2012
MOFFAT COUNTY
PROPERTY ASSESSMENT
STUDY

WILDROSE
APPRAISAL, INCORPORATED
Audit Division

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APPRAISAL, INCORPORATED
Audit Division

September 15, 2012

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

RE: Final Report for the 2012 Colorado Property Assessment Study

Dear Mr. Mauer:

Wildrose Appraisal Inc.-Audit Division is pleased to submit the Final Reports for the 2012 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 2012 and is pleased to report its findings for Moffat County in the following report.

REGIONAL / HISTORICAL SKETCH OF MOFFAT COUNTY

Regional Information

Moffat 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

Moffat County has a population of approximately 13,795 people with 2.91 people per square mile, according to the U.S. Census Bureau's 2010 census data. This represents a 4.63 percent change from the 2000 Census.

Moffat County lies at the most Northwestern point of Colorado. The scenery is vast and remote and makes an ideal "get away from it all" vacation. Moffat County was created out of the western portion of Routt County on February 27, 1911. The county was named for David H. Moffat, a Colorado tycoon who died in 1911. His railroad, the Denver, Northwestern & Pacific, attempted to build a route from Denver to Salt Lake City. In 1913, a reorganized railroad, the Denver & Salt Lake, reached as far as Craig, the county seat, but no further.

Moffat County's high-desert landscape provides world-class hunting and an abundance of winter and summer recreational opportunities. The county has the only wave pool complex on the Western Slope and a beautiful and challenging 18-hole public golf course with scenic views of the Yampa River. Visitors can also enjoy sport fishing, abundant wildlife and petroglyphs. The gateway to Dinosaur National Monument and one of the last free-roaming herds of wild mustangs are also found in Moffat County.

Resident elk, deer, antelope, mountain lions, sandhill cranes, eagles, wild horses and other species of wildlife may be spotted from state and county roads that wander through scenic back country. Northwest Colorado is nationally renowned for big game hunting. Summer recreation opportunities include hiking, biking, horseback riding, rafting, kayaking, tubing, motocross and more. In the winter, residents and visitors enjoy a variety of snow sports such as cross-country and downhill skiing, snowmobiling, snowshowing, playing hockey and icefishing.

Craig, the Moffat County seat, was founded in 1889 by William H. Tucker and named for one of the town's financial backers, Rev. William Bayard Craig, was incorporated as a city on April 24, 1908 and became the county seat in 1911. In the same area as Craig, at the confluence of the Yampa River (then known as the Bear River) and Fortificaton Creek, were previous towns known as Yampa (as early as 1885) and Windsor (as early as 1878). In 1878 the area consisted of a number of ranches and at least two businesses: Himley's Ford (which allowed crossing of the Yampa River) and Peck's Store (a one room trading post). Today, Craig is the mid-point for Denver and Salt Lake City travelers and is the economic center of Northwest Colorado.
(www.Wikipedia.org, www.craig-chamber.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 2009 and June 2010. Counties with less than 30 sales typically extended the sale period back up to 5 years prior to June 30, 2010 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 Moffat County are:

Moffat County Ratio Grid					
Property Class	Number of Qualified Sales	Unweighted Median Ratio	Price Related Differential	Coefficient of Dispersion	Time Trend Analysis
Commercial/Industrial	34	0.998	1.030	9.9	Compliant
Condominium	N/A	N/A	N/A	N/A	N/A
Single Family	259	0.954	0.998	9.9	Compliant
Vacant Land	44	1.000	0.959	14.6	Compliant

After applying the above described methodologies, it is concluded from the sales ratios that Moffat 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, 2009 through June 30, 2010. 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, Moffat 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 Moffat County has complied with the statutory requirements to analyze the effects of time on value in their county. Moffat 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

Moffat 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 2010 and 2012 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	Compliant
Condominium	N/A
Single Family	Compliant
Vacant Land	Compliant

Conclusions

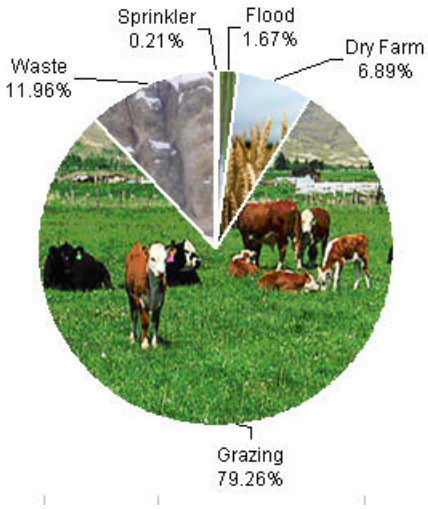
After applying the above described methodologies, it is concluded that Moffat County is reasonably treating its sold and unsold properties in the same manner.

Recommendations

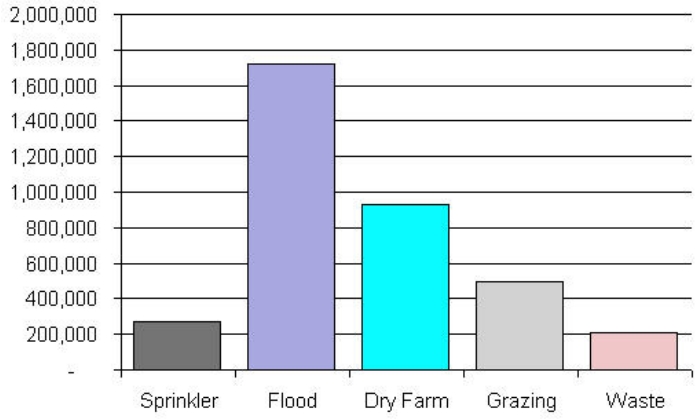
None

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:

Moffat 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	2,286	120.00	274,185	273,672	1.00
4117	Flood	18,004	96.00	1,720,394	1,754,819	0.98
4127	Dry Farm	74,136	13.00	927,832	970,586	0.96
4147	Grazing	852,655	4.00	492,627	492,627	1.00
4167	Waste	128,630	2.00	207,604	207,604	1.00
Total/Avg		**1,075,711**	**3.00**	**3,622,641**	**3,699,307**	**0.98**

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

Moffat 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

Moffat 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 2012 for Moffat County. This study was conducted by checking selected sales from the master sales list for the current valuation period. Specifically WRA selected 33 sales listed as unqualified.

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

Conclusions

Moffat 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

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

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

Producing Coal Mines

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 2012 in Moffat 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

Moffat 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.

Moffat 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

Moffat 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

Moffat 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.

Moffat 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.

Moffat County submitted their personal property written audit plan and was current for the 2012 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 $5,500 actual value exemption status
- Lowest or highest quartile of value per square foot
- Accounts protested with substantial disagreement

Conclusions

Moffat 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

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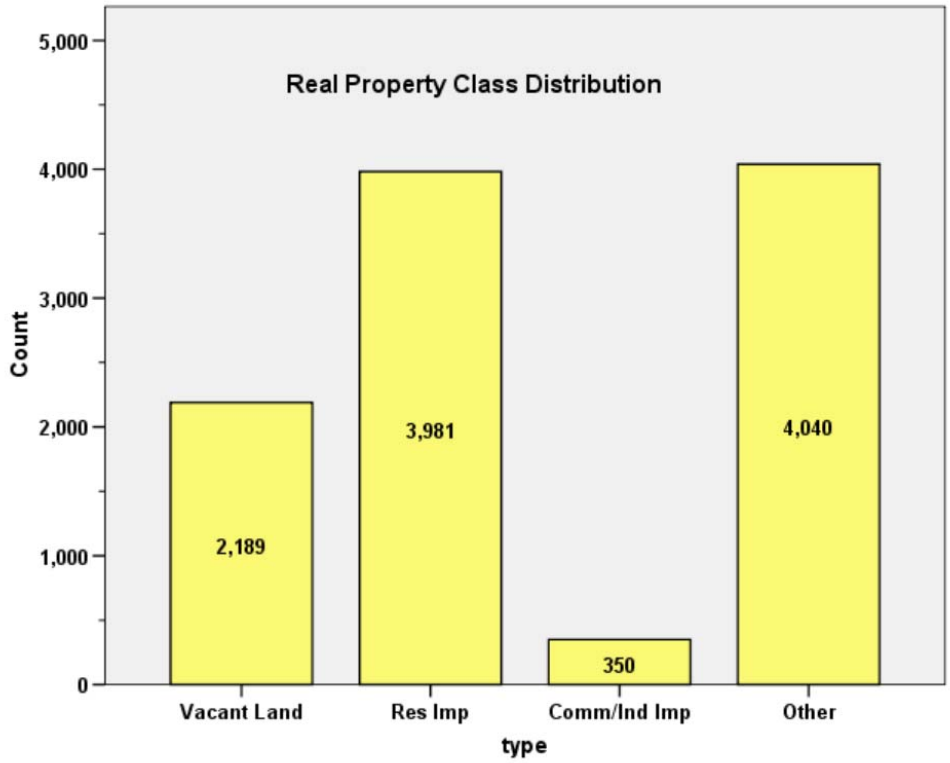
APPENDICES

STATISTICAL COMPLIANCE REPORT
FOR MOFFAT COUNTY
2012

I. OVERVIEW

Moffat County is located in northwestern Colorado. The county has a total of 10,560 real property parcels, according to data submitted by the county assessor's office in 2012. 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 32.9% of all vacant land parcels, followed by mobile home lots (1135) at 19.5%.

For residential improved properties, single family properties accounted for 94.7% of all residential properties.

Commercial and industrial properties represented a much smaller proportion of property classes in comparison. Commercial/industrial sales accounted for 3.3% of all such properties in this county.

II. DATA FILES

The following sales analyses were based on the requirements of the 2012 Colorado Property Assessment Study. Information was provided by the Moffat Assessor's Office in April 2012. The data included all 5 property record files as specified by the Auditor.

III. RESIDENTIAL SALES RESULTS

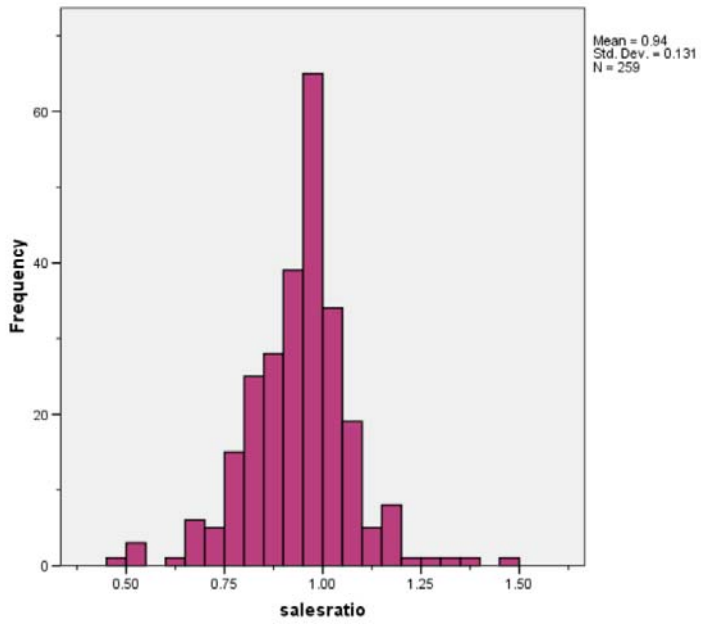
The following steps were taken to analyze the residential sales:

1. All sales	956
2. Qualified sales	327
3. Improved sales	327
4. Select residential sales only	259
5. Sales between July 2008 and June 2010	259

The sales ratio analysis results were as follows:

Median	**0.954**
Price Related Differential	**0.998**
Coefficient of Dispersion	**.099**

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.

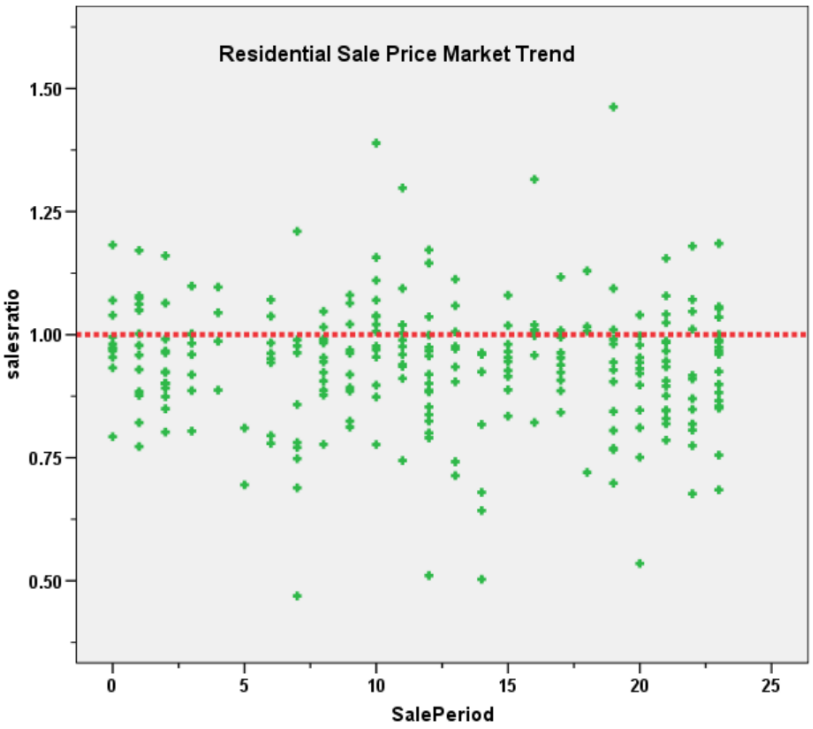
Residential Market Trend Analysis

We next analyzed the residential dataset using the 24-month sale period for any residual market trending, with the following results:

Coefficients[a]

Model		Unstandardized Coefficients		Standardized Coefficients	t	Sig.
		B	Std. Error	Beta		
1	(Constant)	.956	.016		59.350	.000
	SalePeriod	-.001	.001	-.073	-1.171	.243

a. Dependent Variable: salesratio



With no significant statistical trend evident in the sales ratio data, 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 2012 between each group, as follows:

Group	No.	Median	Mean
Unsold	3,479	$121	$124
Sold	250	$127	$127

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

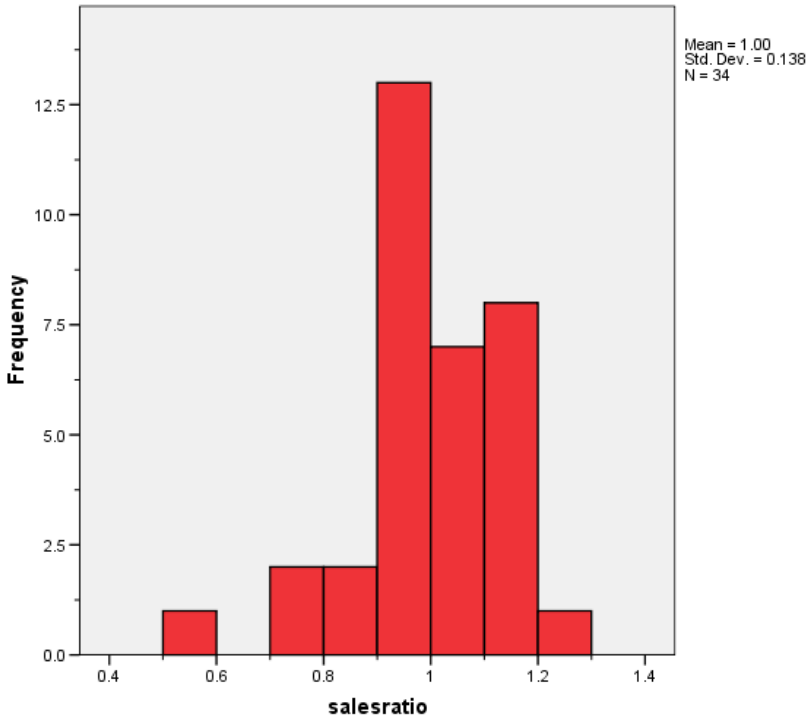
IV. COMMERCIAL/INDUSTRIAL SALE RESULTS

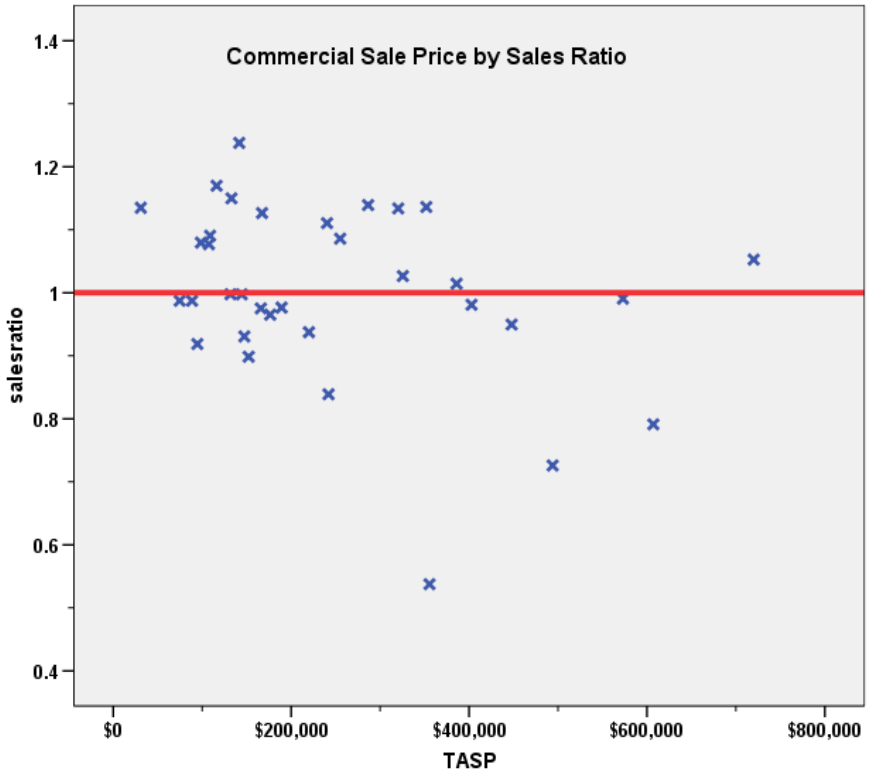
We were provided a separate commercial sale file from Value West, the appraisal consulting firm that values the commercial properties for the Moffat County assessor's office. There were 34 qualified sales that spanned July 2007 to June 2010.

The sales ratio analysis resulted in the following ratio statistics:

Median	**0.998**
Price Related Differential	**1.030**
Coefficient of Dispersion	**0.099**

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





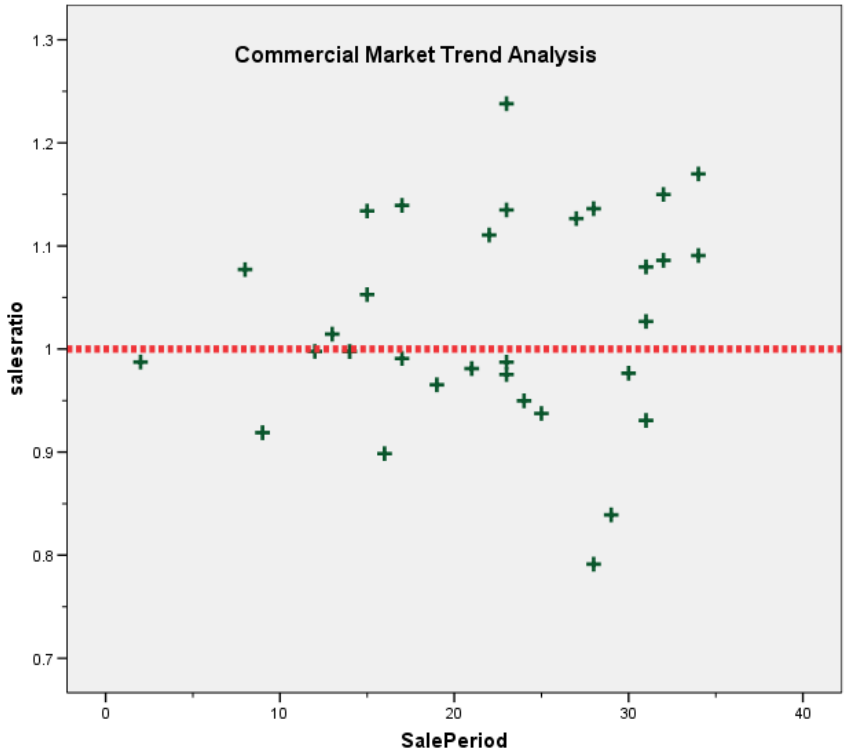
Commercial Market Trend Analysis

The 34 commercial/industrial sales were next analyzed by subclass for any residual market trending, examining the sale ratios across the 42-month sale period with the following results:

Coefficients[a]

Model		Unstandardized Coefficients		Standardized Coefficients	t	Sig.
		B	Std. Error	Beta		
1	(Constant)	.991	.052		19.153	.000
	SalePeriod	.002	.002	.136	.749	.460

a. Dependent Variable: salesratio



The market trend results indicated no statistically significant trends. We concluded that the assessor adequately considered market trending in their valuation of commercial properties.

Sold/Unsold Analysis

We compared the median change in value from 2010 to 2012 between sold and unsold commercial properties to determine if the assessor was valuing each group consistently. We stratified the analysis by subclass in the following table, which indicated that sold and unsold commercial properties were valued consistently:

Subclass	Group	No.	Median Val Chg	Mean Val Chg
2212	Unsold	68	.9365	.9588
	Sold	8	.9898	1.0082
2220	Unsold	29	.9377	1.3698
	Sold	8	1.0150	1.0392
2224	Unsold	5	.9313	.9392
	Sold	1	.9518	.9518
2230	Unsold	84	.9326	.9341
	Sold	7	1.0504	1.0031
2235	Unsold	75	.9307	.9253
	Sold	8	1.4356	1.7467

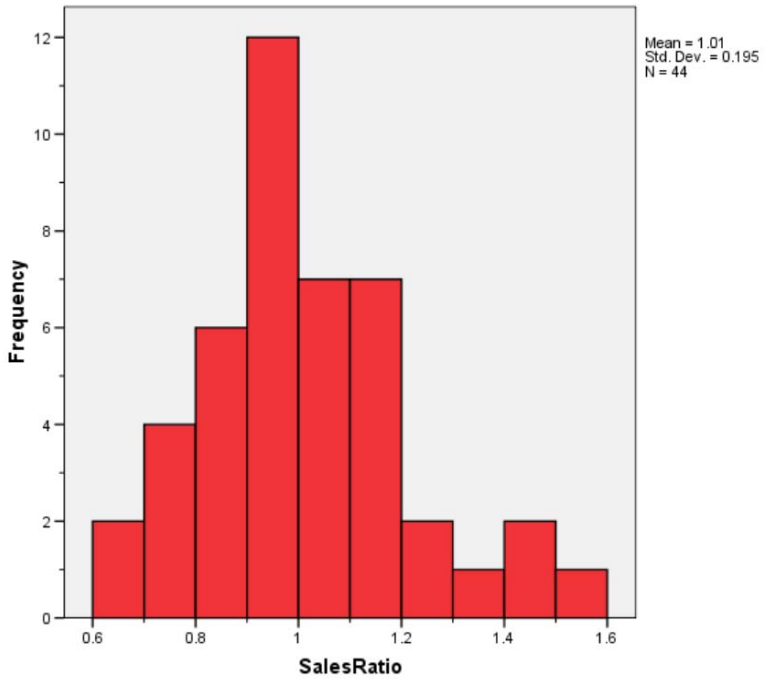
V. VACANT LAND SALE RESULTS

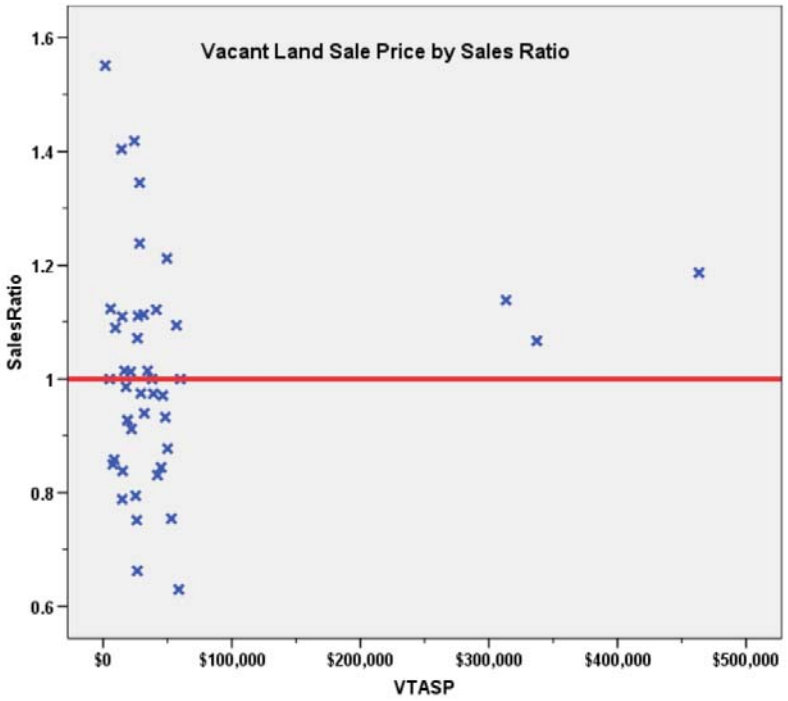
We were provided a separate vacant land sale file for vacant land in August 2012. This included corrected time adjusted sales prices not included in the original download from the county. The sale period covered 30 months and totaled 44 sales.

The sales ratio analysis resulted in the following ratio statistics:

Median	**1.000**
Price Related Differential	**0.959**
Coefficient of Dispersion	**.146**

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





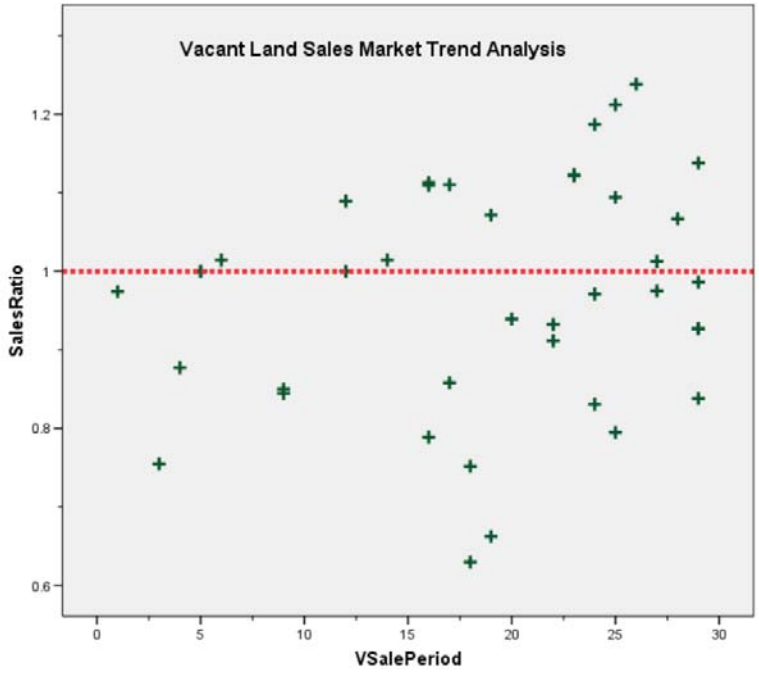
Vacant Land Market Trend Analysis

The assessor did not apply any market trend adjustments to the vacant land dataset. The 44 vacant land sales were analyzed, examining the sale ratios across the 30 month sale period with the following results:

Coefficients[a]

Model		Unstandardized Coefficients		Standardized Coefficients	t	Sig.
		B	Std. Error	Beta		
1	(Constant)	.900	.057		15.864	.000
	VSalePeriod	.004	.003	.209	1.316	.196

a. Dependent Variable: SalesRatio



The market trend results indicated no statistically significant trend. We concur that no market trend adjustments were warranted for properties in this class for Moffat County.

Sold/Unsold Analysis

We compared the median change in actual value between 2010 and 2012 for vacant land properties to determine if sold and unsold properties were valued consistently, as follows:

Group	N	Median	Mean
Unsold	2,134	1.0000	.9616
Sold	44	1.0000	.9652

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

V. AGRICULTURAL IMPROVEMENTS ANALYSIS

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

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

Descriptives

	Abstrimp			Statistic	Std. Error
ImpValSF	SFR	Mean		$100.4505	$.62241
		95% Confidence Interval for Mean	Lower Bound	$99.2302	
			Upper Bound	$101.6708	
		5% Trimmed Mean		$100.1542	
		Median		$98.4518	
		Variance		1444.378	
		Std. Deviation		$38.00760	
		Minimum		$.52	
		Maximum		$256.53	
		Range		$256.02	
		Interquartile Range		$56.24	
		Skewness		.164	.040
		Kurtosis		-.423	.080
	Ag Res	Mean		$85.5323	$1.44894
		95% Confidence Interval for Mean	Lower Bound	$82.6870	
			Upper Bound	$88.3776	
		5% Trimmed Mean		$84.3384	
		Median		$82.7355	
		Variance		1337.343	
		Std. Deviation		$36.56969	
		Minimum		$1.09	
		Maximum		$205.87	
		Range		$204.77	
		Interquartile Range		$49.89	
		Skewness		.491	.097
		Kurtosis		.130	.193

VI. CONCLUSIONS

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

STATISTICAL ABSTRACT
Residential

Ratio Statistics for CURRTOT / TASP

	95% Confidence Interval for Mean			95% Confidence Interval for Median				95% Confidence Interval for Weighted Mean				Coefficient of Variation
Mean	Lower Bound	Upper Bound	Median	Lower Bound	Upper Bound	Actual Coverage	Weighted Mean	Lower Bound	Upper Bound	Price Related Differential	Coefficient of Dispersion	Mean Centered
.940	.924	.956	.954	.935	.965	95.3%	.942	.927	.957	.998	.099	13.9%

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

Commercial/Industrial

Ratio Statistics for CURRTOT / TASP

	95% Confidence Interval for Mean			95% Confidence Interval for Median				95% Confidence Interval for Weighted Mean				Coefficient of Variation
Mean	Lower Bound	Upper Bound	Median	Lower Bound	Upper Bound	Actual Coverage	Weighted Mean	Lower Bound	Upper Bound	Price Related Differential	Coefficient of Dispersion	Mean Centered
1.028	.991	1.064	1.006	.977	1.091	98.0%	1.012	.964	1.059	1.016	.082	9.9%

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

Vacant Land

Ratio Statistics for CURRLND / VTASP

	95% Confidence Interval for Mean			95% Confidence Interval for Median				95% Confidence Interval for Weighted Mean				Coefficient of Variation
Mean	Lower Bound	Upper Bound	Median	Lower Bound	Upper Bound	Actual Coverage	Weighted Mean	Lower Bound	Upper Bound	Price Related Differential	Coefficient of Dispersion	Mean Centered
1.010	.951	1.070	1.000	.932	1.072	95.1%	1.053	.983	1.124	.959	.146	19.3%

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	2	.8%
	$50K to $100K	25	9.7%
	$100K to $150K	65	25.1%
	$150K to $200K	80	30.9%
	$200K to $300K	63	24.3%
	$300K to $500K	23	8.9%
	$500K to $750K	1	.4%
Overall		259	100.0%
Excluded		0	
Total		259	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation: Median Centered
$25K to $50K	1.005	.973	.179	25.4%
$50K to $100K	.882	.990	.191	26.3%
$100K to $150K	.931	.998	.119	16.5%
$150K to $200K	.960	1.000	.079	10.4%
$200K to $300K	.967	1.001	.069	9.1%
$300K to $500K	.953	1.000	.068	8.5%
$500K to $750K	.689	1.000	.000	.%
Overall	.954	.998	.099	13.8%

Subclass

Case Processing Summary

		Count	Percent
Abstrimp	0	1	.4%
	1212	250	96.5%
	1215	6	2.3%
	1220	2	.8%
Overall		259	100.0%
Excluded		0	
Total		259	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation
				Median Centered
0	.689	1.000	.000	.%
1212	.958	.995	.097	13.7%
1215	.868	.998	.044	6.8%
1220	.992	1.020	.164	23.2%
Overall	.954	.998	.099	13.8%

Improvement Age

Case Processing Summary

		Count	Percent
AgeRec	0	1	.4%
	Over 100	1	.4%
	75 to 100	15	5.8%
	50 to 75	40	15.4%
	25 to 50	107	41.3%
	5 to 25	79	30.5%
	5 or Newer	16	6.2%
Overall		259	100.0%
Excluded		0	
Total		259	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation
				Median Centered
0	.689	1.000	.000	.%
Over 100	.802	1.000	.000	.%
75 to 100	.901	.991	.113	18.5%
50 to 75	.953	1.002	.083	10.8%
25 to 50	.954	.985	.099	13.7%
5 to 25	.961	1.009	.099	14.0%
5 or Newer	.965	.988	.086	14.6%
Overall	.954	.998	.099	13.8%

Improved Area

Case Processing Summary

		Count	Percent
ImpSFRec	0	1	.4%
	LE 500 sf	1	.4%
	500 to 1,000 sf	63	24.3%
	1,000 to 1,500 sf	100	38.6%
	1,500 to 2,000 sf	65	25.1%
	2,000 to 3,000 sf	25	9.7%
	3,000 sf or Higher	4	1.5%
Overall		259	100.0%
Excluded		0	
Total		259	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation
				Median Centered
0	.689	1.000	.000	.%
LE 500 sf	.695	1.000	.000	.%
500 to 1,000 sf	.899	.991	.104	14.2%
1,000 to 1,500 sf	.956	1.004	.102	14.1%
1,500 to 2,000 sf	.967	1.013	.071	10.5%
2,000 to 3,000 sf	.999	1.010	.075	11.8%
3,000 sf or Higher	1.137	.999	.041	7.8%
Overall	.954	.998	.099	13.8%

Improvement Quality

Case Processing Summary

		Count	Percent
QUALITY	2	16	6.2%
	3	230	89.1%
	4	12	4.7%
Overall		258	100.0%
Excluded		1	
Total		259	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation: Median Centered
2	.995	.991	.106	15.7%
3	.954	.993	.098	13.8%
4	.879	1.002	.075	9.1%
Overall	.956	.995	.098	13.7%

Commercial Median Ratio Stratification

Sale Price

Case Processing Summary

		Count	Percent
SPRec	$25K to $50K	1	3.1%
	$50K to $100K	4	12.5%
	$100K to $150K	8	25.0%
	$150K to $200K	5	15.6%
	$200K to $300K	5	15.6%
	$300K to $500K	6	18.8%
	$500K to $750K	3	9.4%
Overall		32	100.0%
Excluded		0	
Total		32	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation
				Median Centered
$25K to $50K	1.135	1.000	.000	.%
$50K to $100K	.987	.999	.041	6.7%
$100K to $150K	1.084	1.003	.074	9.5%
$150K to $200K	.975	.999	.049	8.7%
$200K to $300K	1.086	.994	.087	13.5%
$300K to $500K	1.021	1.007	.057	7.9%
$500K to $750K	.991	.994	.088	14.9%
Overall	1.006	1.016	.082	10.3%

Subclass

Case Processing Summary

		Count	Percent
Abstrimp	2212	8	25.0%
	2220	8	25.0%
	2224	1	3.1%
	2230	7	21.9%
	2235	7	21.9%
	5725	1	3.1%
Overall		32	100.0%
Excluded		0	
Total		32	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation: Median Centered
2212	1.083	.996	.066	9.2%
2220	.971	.997	.063	9.9%
2224	1.111	1.000	.000	.%
2230	1.027	1.033	.090	11.7%
2235	.991	1.026	.076	11.9%
5725	1.053	1.000	.000	.%
Overall	1.006	1.016	.082	10.3%

Improvement Age

Case Processing Summary

		Count	Percent
AgeRec	75 to 100	8	25.0%
	50 to 75	10	31.3%
	25 to 50	11	34.4%
	5 or Newer	3	9.4%
Overall		32	100.0%
Excluded		0	
Total		32	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation
				Median Centered
75 to 100	.971	1.022	.090	14.1%
50 to 75	1.083	.990	.056	8.6%
25 to 50	.998	1.026	.060	9.5%
5 or Newer	1.134	1.021	.044	8.9%
Overall	1.006	1.016	.082	10.3%

Improved Area

Case Processing Summary

		Count	Percent
ImpSFRec	500 to 1,000 sf	1	3.1%
	1,000 to 1,500 sf	8	25.0%
	1,500 to 2,000 sf	7	21.9%
	2,000 to 3,000 sf	5	15.6%
	3,000 sf or Higher	11	34.4%
Overall		32	100.0%
Excluded		0	
Total		32	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation
				Median Centered
500 to 1,000 sf	.919	1.000	.000	.%
1,000 to 1,500 sf	.982	1.021	.070	10.3%
1,500 to 2,000 sf	.998	1.019	.053	7.5%
2,000 to 3,000 sf	1.091	1.018	.063	8.8%
3,000 sf or Higher	1.086	1.038	.078	11.1%
Overall	1.006	1.016	.082	10.3%

Improvement Quality

Case Processing Summary

		Count	Percent
QUALITY	2	1	3.1%
	3	29	90.6%
	4	2	6.3%
Overall		32	100.0%
Excluded		0	
Total		32	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation: Median Centered
2	1.111	1.000	.000	.%
3	.998	1.019	.082	10.6%
4	1.055	.981	.075	10.5%
Overall	1.006	1.016	.082	10.3%

Vacant Land Median Ratio Stratification

Case Processing Summary

		Count	Percent
abstrInd	100	7	15.9%
	200	4	9.1%
	520	2	4.5%
	530	11	25.0%
	540	4	9.1%
	550	3	6.8%
	1112	12	27.3%
	1135	1	2.3%
Overall		44	100.0%
Excluded		0	
Total		44	

Ratio Statistics for CURRLND / VTASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation
				Median Centered
100	1.000	1.075	.194	29.5%
200	1.116	.988	.037	4.7%
520	1.006	.996	.006	.9%
530	.877	1.033	.124	15.6%
540	.839	1.085	.248	29.1%
550	.927	1.001	.021	4.5%
1112	1.112	1.027	.132	16.8%
1135	.795	1.000	.000	.%
Overall	1.000	.959	.146	19.5%