbonate's southern section on February 10 and the remaining northern portion was redesignated Lake County with its current county seat of Leadville.

Leadville sits in a high mountain valley surrounded by snow-capped peaks. It is North America's highest incorporated city at a lofty perch of 10,430 feet. With 310 days of sunshine each year and summer temperatures seldom over 80 degrees, Leadville, Twin Lakes, and Lake County have been a mountain retreat for over 100 years. The local ski area, Ski Cooper, is the place where the men of the 10th Mountain Division trained. Also located in Leadville is the National Mining Hall of Fame & Museum which is the only federally-chartered non-profit national mining museum.
(Wikipedia.org, mininghalloffame.org, Lakecountyco.com & leadville.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 2007 and June 2008. Counties with less than 30 sales typically extended the sale period back up to 5 years prior to June 30, 2008 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 Lake County are:

Lake County Ratio Grid					
Property Class	Number of Qualified Sales	Unweighted Median Ratio	Price Related Differential	Coefficient of Dispersion	Time Trend Analysis
*Commercial/Industrial	N/A	N/A	N/A	N/A	N/A
Condominium	N/A	N/A	N/A	N/A	N/A
Single Family	186	0.956	1.006	15.7	Compliant
Vacant Land	81	1.000	1.023	17.2	Compliant

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

After applying the above described methodologies, it is concluded from the sales ratios that Lake County is in compliance with SBOE, DPT, and Colorado State Statute valuation guidelines.

Recommendations

None

Random Deed Analysis

An additional analysis was performed as part of the Ratio Analysis. Ten randomly selected deeds with documentary fees were obtained from the Clerk and Recorder. These deeds were for sales that occurred from January 1, 2007 through June 30, 2008. These sales were then checked for inclusion on the Assessor's qualified or unqualified database.

Conclusions

After comparing the list of randomly selected deeds with the Assessor's database, Lake County has accurately transferred sales data from the recorded deeds to the qualified or unqualified database.

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 methodology 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 Lake County has complied with the statutory requirements to analyze the effects of time on value in their county. Lake 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

Lake 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.

All qualified residential and commercial class properties were examined using the unit value method, where the actual value per square foot was compared between sold and unsold properties. A class was considered qualified if it met the criteria for the ratio analysis. The median value per square foot for both groups was compared from an appraisal and statistical perspective. If no significant difference was indicated, then we concluded that no further testing was warranted and that the county was in compliance in terms of sold/unsold consistency.

If either residential or commercial differences were significant using the unit value method, or if data limitations made the comparison invalid, then the next step was to perform a ratio analysis comparing the 2009 and 2010 actual values for each qualified class of property. All qualified vacant land classes were tested using this method. The sale property ratios were arrayed using a range of 0.8 to 1.5, which theoretically excluded changes between years that were due to other unrelated changes in the property. These ratios were also stratified at the appropriate level of analysis. Once the percent change was determined for each appropriate class and sub-class, the next step was to select the unsold sample. This sample was at least 1% of the total population of unsold properties and excluded any sale properties. The unsold sample was filtered based on the attributes of the sold dataset to closely correlate both groups. The ratio analysis was then performed on the unsold properties and stratified. The median and mean ratio distribution was then compared between the sold and unsold group. A non-parametric test such as the Mann-Whitney test for differences between independent samples was undertaken to determine whether any observed differential was significant. If this test determined that the unsold properties were treated in a manner similar to the sold properties, it was concluded that no further testing was warranted and that the county was in compliance.

If a class or sub-class of property was determined to be significantly different by this method, the final step was to perform a multi-variate mass appraisal model that developed ratio statistics from the sold properties that were then applied to the unsold sample. This test compared the measures of central tendency and confidence intervals for the sold properties with the unsold property sample. If this comparison was also determined to be significantly different, then the conclusion was that the county had treated the unsold properties in a different manner than sold properties.

These tests were supported by both tabular and chart presentations, along with saved sold and unsold sample files.

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

Conclusions

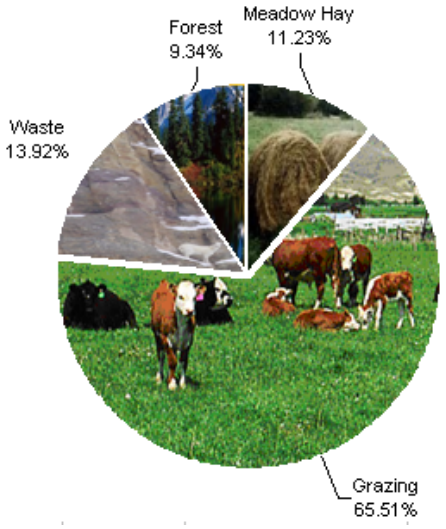
After applying the above described methodologies, it is concluded that Lake County is reasonably treating its sold and unsold properties in the same manner.

Recommendations

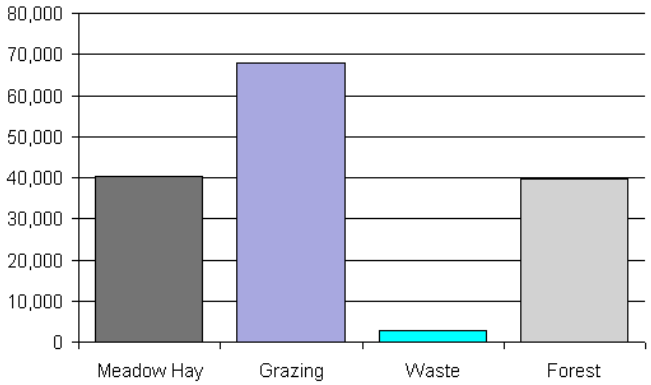
None

AGRICULTURAL LAND STUDY

Acres By Subclass



Value By Subclass



Agricultural Land

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

Conclusions

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

Lake County Agricultural Land Ratio Grid						
Abstract Code	Land Class	Number Of Acres	County Value Per Acre	County Assessed Total Value	WRA Total Value	Ratio
4137	Meadow Hay	1,404	29.00	40,346	40,346	1.00
4147	Grazing	8,190	8.00	68,052	68,052	1.00
4177	Forest	1,167	34.00	39,570	39,570	1.00
4167	Waste	1,740	2.00	2,810	2,810	1.00
Total/Avg		**12,501**	**12.00**	**150,778**	**150,778**	**1.00**

Recommendations

None

Agricultural Outbuildings

Methodology

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

Conclusions

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

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 2010 for Lake County. This study was conducted by checking selected sales from the master sales list for the Jan 1, 2007 - June 30, 2008 valuation period. Specifically WRA selected 30 sales listed as unqualified.

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

Conclusions

Lake County appears to be doing an excellent 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

Lake County has submitted a written narrative describing the economic areas that make up the county's market areas. Lake 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 Lake County has adequately identified homogeneous economic areas comprised of smaller neighborhoods. Each economic area defined is equally subject to a set of economic forces that impact the value of the properties within that geographic area and this has been adequately addressed. Each economic area defined adequately delineates an area that will give "similar values for similar properties in similar areas."

Recommendations

None

NATURAL RESOURCES

Earth and Stone Products

Methodology

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

Conclusions

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

Recommendations

None

VACANT LAND

Subdivision Discounting

Subdivisions were reviewed in 2010 in Lake 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

Lake 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.

Lake 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

Lake 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

Lake 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.

Lake 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
- 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
- City of Leadville and Lake County Building Dept.

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.

Lake County submitted their personal property written audit plan and was current for the 2010 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
- Non-filing Accounts - Best Information Available

- Accounts protested with substantial disagreement

Conclusions

Lake 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/Field Analyst*

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

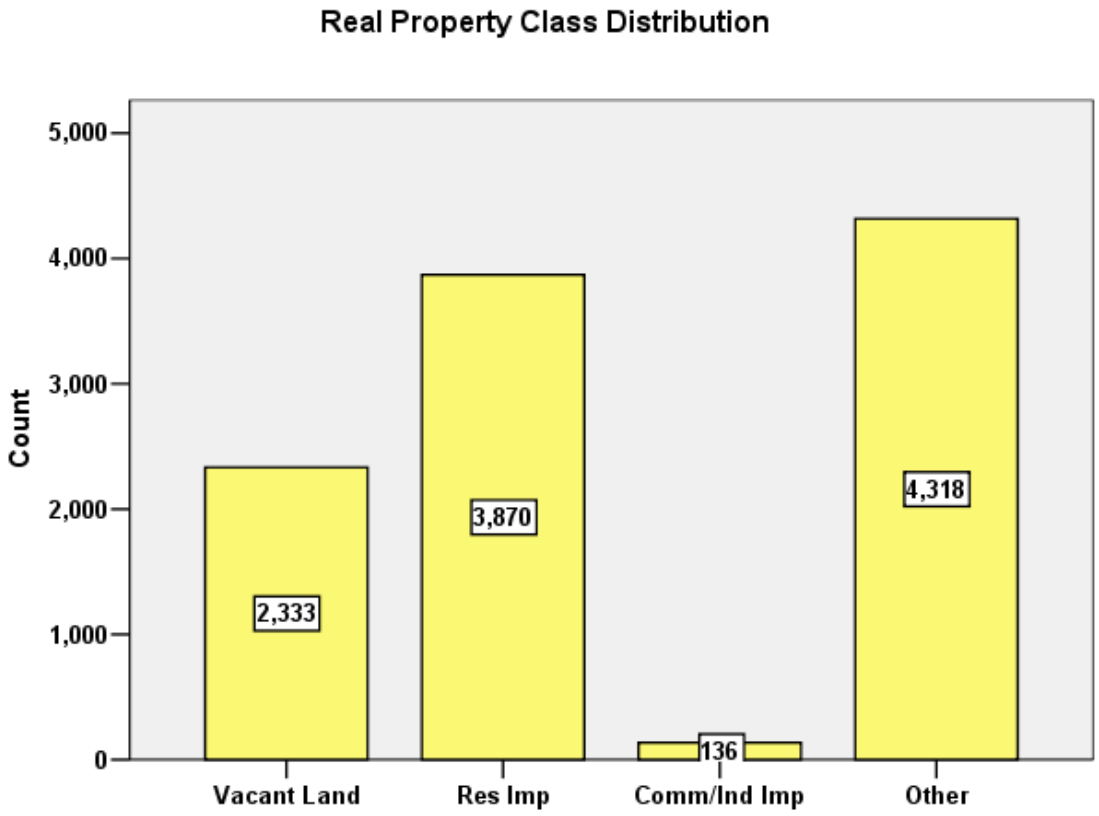
J. Andrew Rodriguez, *Field Analyst*

APPENDICES

STATISTICAL RESULTS
FOR LAKE COUNTY
2010

I. OVERVIEW

Lake County is located in the central mountain region of Colorado. The county has a total of 10,657 real property parcels, according to data submitted by the county assessor's office in 2010. 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 63% of all vacant land parcels.

For residential improved properties, single family properties accounted for 80% of all residential properties.

Commercial and industrial properties represented a much smaller proportion of property classes in comparison. Commercial/industrial properties accounted for 1% of all such properties in this county.

II. DATA FILES

The following sales analyses were based on the requirements of the 2010 Colorado Property Assessment Study. Information was provided by the Lake Assessor's Office in April 2010. The data included all 5 property record files as specified by the Auditor.

Please note that we only included qualified and confirmed sales in this analysis, coded as a "C". Qualified sales not confirmed (coded as a "Q") were not included in this analysis.

III. RESIDENTIAL SALES RESULTS

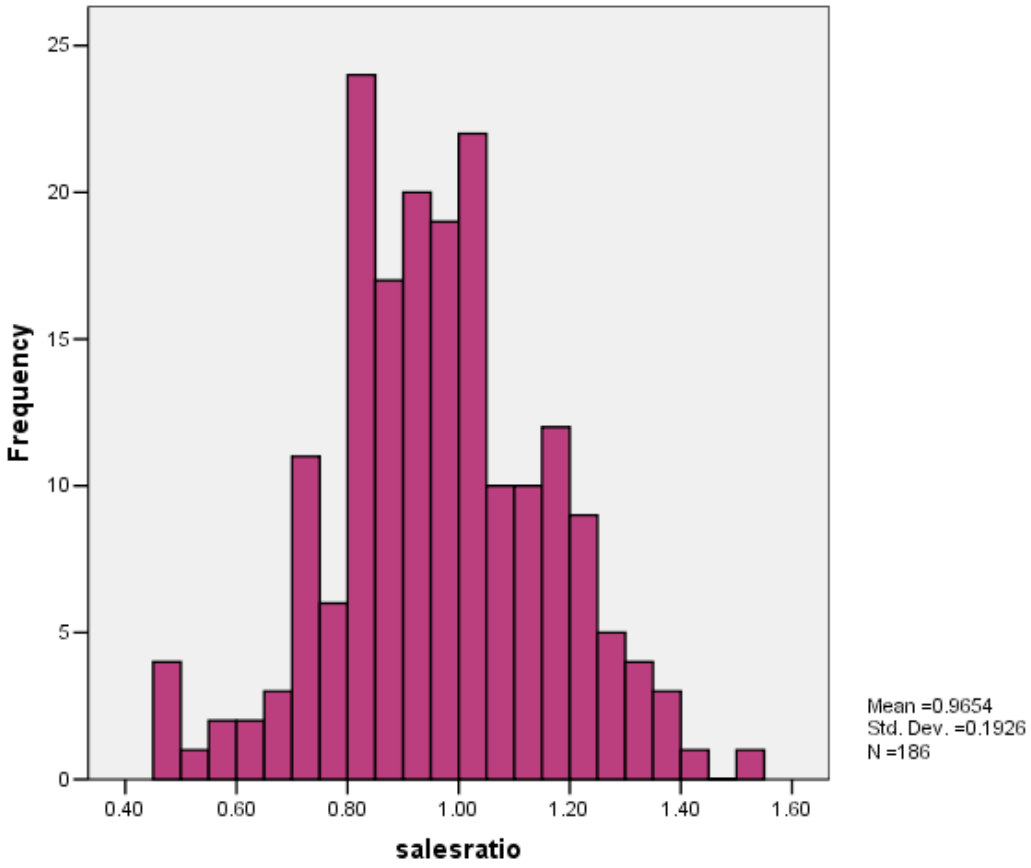
The following steps were taken to analyze the residential sales:

1. All sales	20,235
2. Qualified sales	294
3. Select improved sales	207
4. Select residential sales only	188
5. Exclude two extreme sale ratios	186

The sales ratio analysis was analyzed as follows:

Median	**0.956**
Price Related Differential	**1.006**
Coefficient of Dispersion	**.157**

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:


Frequency
25
20
15
10
5
0
0.40
0.60
0.80
1.00
1.20
1.40
1.60
salesratio
Mean =0.9654
Std. Dev. =0.1926
N =186

The above graphs indicate that the distribution of the sale ratios was within state mandated limits.

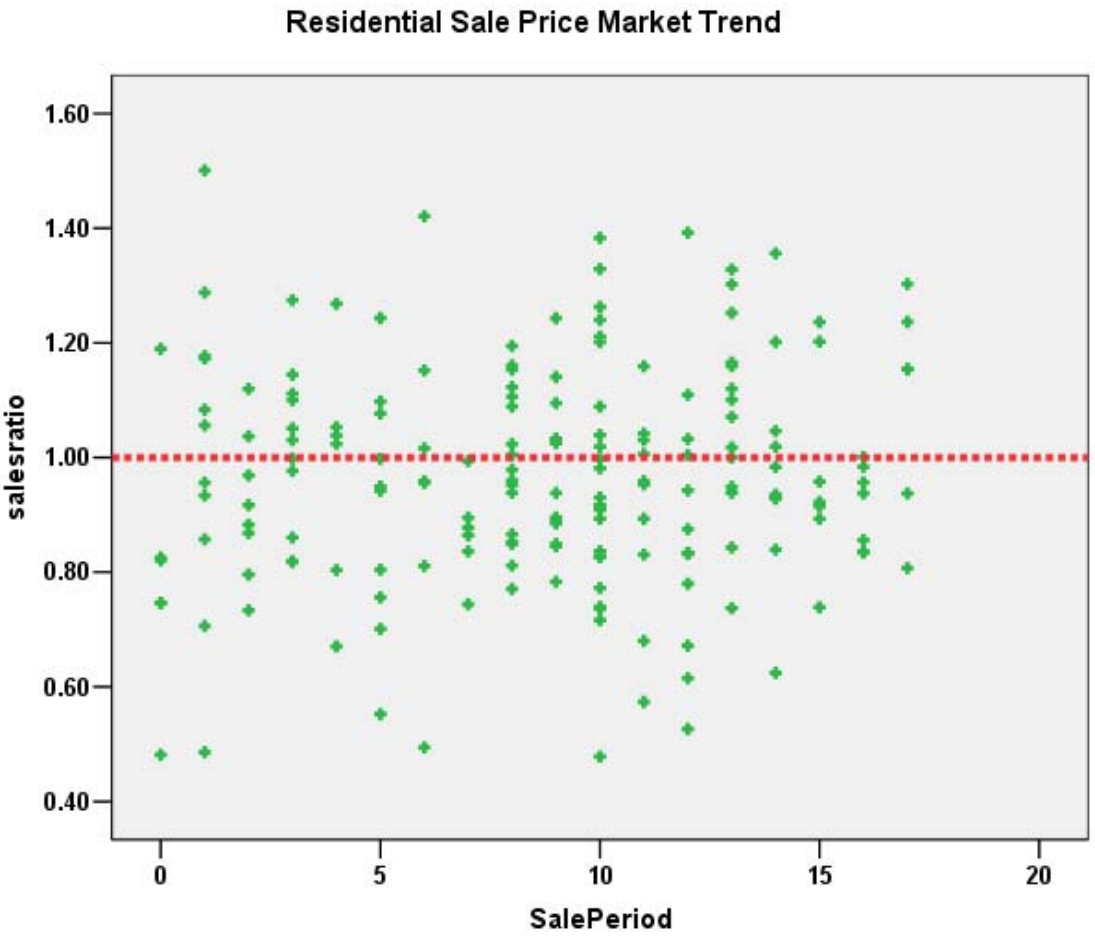
Residential Market Trend Analysis

We next analyzed the residential dataset using the 18-month sale period for any residual market trending, as follows:

Coefficients[a]

Model		Unstandardized Coefficients		Standardized Coefficients	t	Sig.
		B	Std. Error	Beta		
1	(Constant)	.937	.030		31.253	.000
	SalePeriod	.003	.003	.079	1.073	.285

a. Dependent Variable: salesratio



There was no residual market trending present in the sale ratio data. We therefore concluded 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 2010 between each group, as follows:

Group	N	Median	Mean
Unsold	2,895	$125	$127
Sold	187	$136	$144

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

IV. COMMERCIAL/INDUSTRIAL SALE RESULTS

Lake County did not have enough qualified commercial/industrial sales to be statistically significant. A procedural audit was completed for taxable year 2010. This analysis reviewed all four sales. Information was gathered concerning class of property, year built, improvement size, type and quality of construction, condition at the time of sale, sale date and amount and the Assessor value. The audit then determined sale price per square foot and the sales ratio.

The audit concluded that Lake County is in compliance due to the lack of substantive data to support a revaluation decision.

V. VACANT LAND SALE RESULTS

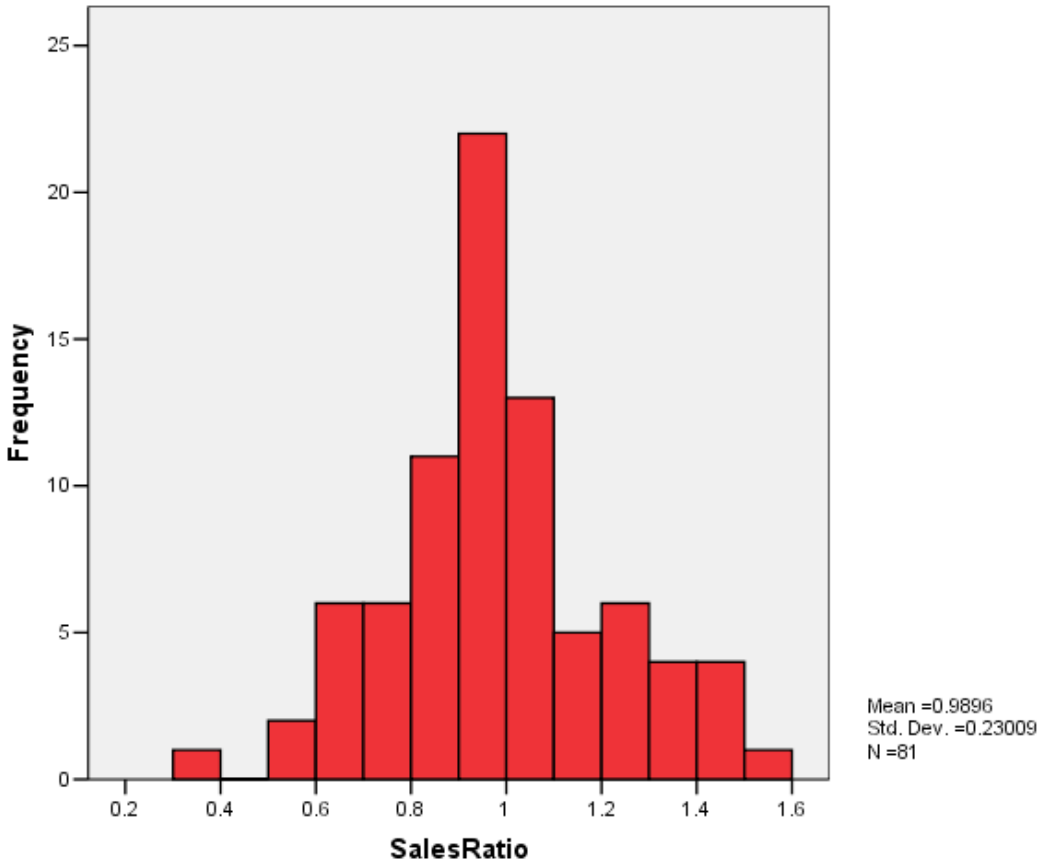
The following steps were taken to analyze vacant land sales:

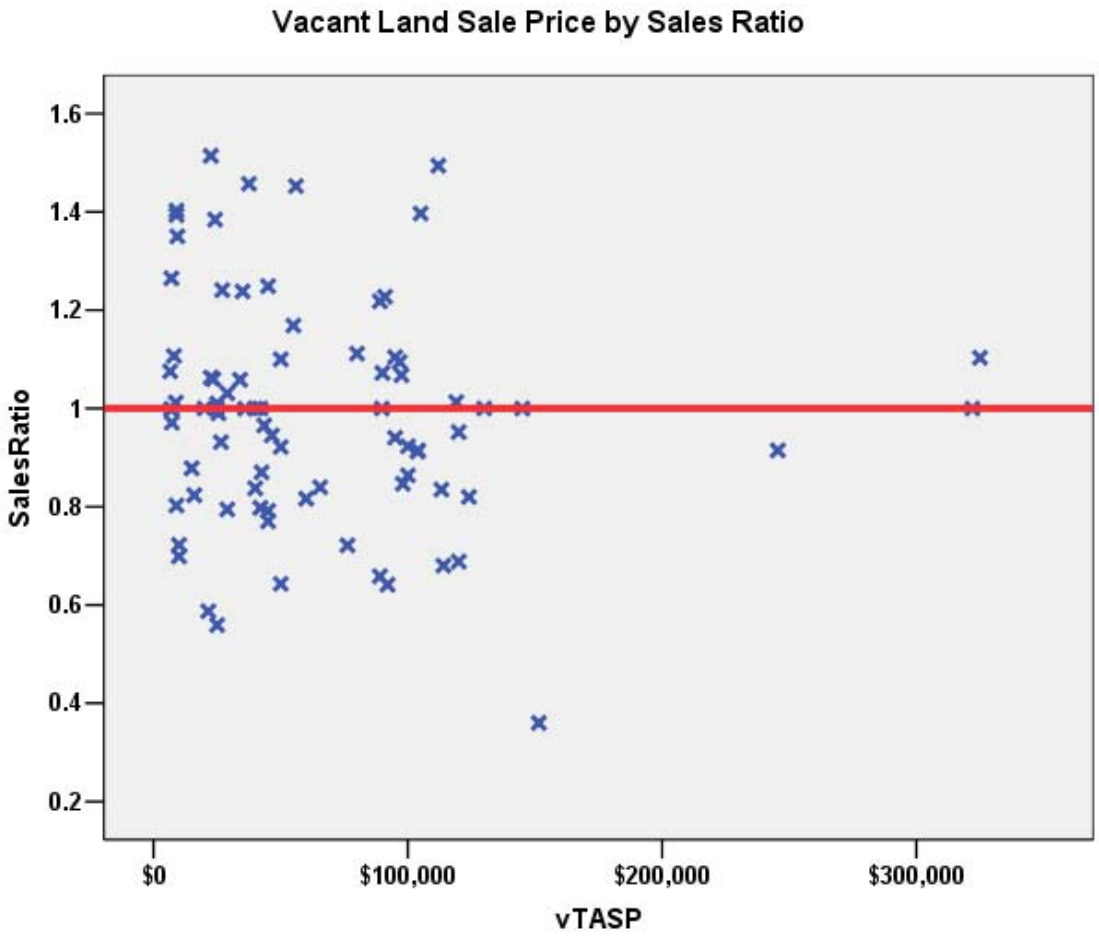
1. All sales	20,235
2. Qualified sales	294
3. Select unimproved sales	84
4. Sales between January 1, 2007 and June 30, 2008	84
5. Exclude sales with no sale price	83
6. Exclude two extreme sales ratios	81

The sales ratio analysis was analyzed as follows:

Median	**1.000**
Price Related Differential	**1.023**
Coefficient of Dispersion	**.172**

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


25
20
15
10
5
0
Frequency
0.2
0.4
0.6
0.8
1
1.2
1.4
1.6
SalesRatio
Mean =0.9896
Std. Dev. =0.23009
N =81



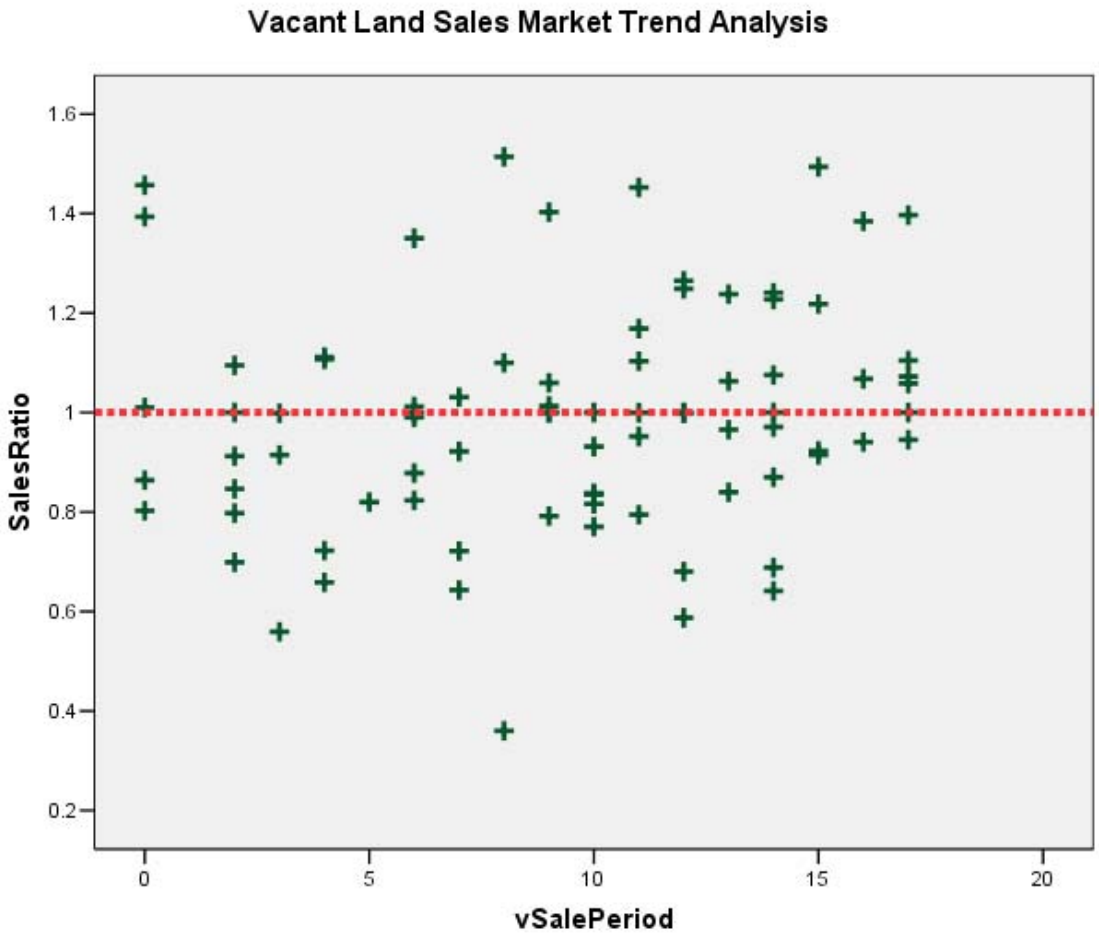
Vacant Land Market Trend Analysis

The assessor did apply market trend adjustments to the vacant land dataset. The 81 vacant land sales were analyzed, examining the sale ratios across the 18 month sale period with the following results:

Coefficients[a]

Model		Unstandardized Coefficients		Standardized Coefficients		
		B	Std. Error	Beta	t	Sig.
1	(Constant)	.914	.054		16.992	.000
	vSalePeriod	.008	.005	.177	1.598	.114

a. Dependent Variable: SalesRatio



There was no residual market trending present in the vacant land sale ratios. We concluded that the assessor has adequately considered market trending adjustments as part of the vacant land valuation.

Sold/Unsold Analysis

We compared the median change in actual value between 2008 and 2010 for vacant land properties to determine if sold and unsold properties were valued consistently. We performed the analysis stratifying the properties by subdivision, as follows:

Report

DIFF

NBHD	sold	N	Median	Mean
1345	0	10	1.26	1.21
	1	3	1.26	1.26
	Total	13	1.26	1.22
1480	0	14	1.22	1.19
	1	4	1.22	1.22
	Total	18	1.22	1.20
1481	0	6	.94	.95
	1	7	.94	.94
	Total	13	.94	.95
1570	0	164	1.15	1.14
	1	8	1.15	1.14
	Total	172	1.15	1.14
1580	0	326	1.27	1.27
	1	12	1.27	1.27
	Total	338	1.27	1.27
1600	0	86	1.05	1.05
	1	6	1.05	1.05
	Total	92	1.05	1.05
1640	0	46	1.36	1.36
	1	4	1.36	1.36
	Total	50	1.36	1.36
1665	0	41	1.36	1.31
	1	4	1.36	1.36
	Total	45	1.36	1.32
Total	0	693	1.27	1.22
	1	48	1.22	1.18
	Total	741	1.27	1.21

The above results when stratified by subdivision indicated that sold and unsold vacant land properties were valued consistently.

V. AGRICULTURAL IMPROVEMENTS ANALYSIS

Based on the parameters of the state audit analysis, this county was exempt from this analysis for 2010.

VI. Conclusions

Based on this 2010 audit statistical analysis, residential and vacant land properties were found to be in compliance with state guidelines. There were insufficient commercial sales to perform a compliance analysis; a procedural audit was performed for commercial properties instead.

STATISTICAL ABSTRACT

Residential

Ratio Statistics for CURRTOT / TASP

Mean		.965
95% Confidence Interval for Mean	Lower Bound	.938
	Upper Bound	.993
Median		.956
95% Confidence Interval for Median	Lower Bound	.934
	Upper Bound	.997
	Actual Coverage	95.3%
Weighted Mean		.959
95% Confidence Interval for Weighted Mean	Lower Bound	.917
	Upper Bound	1.002
Price Related Differential		1.006
Coefficient of Dispersion		.157
Coefficient of Variation	Mean Centered	20.0%

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.

Vacant Land

Ratio Statistics for CURRLND / vTASP

Mean		.990
95% Confidence Interval for Mean	Lower Bound	.939
	Upper Bound	1.040
Median		1.000
95% Confidence Interval for Median	Lower Bound	.931
	Upper Bound	1.010
	Actual Coverage	95.5%
Weighted Mean		.967
95% Confidence Interval for Weighted Mean	Lower Bound	.906
	Upper Bound	1.028
Price Related Differential		1.023
Coefficient of Dispersion		.172
Coefficient of Variation	Mean Centered	23.3%

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

Residential Median Ratio Stratification

Sale Price

Case Processing Summary

		Count	Percent
SPRec	$25K to $50K	9	4.8%
	$50K to $100K	6	3.2%
	$100K to $150K	45	24.2%
	$150K to $200K	61	32.8%
	$200K to $300K	35	18.8%
	$300K to $500K	27	14.5%
	$500K to $750K	1	.5%
	$750K to $1,000K	1	.5%
	Over $1,000K	1	.5%
Overall		186	100.0%
Excluded		0	
Total		186	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation: Median Centered
$25K to $50K	.997	.999	.089	13.7%
$50K to $100K	1.104	.990	.182	22.4%
$100K to $150K	1.019	1.007	.183	23.2%
$150K to $200K	.937	.998	.147	20.2%
$200K to $300K	.998	.999	.114	14.6%
$300K to $500K	.864	1.001	.146	18.7%
$500K to $750K	.832	1.000	.000	.
$750K to $1,000K	.701	1.000	.000	.
Over $1,000K	1.195	1.000	.000	.
Overall	.956	1.006	.157	20.2%

Subclass

Case Processing Summary

		Count	Percent
PredUse	11120	73	39.2%
	11150	2	1.1%
	11200	1	.5%
	11250	1	.5%
	12120	86	46.2%
	12150	1	.5%
	12200	4	2.2%
	12250	1	.5%
	12300	17	9.1%
Overall		186	100.0%
Excluded		0	
Total		186	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation: Median Centered
11120	.959	1.034	.135	17.7%
11150	1.189	1.036	.262	37.1%
11200	1.288	1.000	.000	.
11250	.746	1.000	.000	.
12120	.980	1.027	.147	17.6%
12150	.624	1.000	.000	.
12200	.917	1.024	.089	12.8%
12250	1.195	1.000	.000	.
12300	.875	1.220	.252	30.4%
Overall	.956	1.006	.157	20.2%

Age

Case Processing Summary

		Count	Percent
AgeRec	Over 100	70	37.6%
	75 to 100	1	.5%
	50 to 75	31	16.7%
	25 to 50	43	23.1%
	5 to 25	30	16.1%
	5 or Newer	11	5.9%
Overall		186	100.0%
Excluded		0	
Total		186	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
Over 100	.990	1.030	.187	23.8%
75 to 100	.853	1.000	.000	.
50 to 75	.866	.902	.146	21.9%
25 to 50	.998	1.010	.116	15.3%
5 to 25	.978	1.043	.123	15.6%
5 or Newer	.843	1.006	.108	14.7%
Overall	.956	1.006	.157	20.2%

Improved Area

Case Processing Summary

		Count	Percent
ImpSFRec	LE 500 sf	8	4.3%
	500 to 1,000 sf	44	23.7%
	1,000 to 1,500 sf	67	36.0%
	1,500 to 2,000 sf	45	24.2%
	2,000 to 3,000 sf	14	7.5%
	3,000 sf or Higher	8	4.3%
Overall		186	100.0%
Excluded		0	
Total		186	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation: Median Centered
LE 500 sf	.990	1.005	.058	7.7%
500 to 1,000 sf	.868	1.019	.206	26.9%
1,000 to 1,500 sf	.959	1.022	.133	17.1%
1,500 to 2,000 sf	.960	1.028	.130	16.3%
2,000 to 3,000 sf	1.048	1.057	.152	21.1%
3,000 sf or Higher	1.020	.982	.243	28.7%
Overall	.956	1.006	.157	20.2%

Vacant Land Median Ratio Stratification

Case Processing Summary

		Count	Percent
vPredUse	1000	63	77.8%
	5300	1	1.2%
	5400	4	4.9%
	5500	2	2.5%
	11120	10	12.3%
	12120	1	1.2%
Overall		81	100.0%
Excluded		0	
Total		81	

Ratio Statistics for CURRLND / vTASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation: Median Centered
1000	.999	1.026	.171	23.2%
5300	.641	1.000	.000	.
5400	.997	.938	.179	29.7%
5500	.976	.999	.025	3.5%
11120	1.103	1.061	.152	20.5%
12120	.838	1.000	.000	.
Overall	1.000	1.023	.172	23.0%