2019
LOGAN COUNTY
PROPERTY ASSESSMENT
STUDY

We Value
Logan County

WILDROSE
APPRAISAL, INCORPORATED
Audit Division

September 15, 2019

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

RE: Final Report for the 2019 Colorado Property Assessment Study

Dear Ms. Mullis:

Wildrose Appraisal Inc.-Audit Division is pleased to submit the Final Reports for the 2019 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

TABLE OF CONTENTS

I NTRODUCTION

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 2019 and is pleased to report its findings for Logan County in the following report.

REGIONAL/HISTORICAL SKETCH OF LOGAN COUNTY

Regional Information

Logan County is located in the Eastern Plains region of Colorado. The Eastern Plains of Colorado refer to the region on the east side of the Rocky Mountain. It is east of the population centers of the Front Range, including Baca, Bent, Cheyenne, Crowley, Elbert, Kiowa, Kit Carson, Lincoln, Logan, Morgan, Otero, Phillips, Prowers, Sedgwick, Washington, and Yuma counties.
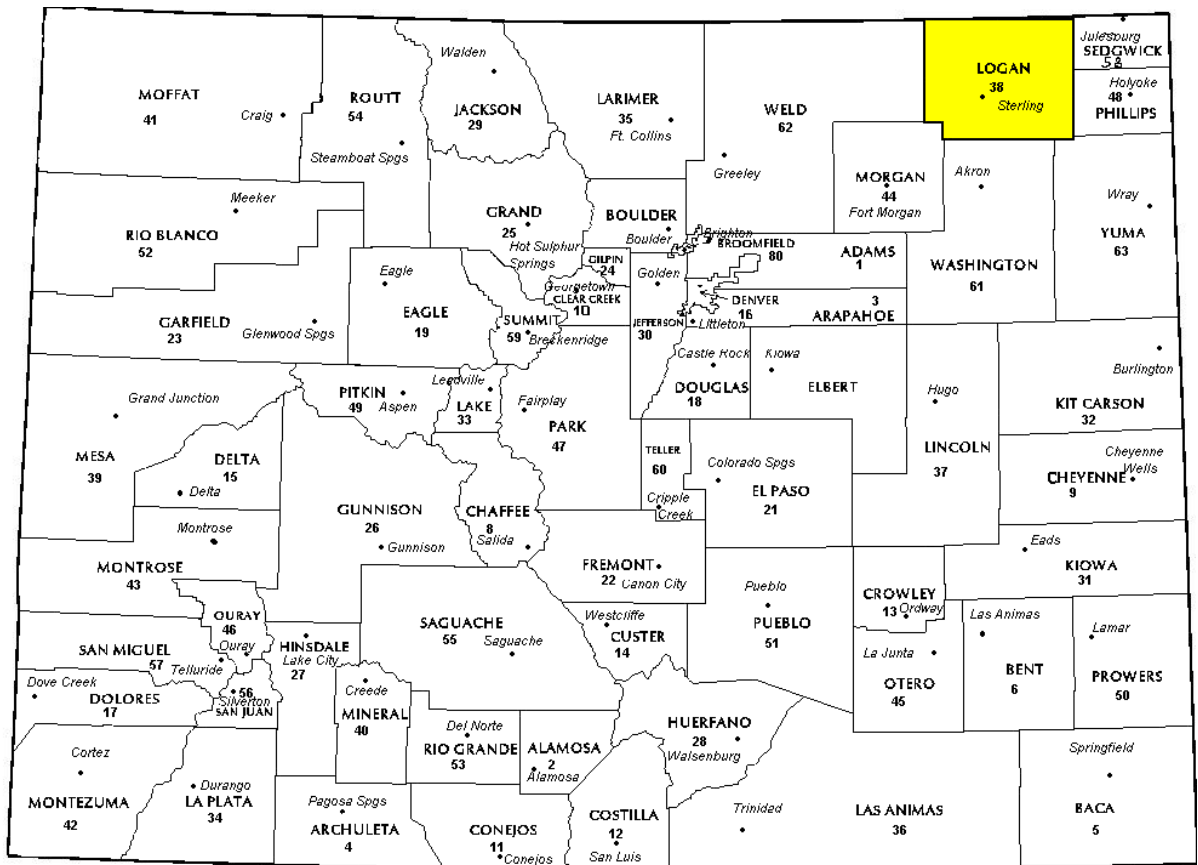
Historical Information

Logan County had an estimated population of approximately 21,919 people with 11.9 people per square mile, according to the U.S. Census Bureau's 2016 estimated census data. This represents a -3.5 percent change from April 1, 2010 to July 1, 2016.

Logan County, located in the northeast corner of Colorado, is a rapidly growing agriculture and industry-based community. The County, created from the eastern portion of Weld County, was established in 1887 and is 1,822 square miles in area. Sterling is the hub city of the county, the largest city in the Northeastern Colorado region and the county seat. It was named for Sterling, Illinois, the hometown of railroad surveyor David Leavitt who established the first post office on his ranch in 1872..

Sterling was named the Best Small Community of the year by the Economic Development Council of Colorado in 2006.

Just a few miles northeast of Sterling is located the North Sterling State Park, situated on the North Sterling Reservoir, a man-made lake fed by waters from the South Platte River. This new state park has three state of the art boat ramps, and three modern camping areas with over 150 camping sites, as well as multiple picnicking sites. The park is famous for its superb swimming, boating, waterskiing, camping, and fishing.

Pheasant, duck, and deer hunting are excellent in the high plains and South Platte River Valley surrounding Sterling.

Sterling is the home of two beautiful golf courses, Riverview Golf Course and the Northeastern Eighteen (the former Sterling Country Club - now owned by Northeastern Junior College), each offering excellent 18-hole courses.

The Overland Trail Museum, located east of Sterling near Interstate 76, houses an eclectic mix of historical items in the main building, which resembles an early fort, as well as a restored local one-room schoolhouse and other restored historical buildings. Museum admission is free, and picnic grounds are adjacent.

The Overland Trail Recreation Area features a 5-acre fishing pond open to all ages as well as biking trails, fishing, picnic tables, BBQ grills, walking path, off road parking, and fishing pier.

Each summer, Sterling hosts the annual Logan County Fair, a typical old-time county fair complete with 4-H animal shows, baked goods competitions, a carnival, music shows, demolition derby, and a rodeo as well as the annual Sugar Beet Days harvest festival in the fall.

(www.logancountyco.gov, www.wikipedia.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, 2017 through June 30, 2018. Property classes with less than thirty sales had the sales period extended in six month increments up to an additional forty-two months. If this extended sales period did not produce the minimum thirty qualified sales, the Audit performed supplemental appraisals to reach the minimum.

Although it was required that we examine the median and coefficient of dispersion for all counties, we also calculated the weighted mean and price-related differential for each class of property. Counties were not passed or failed by these latter measures, but were counseled if there were anomalies noted during our analysis. Qualified sales were based on the qualification code used by each county, which were typically coded as either "Q" or "C." The ratio analysis included all sales. The data was trimmed for counties with obvious outliers using IAAO standards for data analysis. In every case, we examined the loss in data from trimming to ensure that only true outliers were excluded. Any county with a significant portion of sales excluded by this trimming method was examined further. No county was allowed to pass the audit if more than 5% of the sales were "lost" because of trimming.

All sixty-four counties were examined for compliance on the economic area level. Where there were sufficient sales data, the neighborhood and subdivision levels were tested for compliance. Although counties are determined to be in or out of compliance at the class level, non-compliant economic areas, neighborhoods and subdivisions (where applicable) were discussed with the Assessor.

Data on the individual economic areas, neighborhoods and subdivisions are found in the STATISTICAL APPENDIX.

Conclusions

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

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

The results for Logan County are:

Logan County Ratio Grid					
Property Class	Number of Qualified Sales	Unweighted Median Ratio	Price Related Differential	Coefficient of Dispersion	Time Trend Analysis
Commercial/Industrial	47	0.961	1.051	16.6	Compliant
Condominium	N/A	N/A	N/A	N/A	N/A
Single Family	463	0.994	0.998	9.1	Compliant
Vacant Land	N/A	N/A	N/A	N/A	N/A

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

Logan 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.

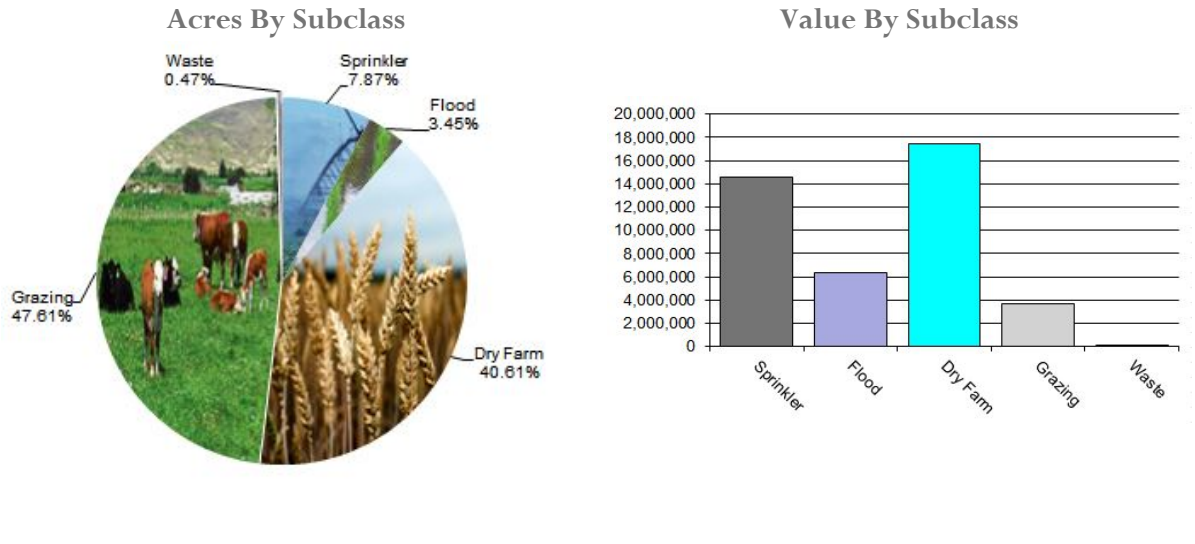| Sold/Unsold Results	
Property Class	**Results**
Commercial/Industrial	Compliant
Condominium	N/A
Single Family	Compliant
Vacant Land	N/A

Conclusions

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

Recommendations

None

AGRICULTURAL LAND STUDY

Acres By Subclass	Value By Subclass

Acres By Subclass
- Waste 0.47%
- Sprinkler 7.87%
- Flood 3.45%
- Dry Farm 40.61%
- Grazing 47.61%

Value By Subclass (Sprinkler, Flood, Dry Farm, Grazing, Waste)

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:

Logan 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	77,706	187.43	14,564,659	14,770,553	0.99
4117	Flood	34,054	185.18	6,306,056	6,383,709	0.99
4127	Dry Farm	400,948	43.43	17,414,437	17,659,103	0.99
4147	Grazing	470,073	7.75	3,644,522	3,644,522	1.00
4167	Waste	4,653	2.39	11,101	11,101	1.00
Total/Avg		987,434	42.47	41,940,775	42,468,988	0.99

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

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

Recommendations

None

Agricultural Land Under Improvements

Methodology

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

Conclusions

Logan 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
- Aerial Photography/Pictometry

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

Logan 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

S A L E S   V E R I F I C A T I O N

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 2019 for Logan County. This study was conducted by checking selected sales from the master sales list for the current valuation period. Specifically WRA selected 47 sales listed as unqualified.

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

For residential, commercial, and vacant land sales with considerations over $100,000, the contractor has examined and reported the ratio of qualified sales to total sales by class and performed the following analyses of unqualified sales:

> The contractor has examined the manner in which sales have been classified as qualified or unqualified, including a listing of each step in the sales verification process, any adjustment procedures, and the county official responsible for making the final decision on qualification.

> 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.

Logan County did not qualify for in-depth subclass analysis.

Conclusions

Logan 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

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

Producing Oil and Gas

Methodology

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

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

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

Valuation:
Valuation for assessment.
(1) Except as provided in subsection (2) of this section, on the basis of the information contained in such statement, the assessor shall value such oil and gas leaseholds and lands for assessment, as real property, at an amount equal to eighty-seven and one-half percent of:
(a) The selling price of the oil or gas sold there from during the preceding calendar year, after excluding the selling price of all oil or gas delivered to the United States government or any agency thereof, the state of Colorado or any agency thereof, or any political subdivision of the state as royalty during the preceding calendar year;
(b) The selling price of oil or gas sold in the same field area for oil or gas transported from the premises which is not sold during the preceding calendar year, after excluding the selling price of all oil or gas delivered to the United States government or any agency thereof, the state of Colorado or any agency thereof, or any political subdivision of the state as royalty during the preceding calendar year.
§ 39-7-102, C.R.S.

Conclusions

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

Recommendations

None

VACANT LAND

Subdivision Discounting

Subdivisions were reviewed in 2019 in Logan County. The review showed that subdivisions were discounted pursuant to the Colorado Revised Statutes in Article 39-1-103 (14) and by applying the recommended methodology in ARL Vol 3, Chap 4. Subdivision Discounting in the intervening year can be accomplished by reducing the absorption period by one year.

Conclusions

Logan 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.

Logan 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

Logan 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

Logan 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.

Logan County is compliant with the guidelines set forth in ARL Volume 5 regarding discovery procedures, using the following methods to discover personal property accounts in the county:

- Public Record Documents
- MLS Listing and/or Sold Books
- Chamber of Commerce/Economic Development Contacts
- Local Telephone Directories, Newspapers or Other Local Publications
- Personal Observation, Physical Canvassing or Word of Mouth
- Questionnaires, Letters and/or Phone Calls to Buyer, Seller and/or Realtor

The county uses the Division of Property Taxation (DPT) recommended classification and documentation procedures. The DPT's recommended cost factor tables, depreciation tables and level of value adjustment factor tables are also used.

Logan County submitted their personal property written audit plan and was current for the 2019 valuation period. The number and listing of businesses audited was also submitted and was in conformance with the written audit plan. The following audit triggers were used by the county to select accounts to be audited:

- Businesses in a selected area
- Accounts with obvious discrepancies
- New businesses filing for the first time
- Incomplete or inconsistent declarations
- 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 $7,700 actual value exemption status
- Accounts protested with substantial disagreement

Conclusions

Logan 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

W I L D R O S E   A U D I T O R   S T A F F

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Steve Kane, *Audit Statistician*

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

J. Andrew Rodriguez, *Field Analyst*

STATISTICAL APPENDIX

STATISTICAL COMPLIANCE REPORT
FOR LOGAN COUNTY
2019

I. OVERVIEW

Logan County is an agricultural county located in northeastern Colorado. The county has a total of 11,417 real property parcels, according to data submitted by the county assessor's office in 2019. The following provides a breakdown of property classes for this county:

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

For residential improved properties, single family properties accounted for 97.7% of all residential properties.

Commercial and industrial properties represented a much smaller proportion of property classes in comparison. Commercial/industrial properties accounted for 5.9% of all such properties in this county.

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

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

Codes

V=*Valid Geographic Level – used for modeling*
N = *Not used as Geographic Level for modeling*

Note: _All three are provided to you in our information._
We only value using Economic Areas and Neighborhoods.

II. DATA FILES

The following sales analyses were based on the requirements of the 2019 Colorado Property Assessment Study. Information was provided by the Logan Assessor's Office in May 2019. The data included all 5 property record files as specified by the Auditor.

III. RESIDENTIAL SALES RESULTS

There were 463 qualified sales that sold for the 18 month period ending June 30, 2018. The sales ratio analysis results were as follows:

Median	**0.994**
Price Related Differential	**0.998**
Coefficient of Dispersion	**9.1**

We next stratified the sale ratio analysis by economic area and by neighborhoods with at least 10 sales, as follows:

Economic Area
Case Processing Summary

		Count	Percent
ECONAREA	1.00	381	82.8%
	2.00	61	13.3%
	3.00	18	3.9%
Overall		460	100.0%
Excluded		3	
Total		463	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion
1.00	.993	.998	.091
2.00	.997	.994	.090
3.00	.992	1.045	.097
Overall	.995	.998	.091

Neighborhoods with at least 10 sales:
Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion
101000	.973	1.016	.116
201000	.978	1.007	.080
301000	.974	1.010	.117
401000	.993	1.000	.083
501000	1.009	1.004	.079
701000	1.018	.995	.057
721000	.988	.991	.089
731000	1.004	1.008	.095
791000	1.005	1.046	.092
801000	.996	.999	.106
Overall	.994	.997	.091

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

Mean = .99
Std. Dev. = .115
N = 463
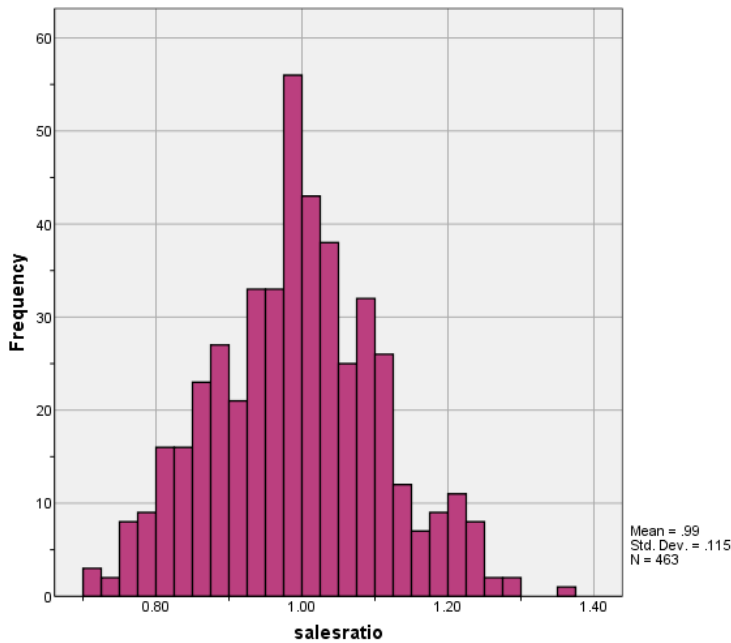
The above graphs indicate that the distribution of the sale ratios was within state mandated limits, and that there were no significant price-related differential issues. No sales were trimmed.

Residential Market Trend Analysis

We next analyzed the residential dataset using the 18-month sale period, with the following results:

Coefficients[a]

Model		Unstandardized Coefficients B	Std. Error	Standardized Coefficients Beta	t	Sig.
1	(Constant)	.982	.010		96.215	.000
	SalePeriod	.001	.001	.060	1.284	.200

a. Dependent Variable: salesratio
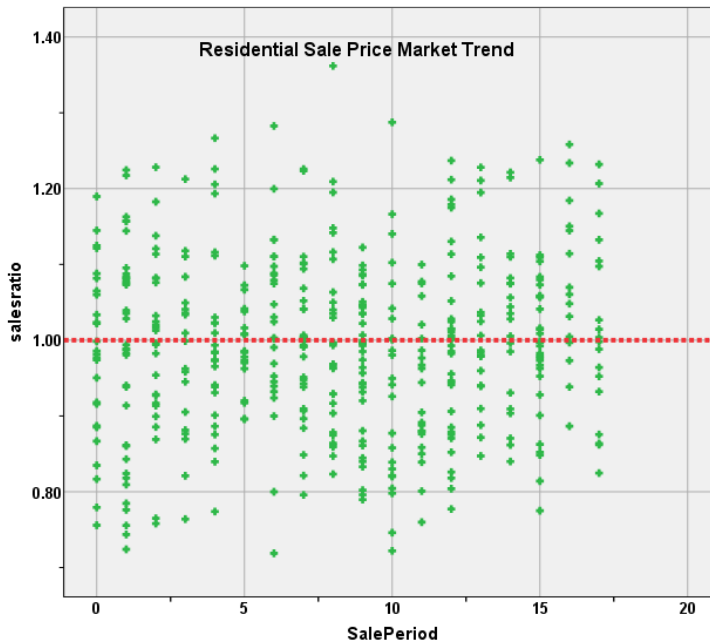
The above analysis indicated that no significant market trend was present in the sale ratio data. We concur with the assessor that no market trend adjustments were warranted.

Sold/Unsold Analysis

In terms of the valuation consistency between sold and unsold residential properties, we compared the 2019 median actual value per square foot between sold and unsold residential properties, as follows;

Report

VALSF

sold	N	Median	Mean
UNSOLD	4940	$103	$112
SOLD	445	$108	$111

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	.017	Retain the null hypothesis.

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

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

Report

VALSF

ECONAREA	sold	N	Median	Mean
1.00	UNSOLD	3992	$107	$113
	SOLD	364	$110	$113
2.00	UNSOLD	725	$94	$119
	SOLD	60	$103	$109
3.00	UNSOLD	206	$71	$77
	SOLD	18	$70	$83

Report

VALSF

NBHD	sold	N	Median	Mean
101000	UNSOLD	948	$74	$76
	SOLD	68	$79	$79
201000	UNSOLD	433	$106	$107
	SOLD	47	$106	$107
301000	UNSOLD	363	$83	$83
	SOLD	29	$78	$83
401000	UNSOLD	1212	$117	$119
	SOLD	142	$119	$121
501000	UNSOLD	183	$133	$125
	SOLD	19	$128	$119
701000	UNSOLD	664	$146	$149
	SOLD	43	$157	$155
721000	UNSOLD	149	$93	$96
	SOLD	12	$116	$116
731000	UNSOLD	361	$132	$179
	SOLD	30	$145	$144
791000	UNSOLD	84	$75	$80
	SOLD	10	$65	$82
801000	UNSOLD	184	$89	$92
	SOLD	17	$81	$83

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

IV. COMMERCIAL/INDUSTRIAL SALE RESULTS

There were 49 qualified sales that sold for the 30 month period ending June 30, 2018. Two sales were trimmed based on IAAO standards, resulting in a final sale count of 47 sales. The sales ratio analysis results were as follows:

Median	**0.961**
Price Related Differential	**1.051**
Coefficient of Dispersion	**16.6**

The above table indicates that the Logan 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 Sale Price by Sales Ratio
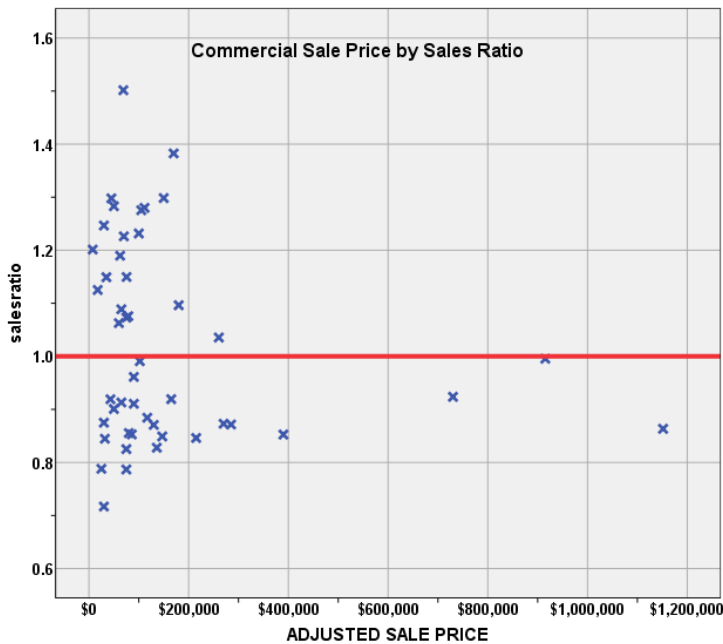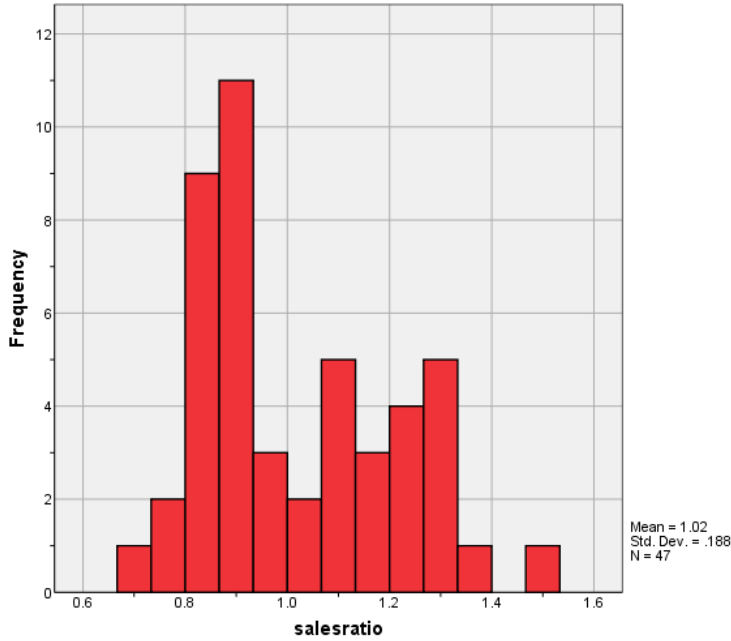
Commercial Market Trend Analysis

The commercial sales were analyzed, examining the sale ratios across the 30 month period with the following results:

Coefficients[a]

Model		Unstandardized Coefficients		Standardized Coefficients	t	Sig.
		B	Std. Error	Beta		
1	(Constant)	.990	.050		19.883	.000
	SalePeriod	.002	.003	.110	.740	.463

a. Dependent Variable: salesratio
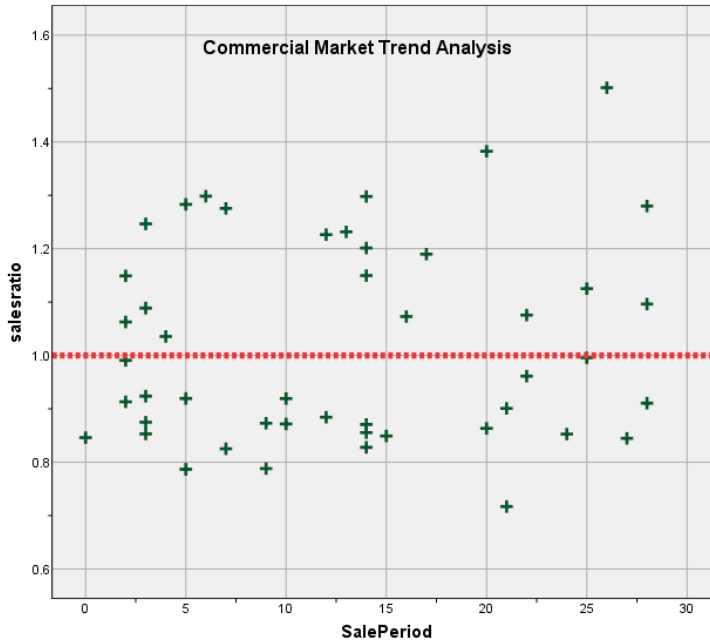
The above results indicate that there was no significant market trend residual in the commercial sale ratios.

Sold/Unsold Analysis

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

Report
VALSF

sold	N	Median	Mean
UNSOLD	612	$29	$69
SOLD	45	$25	$91

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	.629	Retain the null hypothesis.

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

Report

VALSF

ABSTRIMP	sold	N	Median	Mean
2212.00	UNSOLD	81	$48	$128
	SOLD	8	$86	$168
2220.00	UNSOLD	57	$33	$99
	SOLD	9	$24	$41
2221.00	UNSOLD	1	$7	$7
	SOLD	1	$27	$27
2225.00	UNSOLD	7	$133	$144
	SOLD	2	$50	$50
2230.00	UNSOLD	235	$32	$67
	SOLD	11	$49	$149
2235.00	UNSOLD	143	$20	$31
	SOLD	9	$25	$59
2240.00	UNSOLD	10	$43	$52
	SOLD	1	$19	$19
3215.00	UNSOLD	32	$26	$40
	SOLD	3	$12	$14

The above results indicated that sold and unsold commercial properties were valued consistently.

V. CONCLUSIONS

Based on this statistical analysis, there were no significant compliance issues concluded for Logan County.

STATISTICAL ABSTRACT
Residential

Ratio Statistics for CURRTOT / TASP

| Mean | 95% Confidence Interval for Mean | | Median | 95% Confidence Interval for Median | | | Weighted Mean | 95% Confidence Interval for Weighted Mean | | Price Related Differential | Coefficient of Dispersion | Coefficient of Variation |
	Lower Bound	Upper Bound		Lower Bound	Upper Bound	Actual Coverage		Lower Bound	Upper Bound			Mean Centered
.993	.982	1.003	.994	.985	1.003	95.9%	.994	.983	1.006	.998	.091	11.6%

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 / ADJUSTED SALE PRICE

| Mean | 95% Confidence Interval for Mean | | Median | 95% Confidence Interval for Median | | | Weighted Mean | 95% Confidence Interval for Weighted Mean | | Price Related Differential | Coefficient of Dispersion | Coefficient of Variation |
	Lower Bound	Upper Bound		Lower Bound	Upper Bound	Actual Coverage		Lower Bound	Upper Bound			Mean Centered
1.021	.966	1.076	.961	.884	1.089	96.0%	.971	.918	1.024	1.051	.166	18.5%

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.

Residential Median Ratio Stratification

Sale Price

Case Processing Summary

		Count	Percent
SPRec	LT $25K	2	0.4%
	$25K to $50K	16	3.5%
	$50K to $100K	94	20.3%
	$100K to $150K	133	28.7%
	$150K to $200K	89	19.2%
	$200K to $300K	92	19.9%
	$300K to $500K	34	7.3%
	$500K to $750K	3	0.6%
Overall		463	100.0%
Excluded		0	
Total		463	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
LT $25K	.900	1.002	.042	6.0%
$25K to $50K	1.025	1.002	.076	10.0%
$50K to $100K	1.028	.999	.120	14.3%
$100K to $150K	.978	.999	.086	11.2%
$150K to $200K	.993	1.001	.079	10.0%
$200K to $300K	.997	.999	.077	10.0%
$300K to $500K	1.022	.996	.080	10.8%
$500K to $750K	1.057	1.004	.059	11.4%
Overall	.994	.998	.091	11.6%

Subclass

Case Processing Summary

		Count	Percent
ABSTRIMP	.00	18	3.9%
	1212.00	431	93.1%
	1220.00	5	1.1%
	1225.00	6	1.3%
	1230.00	3	0.6%
Overall		463	100.0%
Excluded		0	
Total		463	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
.00	1.005	1.000	.092	12.2%
1212.00	.994	.997	.089	11.3%
1220.00	.885	1.074	.158	22.8%
1225.00	1.068	1.010	.172	19.5%
1230.00	.988	1.017	.117	17.7%
Overall	.994	.998	.091	11.6%

Age

Case Processing Summary

		Count	Percent
AgeRec	0	18	3.9%
	Over 100	87	18.8%
	75 to 100	72	15.6%
	50 to 75	136	29.4%
	25 to 50	83	17.9%
	5 to 25	54	11.7%
	5 or Newer	13	2.8%
Overall		463	100.0%
Excluded		0	
Total		463	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
0	1.005	1.000	.092	12.2%
Over 100	.931	1.009	.108	13.7%
75 to 100	.981	1.013	.106	13.4%
50 to 75	1.006	1.007	.086	11.0%
25 to 50	1.003	.997	.068	9.0%
5 to 25	1.012	.991	.084	10.7%
5 or Newer	1.004	1.007	.052	7.5%
Overall	.994	.998	.091	11.6%

Improved Area

Case Processing Summary

		Count	Percent
ImpSFRec	0	18	3.9%
	500 to 1,000 sf	86	18.6%
	1,000 to 1,500 sf	208	44.9%
	1,500 to 2,000 sf	87	18.8%
	2,000 to 3,000 sf	48	10.4%
	3,000 sf or Higher	16	3.5%
Overall		463	100.0%
Excluded		0	
Total		463	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
0	1.005	1.000	.092	12.2%
500 to 1,000 sf	.944	1.012	.107	13.0%
1,000 to 1,500 sf	.993	1.011	.088	11.4%
1,500 to 2,000 sf	1.005	1.002	.067	8.7%
2,000 to 3,000 sf	1.033	1.001	.083	10.6%
3,000 sf or Higher	1.048	1.003	.130	16.1%
Overall	.994	.998	.091	11.6%

Improvement Quality

Case Processing Summary

		Count	Percent
QUALITY	.0	2	0.4%
	1.0	22	4.9%
	2.0	188	42.2%
	3.0	209	47.0%
	4.0	22	4.9%
	5.0	2	0.4%
Overall		445	100.0%
Excluded		18	
Total		463	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
.0	.851	1.002	.013	1.9%
1.0	.994	1.015	.118	15.3%
2.0	.974	1.007	.107	13.1%
3.0	1.003	1.003	.074	9.8%
4.0	1.003	.992	.074	9.2%
5.0	1.066	1.000	.009	1.2%
Overall	.994	.998	.091	11.6%

Improvement Condition

Case Processing Summary

		Count	Percent
CONDITION	1	7	1.6%
	2	47	10.6%
	3	324	72.8%
	4	64	14.4%
	5	3	0.7%
Overall		445	100.0%
Excluded		18	
Total		463	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
1	1.041	.961	.094	12.2%
2	1.021	1.001	.076	10.1%
3	.996	.995	.089	11.4%
4	.929	.997	.092	10.9%
5	.885	.963	.151	27.5%
Overall	.994	.998	.091	11.6%

Commercial Median Ratio Stratification

Sale Price

Case Processing Summary

		Count	Percent
SPRec	LT $25K	3	6.4%
	$25K to $50K	9	19.1%
	$50K to $100K	16	34.0%
	$100K to $150K	8	17.0%
	$150K to $200K	3	6.4%
	$200K to $300K	4	8.5%
	$300K to $500K	1	2.1%
	$500K to $750K	1	2.1%
	$750K to $1,000K	1	2.1%
	Over $1,000K	1	2.1%
Overall		47	100.0%
Excluded		0	
Total		47	

Ratio Statistics for CURRTOT / ADJUSTED SALE PRICE

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
LT $25K	1.125	1.072	.122	21.7%
$25K to $50K	.919	.985	.198	26.8%
$50K to $100K	1.068	1.005	.139	18.0%
$100K to $150K	.938	1.006	.188	25.2%
$150K to $200K	1.096	.999	.141	21.7%
$200K to $300K	.872	.998	.055	10.9%
$300K to $500K	.853	1.000	.000	.
$500K to $750K	.924	1.000	.000	.
$750K to $1,000K	.996	1.000	.000	.
Over $1,000K	.863	1.000	.000	.
Overall	.961	1.051	.166	20.6%

Subclass

Case Processing Summary

		Count	Percent
ABSTRIMP	.00	1	2.1%
	2212.00	8	17.0%
	2220.00	10	21.3%
	2221.00	1	2.1%
	2225.00	2	4.3%
	2230.00	11	23.4%
	2233.33	1	2.1%
	2235.00	9	19.1%
	2240.00	1	2.1%
	3215.00	3	6.4%
Overall		47	100.0%
Excluded		0	
Total		47	

Ratio Statistics for CURRTOT / ADJUSTED SALE PRICE

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
.00	.825	1.000	.000	.
2212.00	.892	1.083	.186	30.9%
2220.00	1.049	.976	.174	21.4%
2221.00	.884	1.000	.000	.
2225.00	.829	.971	.051	7.2%
2230.00	.919	1.060	.125	19.9%
2233.33	1.232	1.000	.000	.
2235.00	1.073	1.001	.108	13.8%
2240.00	1.096	1.000	.000	.
3215.00	1.149	1.070	.123	19.3%
Overall	.961	1.051	.166	20.6%

Age

Case Processing Summary

		Count	Percent
AgeRec	0	1	2.1%
	Over 100	7	14.9%
	75 to 100	4	8.5%
	50 to 75	13	27.7%
	25 to 50	10	21.3%
	5 to 25	6	12.8%
	5 or Newer	6	12.8%
Overall		47	100.0%
Excluded		0	
Total		47	

Ratio Statistics for CURRTOT / ADJUSTED SALE PRICE

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
0	.825	1.000	.000	.
Over 100	1.150	1.044	.122	16.9%
75 to 100	.822	1.027	.145	22.8%
50 to 75	1.096	1.075	.128	15.1%
25 to 50	.867	1.053	.183	30.7%
5 to 25	.893	.985	.051	7.5%
5 or Newer	1.017	.970	.114	14.1%
Overall	.961	1.051	.166	20.6%

Improved Area

Case Processing Summary

		Count	Percent
ImpSFRec	0	1	2.1%
	LE 500 sf	6	12.8%
	500 to 1,000 sf	5	10.6%
	1,000 to 1,500 sf	4	8.5%
	1,500 to 2,000 sf	5	10.6%
	2,000 to 3,000 sf	3	6.4%
	3,000 sf or Higher	23	48.9%
Overall		47	100.0%
Excluded		0	
Total		47	

Ratio Statistics for CURRTOT / ADJUSTED SALE PRICE

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
0	.825	1.000	.000	.
LE 500 sf	1.068	1.030	.073	11.1%
500 to 1,000 sf	.996	1.024	.101	14.5%
1,000 to 1,500 sf	.997	1.083	.152	20.5%
1,500 to 2,000 sf	1.149	1.041	.138	19.0%
2,000 to 3,000 sf	.872	1.075	.185	29.5%
3,000 sf or Higher	.913	1.058	.173	25.8%
Overall	.961	1.051	.166	20.6%

Improvement Quality

Case Processing Summary

		Count	Percent
QUALITY	.0	7	15.2%
	1.0	22	47.8%
	2.0	15	32.6%
	3.0	1	2.2%
	5.0	1	2.2%
Overall		46	100.0%
Excluded		1	
Total		47	

Ratio Statistics for CURRTOT / ADJUSTED SALE PRICE

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
.0	1.076	1.038	.151	17.7%
1.0	1.049	1.052	.129	14.9%
2.0	.872	1.022	.170	29.0%
3.0	1.247	1.000	.000	.
5.0	1.089	1.000	.000	.
Overall	.976	1.054	.164	19.9%

Improvement Condition

Case Processing Summary

		Count	Percent
CONDITION	2	3	6.5%
	3	31	67.4%
	4	6	13.0%
	5	6	13.0%
Overall		46	100.0%
Excluded		1	
Total		47	

Ratio Statistics for CURRTOT / ADJUSTED SALE PRICE

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
2	.872	1.072	.130	25.9%
3	.996	1.048	.158	19.4%
4	.957	1.040	.152	21.5%
5	1.010	1.094	.189	21.8%
Overall	.976	1.054	.164	19.9%