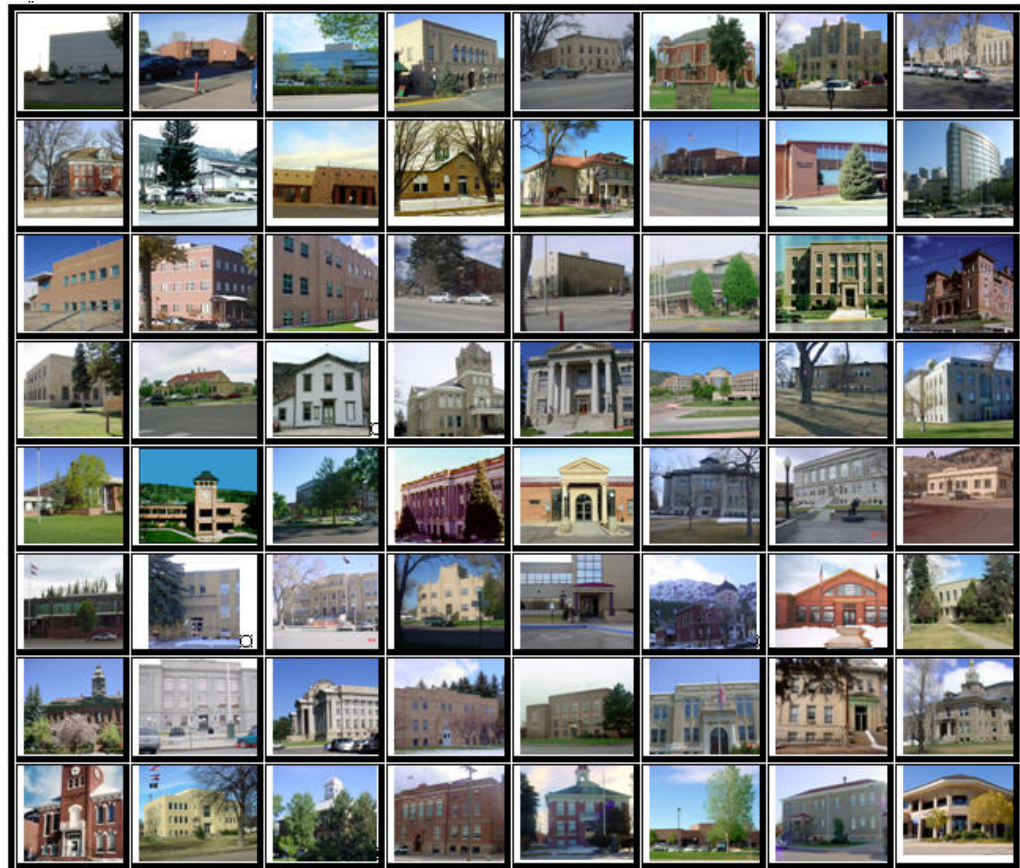




2013
MONTROSE COUNTY
PROPERTY ASSESSMENT
STUDY



WILDROSE
APPRAISAL, INCORPORATED
Audit Division



September 15, 2013

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

RE: Final Report for the 2013 Colorado Property Assessment Study

Dear Mr. Mauer:

Wildrose Appraisal Inc.-Audit Division is pleased to submit the Final Reports for the 2013 Colorado Property Assessment Study.

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

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

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

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

A handwritten signature in black ink that reads "Harry J. Fuller". The signature is written in a cursive style.

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

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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 2013 and is pleased to report its findings for Montrose County in the following report.

REGIONAL/HISTORICAL SKETCH OF MONTROSE COUNTY

Regional Information

Montrose 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

Montrose County has a population of approximately 41,276 people with 18.42 people per square mile, according to the U.S. Census Bureau's 2010 census data. This represents a 23.46 percent change from the 2000 Census.

The first settlers came to the Uncompahgre Valley in the 1870s, but legally could not purchase land until after September 1881, when the Ute Indians were removed from their land and put on a reservation in Utah. The first stake was driven in December of 1881 and in 1882 Montrose officially became a town.

Montrose County, formed from a part of Gunnison County, was established in 1883 with an area of 2,238 square miles. It was named for the town of Montrose, which is the county seat. The town was known by the names of Pomona, Dad's Town, Uncompahgre Town, and several other names, before it finally came to be known as Montrose. Joseph Selig suggested the name Montrose after a favorite character in Sir Walter Scott's novel, *The Legend of Montrose*.

In 1882, the Denver & Rio Grande Railroad Co. built its narrow gauge mainline railroad through Montrose on its way from Denver to Salt Lake City, Utah. In 1890 the D&RGRR completed its standard gauge railroad from Denver to Grand Junction, leaving Montrose on the narrow gauge from Salida to Grand Junction and Ouray. In 1906, the track from Grand Junction to Montrose was changed from narrow gauge to standard gauge.

In 1909 the Gunnison Tunnel opened providing irrigation water from the Gunnison River in the Black Canyon to the Uncompahgre Valley helping turn Montrose into an agricultural hub as well.

Today Montrose serves as the gateway to the Black Canyon of the Gunnison National Park to the east of town and winter transportation hub to ski areas of the San Juan Mountains to the south. The majority of the County is made up of National Forest, Bureau of Land Management or National Park lands. The main cities include Montrose, Maher, Naturita, Nucla, Olathe and Paradox.

(www.Wikipedia.org, www.co.montrose.co.us, www.cityofmontrose.org)

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 2011 and June 2012. Counties with less than 30 sales typically extended the sale period back up to 5 years prior to June 30, 2012 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 Montrose County are:

Montrose County Ratio Grid					
Property Class	Number of Qualified Sales	Unweighted Median Ratio	Price Related Differential	Coefficient of Dispersion	Time Trend Analysis
Commercial/Industrial	33	0.994	1.032	15.2	Compliant
Condominium	N/A	N/A	N/A	N/A	N/A
Single Family	531	1.003	1.015	11.7	Compliant
Vacant Land	63	1.000	1.087	17.2	Compliant

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

Montrose 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 2012 and 2013 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

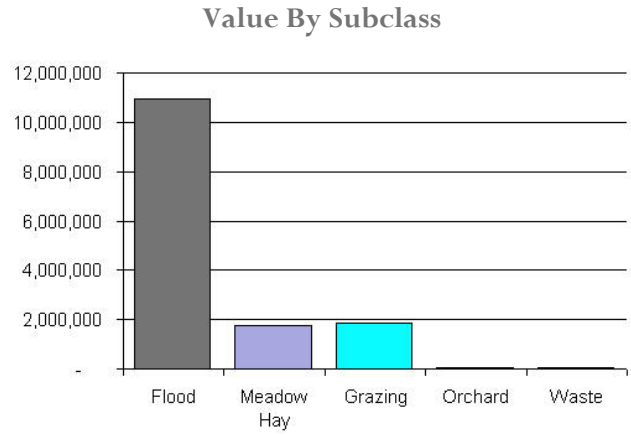
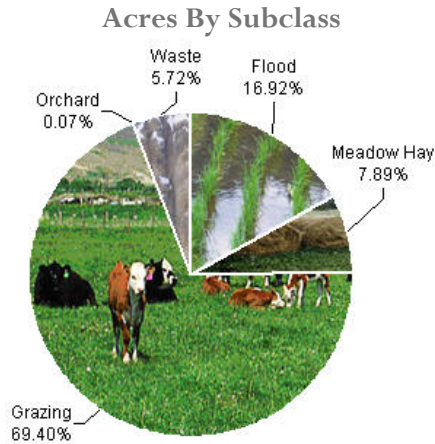
Conclusions

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

Recommendations

None

AGRICULTURAL LAND STUDY



Agricultural Land

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

(See Assessor Reference Library Volume 3 Chapter 5.)

Conclusions

An analysis of the agricultural land data indicates an acceptable appraisal of this property type. Directives, commodity prices and expenses provided by the PTA were properly applied. 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:

Montrose County Agricultural Land Ratio Grid						
Abstract Code	Land Class	Number Of Acres	County Value Per Acre	County Assessed Total Value	WRA Total Value	Ratio
4117	Flood	63,285	173.00	10,935,222	11,888,232	0.92
4137	Meadow Hay	29,527	59.00	1,742,536	1,742,536	1.00
4147	Grazing	259,612	7.00	1,872,615	1,872,615	1.00
4157	Orchard	267	221.00	58,830	58,830	1.00
4167	Waste	21,410	2.00	37,373	37,373	1.00
Total/Avg		374,101	39.00	14,646,577	15,599,587	0.94

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

Montrose 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.

Montrose County utilized the following discovery method(s):

- Questionnaires
- Phone Interviews
- In-Person Interviews

- Personal Knowledge of Owners and Tenants

Conclusions

Montrose 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 2013 for Montrose County. This study was conducted by checking selected sales from the master sales list for the current valuation period. Specifically WRA selected 44 sales listed as unqualified.

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

For residential, commercial, and vacant land sales with considerations over \$500, the contractor has examined and reported the ratio of qualified sales to total sales by class and performed the following analyses of unqualified sales:

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

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



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

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

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

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

Conclusions

Montrose 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

Montrose County has submitted a written narrative describing the economic areas that make up the county's market areas. Montrose 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 Montrose 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 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 2013 in Montrose County. The review showed that subdivisions were discounted pursuant to the Colorado Revised Statutes in Article 39-1-103 (14). Discounting procedures were applied to all subdivisions where less than 80 percent of all sites were sold using the present worth method. The market approach was applied where 80 percent or more of the subdivision sites were sold. An absorption period was estimated for each subdivision that was discounted. An appropriate discount rate was

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

Conclusions

Montrose 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.

Montrose 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

Montrose 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

Montrose 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.

Montrose 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.

Montrose County submitted their personal property written audit plan and was current for the 2013 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 \$7,000 actual value exemption status
- Accounts protested with substantial disagreement

Conclusions

Montrose County has employed adequate discovery, classification, documentation, valuation, and auditing procedures for their personal property assessment and is in compliance with SBOE requirements.

Recommendations

None

WILDROSE AUDITOR STAFF

Harry J. Fuller, *Audit Project Manager*

Suzanne Howard, *Audit Administrative Manager*

Steve Kane, *Audit Statistician*

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

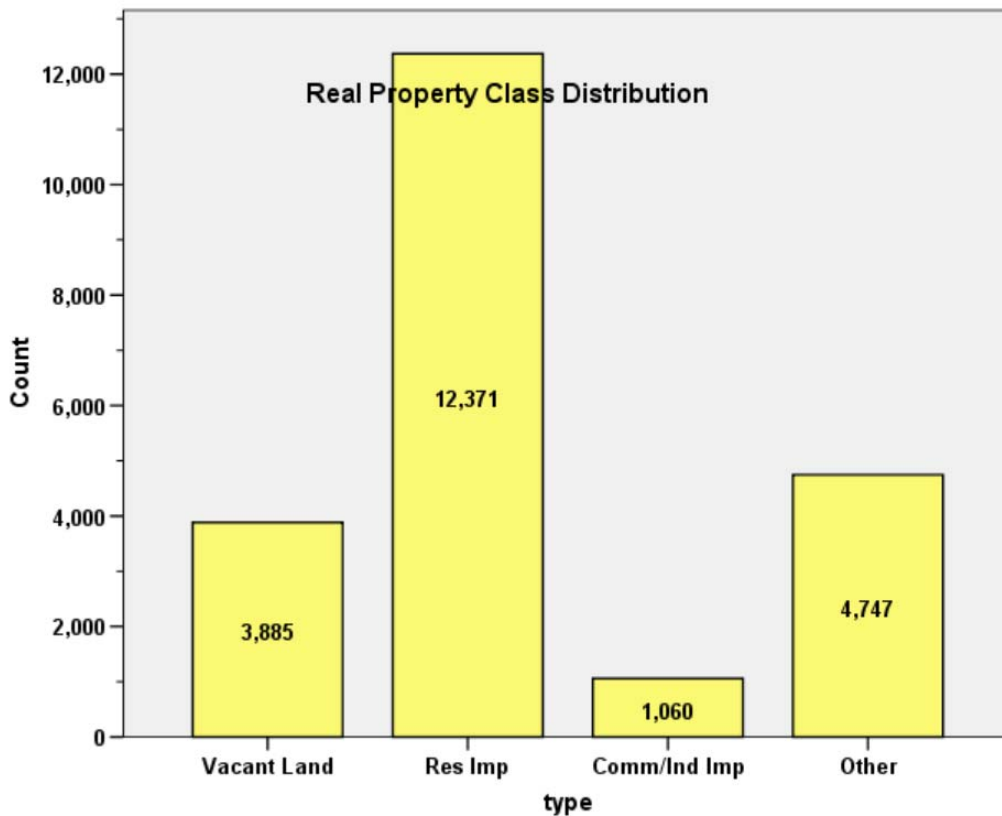
J. Andrew Rodriguez, *Field Analyst*

APPENDICES

**STATISTICAL COMPLIANCE REPORT
 FOR MONTROSE COUNTY
 2013**

I. OVERVIEW

Montrose County is located in western Colorado. The county has a total of 22,063 real property parcels, according to data submitted by the county assessor’s office in 2013. 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 57% of all vacant land parcels.

For residential improved properties, single family properties accounted for 90% of all residential properties.

Commercial and industrial properties represented a much smaller proportion of property classes in comparison. Commercial/industrial sales accounted for 5% of all such properties in this county.

II. DATA FILES

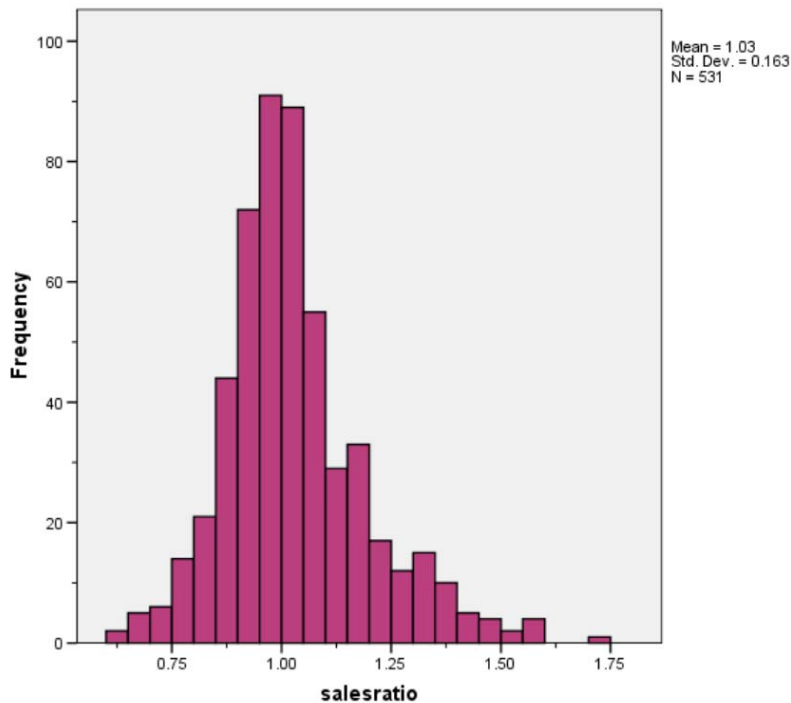
The following sales analyses were based on the requirements of the 2013 Colorado Property Assessment Study. Information was provided by the Montrose Assessor’s Office in May 2013. The data included all 5 property record files as specified by the Auditor.

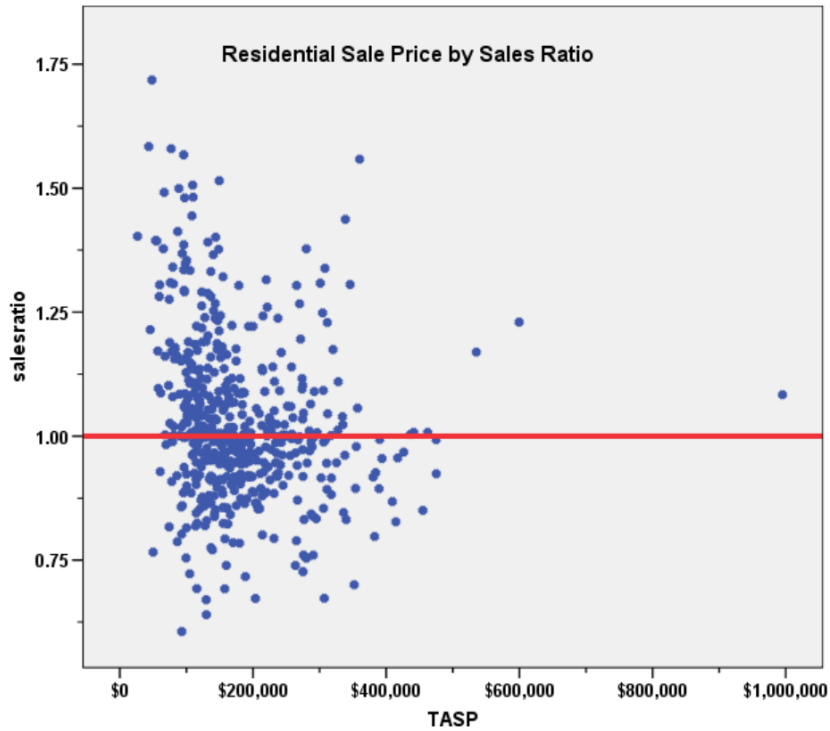
III. RESIDENTIAL SALES RESULTS

There were 531 qualified residential sales in Montrose County for the 18 month sale period prior to June 30, 2013. The sales ratio analysis was analyzed as follows:

Median	1.003
Price Related Differential	1.015
Coefficient of Dispersion	.117

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.

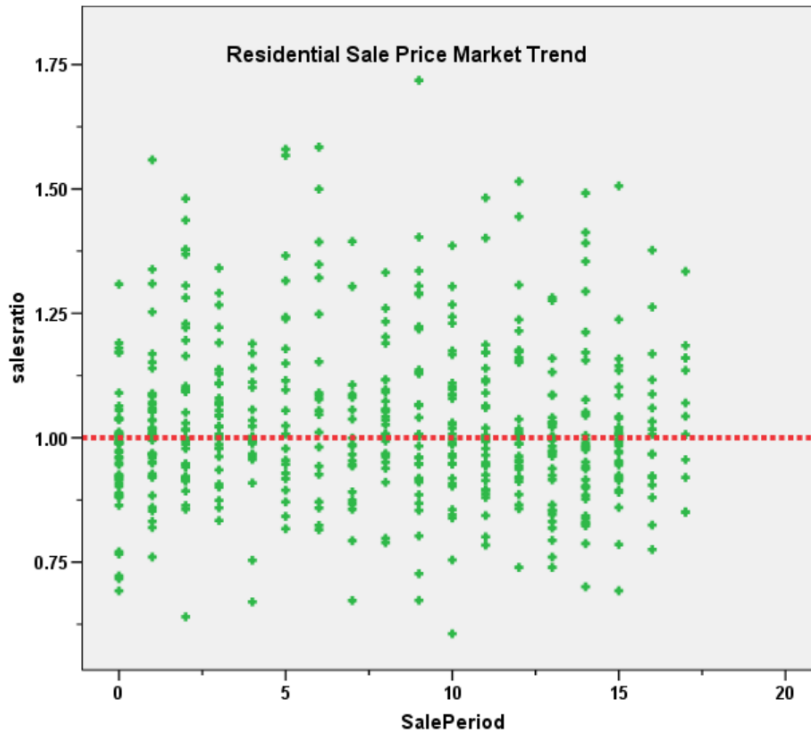
Residential Market Trend Analysis

We next analyzed the residential dataset using the 18-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)	1.032	.013		81.377	.000
	SalePeriod	.000	.001	-.016	-.359	.720

a. Dependent Variable: salesratio



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

Sold/Unsold Analysis

In terms of the valuation consistency between sold and unsold residential properties, we compared the median actual value per square foot for 2013 between each group, as follows:

Group	No.	Median	Mean
Unsold	11,801	\$97	\$103
Sold	518	\$100	\$104

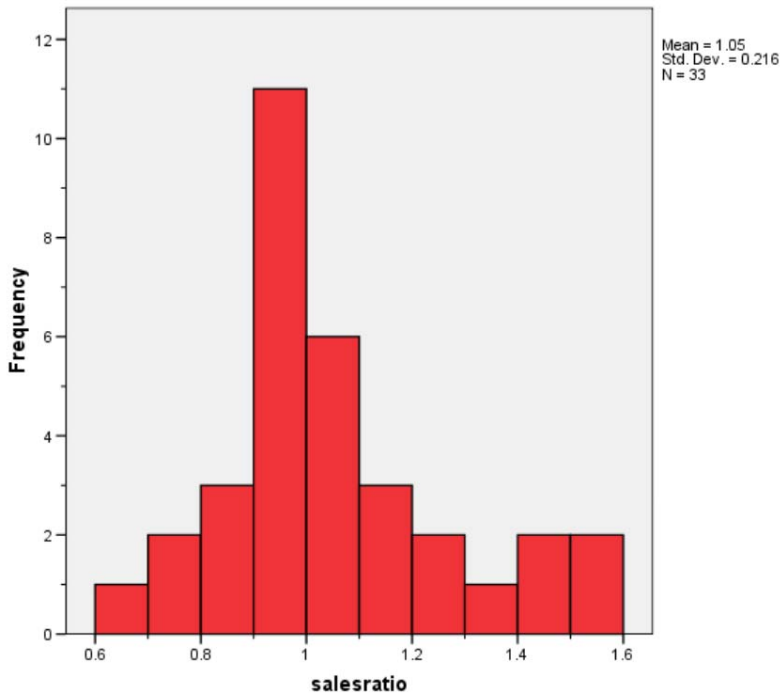
The above results indicate that sold and unsold residential properties were valued in a consistent manner.

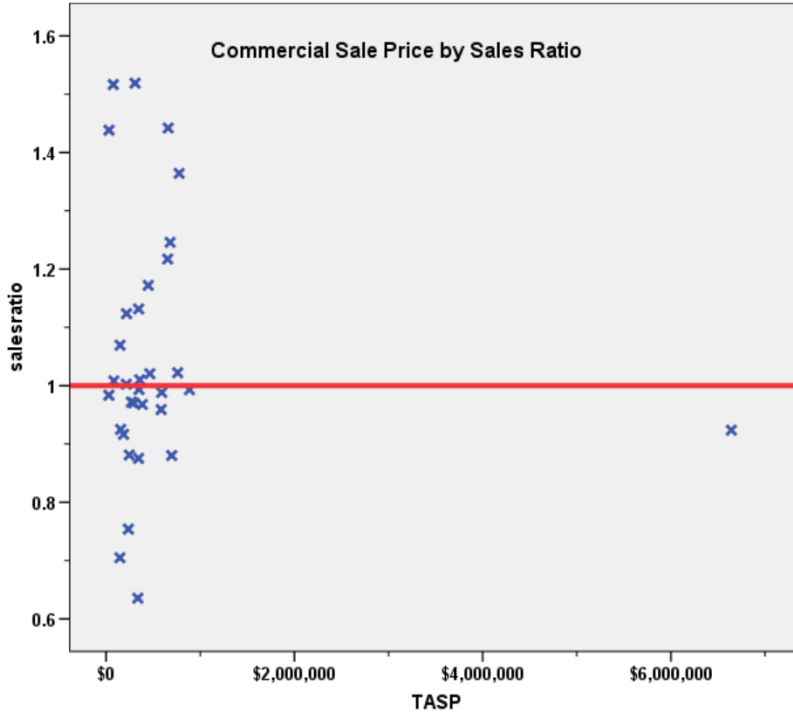
IV. COMMERCIAL/INDUSTRIAL SALE RESULTS

There were 33 qualified commercial sales in Montrose County for the 18 month sale period prior to June 30, 2013. The sales ratio analysis was analyzed as follows:

Median	0.994
Price Related Differential	1.032
Coefficient of Dispersion	.152

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





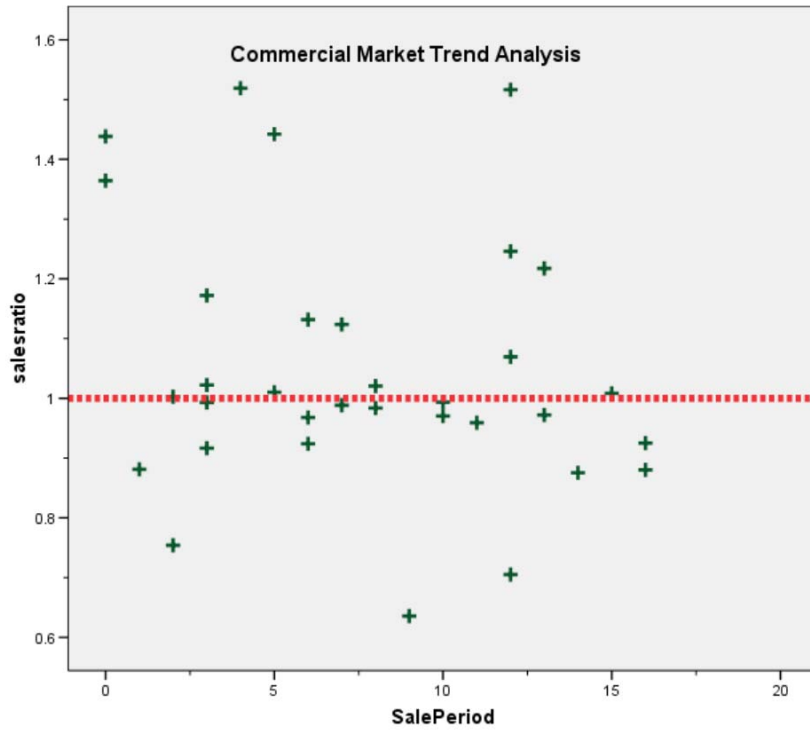
Commercial Market Trend Analysis

The 33 commercial/industrial sales were analyzed, examining the sale ratios across an 18-month sale period with the following results:

Coefficients^a

Model		Unstandardized Coefficients		Standardized Coefficients	t	Sig.
		B	Std. Error	Beta		
1	(Constant)	1.127	.071		15.822	.000
	SalePeriod	-.010	.008	-.224	-1.280	.210

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 Montrose County.

Sold/Unsold Analysis

We compared the median change in value from 2012 and 2013 between sold and unsold commercial properties to determine if the assessor was valuing each group consistently, as follows:

Group	No.	Median Pct Chg	Mean Pct Chg
Unsold	1,032	.9311	.9407
Sold	33	.9507	1.0355

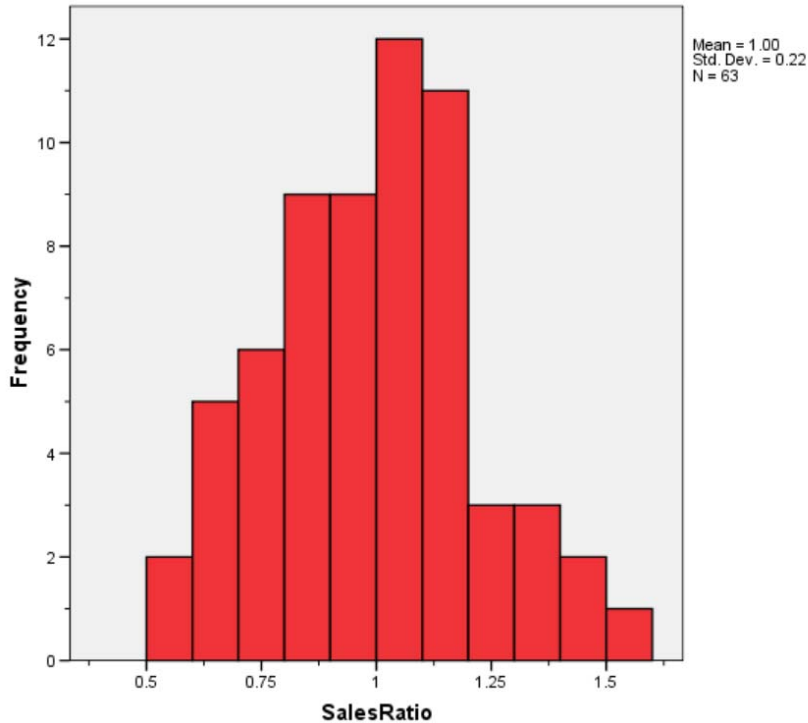
The above indicated that the assessor has valued both groups consistently.

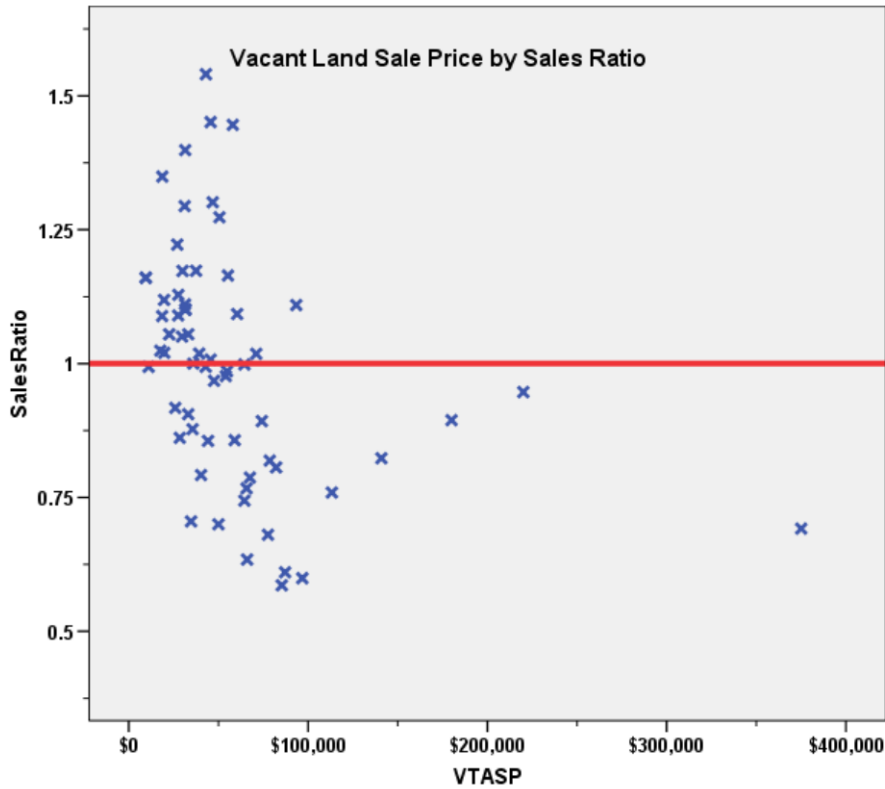
V. VACANT LAND SALE RESULTS

There were 64 qualified vacant land sales in Montrose County for the 18 month sale period prior to June 30, 2013; we trimmed one sale with an extreme sale ratio, bringing the total to 63 qualified vacant land sales. The sales ratio analysis was analyzed as follows:

Median	1.000
Price Related Differential	1.087
Coefficient of Dispersion	.172

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





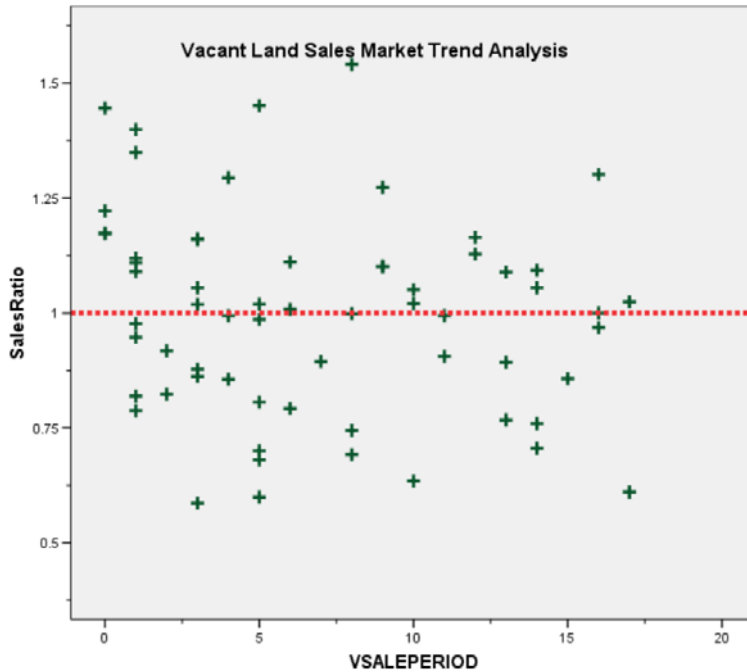
Vacant Land Market Trend Analysis

The assessor did not apply any market trend adjustment to the vacant land dataset. The 63 vacant land sales were analyzed, examining the sale ratios across the 18 month sale period with the following results:

Coefficients^a

Model	Unstandardized Coefficients		Standardized Coefficients	t	Sig.
	B	Std. Error	Beta		
1 (Constant)	1.047	.046		22.855	.000
VSALEPERIOD	-.008	.005	-.178	-1.412	.163

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 Montrose County.

Sold/Unsold Analysis

We compared the median change in actual value between 2012 and 2013 for vacant land properties to determine if sold and unsold properties were valued consistently, as follows:

Group	N	Median	Mean
Unsold	3,820	0.63	1.10
Sold	63	0.60	0.57

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 Montrose County.

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

Descriptives

<u>abstrimp</u>			Statistic	Std. Error
Imp <u>ValSF</u>	SFR	Mean	\$81.31	\$.239
		95% Confidence Interval for Lower Bound	\$80.84	
		Mean Upper Bound	\$81.78	
		5% Trimmed Mean	\$80.12	
		Median	\$77.71	
		Variance	634.527	
		Std. Deviation	\$25.190	
		Minimum	\$5	
		Maximum	\$242	
		Range	\$237	
		Interquartile Range	\$32	
		<u>Skewness</u>	.879	.023
		Kurtosis	1.895	.046
		Ag Res		Mean
95% Confidence Interval for Lower Bound	\$86.06			
Mean Upper Bound	\$92.18			
5% Trimmed Mean	\$85.40			
Median	\$80.86			
Variance	1802.364			
Std. Deviation	\$42.454			
Minimum	\$7			
Maximum	\$351			
Range	\$345			
Interquartile Range	\$43			
<u>Skewness</u>	2.171			.090
Kurtosis	8.429			.179

VI. CONCLUSIONS

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

STATISTICAL ABSTRACT

Residential

Ratio Statistics for CURRTOT / TASP

Mean	95% Confidence Interval for Mean		Median	95% Confidence Interval for Median			Weighted Mean	95% Confidence Interval for Weighted Mean		Price Related Differential	Coefficient of Dispersion	Coefficient of Variation
	Lower Bound	Upper Bound		Lower Bound	Upper Bound	Actual Coverage		Lower Bound	Upper Bound			
1.028	1.014	1.042	1.003	.997	1.007	95.4%	1.013	.999	1.027	1.015	.117	15.9%

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

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			
1.049	.973	1.126	.994	.968	1.069	96.5%	1.016	.927	1.106	1.032	.152	20.6%

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.

Vacant Land

Ratio Statistics for CURRLND / VTASP

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			
.996	.940	1.051	1.000	.917	1.055	95.7%	.916	.846	.986	1.087	.172	22.1%

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	5	.9%
	\$50K to \$100K	72	13.6%
	\$100K to \$150K	168	31.6%
	\$150K to \$200K	124	23.4%
	\$200K to \$300K	111	20.9%
	\$300K to \$500K	48	9.0%
	\$500K to \$750K	2	.4%
	\$750K to \$1,000K	1	.2%
Overall		531	100.0%
Excluded		0	
Total		531	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation
				Median Centered
\$25K to \$50K	1.403	1.012	.188	27.0%
\$50K to \$100K	1.092	1.007	.151	19.1%
\$100K to \$150K	1.019	1.000	.114	15.6%
\$150K to \$200K	.982	1.001	.084	11.4%
\$200K to \$300K	.987	1.000	.093	12.8%
\$300K to \$500K	.973	1.005	.124	18.3%
\$500K to \$750K	1.200	.999	.025	3.6%
\$750K to \$1,000K	1.084	1.000	.000	.%
Overall	1.003	1.015	.117	16.5%

Subclass

Case Processing Summary

	Count	Percent
abstrimp 0	13	2.4%
1212	506	95.3%
1215	5	.9%
1230	7	1.3%
Overall	531	100.0%
Excluded	0	
Total	531	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation
				Median Centered
0	.886	1.042	.147	22.0%
1212	1.003	1.015	.115	16.2%
1215	1.041	1.012	.048	8.0%
1230	1.027	1.071	.174	27.8%
Overall	1.003	1.015	.117	16.5%

Age

Case Processing Summary

	Count	Percent
AgeRec .00	13	2.4%
Over 100	19	3.6%
75 to 100	10	1.9%
50 to 75	24	4.5%
25 to 50	114	21.5%
5 to 25	289	54.4%
5 or Newer	62	11.7%
Overall	531	100.0%
Excluded	0	
Total	531	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation
				Median Centered
.00	.886	1.042	.147	22.0%
Over 100	1.005	1.026	.161	21.6%
75 to 100	1.143	1.077	.198	24.7%
50 to 75	1.002	1.028	.146	19.4%
25 to 50	1.006	1.033	.134	17.7%
5 to 25	1.003	1.011	.102	15.1%
5 or Newer	.993	.996	.094	12.5%
Overall	1.003	1.015	.117	16.5%

Improved Area

Case Processing Summary

	Count	Percent
ImpSFRec .00	13	2.4%
500 to 1,000 sf	24	4.5%
1,000 to 1,500 sf	169	31.8%
1,500 to 2,000 sf	186	35.0%
2,000 to 3,000 sf	123	23.2%
3,000 sf or Higher	16	3.0%
Overall	531	100.0%
Excluded	0	
Total	531	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation
				Median Centered
.00	.886	1.042	.147	22.0%
500 to 1,000 sf	.973	1.042	.170	22.3%
1,000 to 1,500 sf	1.004	1.028	.121	17.0%
1,500 to 2,000 sf	.997	1.023	.102	14.7%
2,000 to 3,000 sf	1.009	1.019	.106	14.9%
3,000 sf or Higher	1.172	1.015	.149	18.0%
Overall	1.003	1.015	.117	16.5%

Improvement Quality

Case Processing Summary

	Count	Percent
quality 2	29	5.6%
3	381	73.6%
4	81	15.6%
5	24	4.6%
6	3	.6%
Overall	518	100.0%
Excluded	13	
Total	531	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation
				Median Centered
2	1.037	1.028	.171	22.2%
3	1.002	1.026	.115	16.1%
4	1.007	1.004	.101	15.0%
5	.995	1.007	.091	14.0%
6	1.084	.998	.068	10.8%
Overall	1.003	1.016	.115	16.3%

Commercial Median Ratio Stratification

Sale Price

Case Processing Summary

	Count	Percent
SPRec \$25K to \$50K	2	6.1%
\$50K to \$100K	2	6.1%
\$100K to \$150K	2	6.1%
\$150K to \$200K	2	6.1%
\$200K to \$300K	6	18.2%
\$300K to \$500K	9	27.3%
\$500K to \$750K	6	18.2%
\$750K to \$1,000K	3	9.1%
Over \$1,000K	1	3.0%
Overall	33	100.0%
Excluded	0	
Total	33	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation
				Median Centered
\$25K to \$50K	1.211	.995	.188	26.5%
\$50K to \$100K	1.262	1.009	.201	28.5%
\$100K to \$150K	.887	.999	.205	29.0%
\$150K to \$200K	.921	1.000	.005	.6%
\$200K to \$300K	.971	1.002	.085	13.0%
\$300K to \$500K	1.010	1.002	.151	23.7%
\$500K to \$750K	1.103	.997	.163	19.5%
\$750K to \$1,000K	1.022	1.005	.121	23.7%
Over \$1,000K	.924	1.000	.000	.%
Overall	.994	1.032	.152	22.5%

Subclass

Case Processing Summary

	Count	Percent
abstrimp 0	7	21.2%
1716	1	3.0%
2212	4	12.1%
2215	1	3.0%
2220	2	6.1%
2228	1	3.0%
2230	9	27.3%
2235	3	9.1%
2245	3	9.1%
3215	2	6.1%
Overall	33	100.0%
Excluded	0	
Total	33	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation
				Median Centered
0	1.003	.932	.104	16.7%
1716	.754	1.000	.000	.%
2212	.971	.947	.150	24.7%
2215	.924	1.000	.000	.%
2220	1.121	.977	.046	6.5%
2228	1.438	1.000	.000	.%
2230	.993	.987	.170	24.5%
2235	1.021	.982	.148	29.3%
2245	1.008	1.092	.173	35.7%
3215	.964	1.001	.005	.6%
Overall	.994	1.032	.152	22.5%

Age

Case Processing Summary

	Count	Percent
AgeRec .00	7	21.2%
Over 100	1	3.0%
75 to 100	1	3.0%
50 to 75	3	9.1%
25 to 50	14	42.4%
5 to 25	6	18.2%
5 or Newer	1	3.0%
Overall	33	100.0%
Excluded	0	
Total	33	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation
				Median Centered
.00	1.003	.932	.104	16.7%
Over 100	1.069	1.000	.000	.%
75 to 100	.972	1.000	.000	.%
50 to 75	1.021	1.113	.170	29.8%
25 to 50	.991	.982	.164	23.1%
5 to 25	1.001	1.168	.180	30.6%
5 or Newer	.754	1.000	.000	.%
Overall	.994	1.032	.152	22.5%

Improved Area

Case Processing Summary

	Count	Percent
ImpSFRec .00	7	21.2%
500 to 1,000 sf	1	3.0%
1,000 to 1,500 sf	3	9.1%
1,500 to 2,000 sf	2	6.1%
2,000 to 3,000 sf	7	21.2%
3,000 sf or Higher	13	39.4%
Overall	33	100.0%
Excluded	0	
Total	33	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation
				Median Centered
.00	1.003	.932	.104	16.7%
500 to 1,000 sf	1.008	1.000	.000	.%
1,000 to 1,500 sf	.970	1.132	.262	42.8%
1,500 to 2,000 sf	1.002	1.000	.008	1.2%
2,000 to 3,000 sf	.959	1.080	.205	28.2%
3,000 sf or Higher	.993	1.079	.156	23.6%
Overall	.994	1.032	.152	22.5%

Improvement Quality

Case Processing Summary

	Count	Percent
quality 1	2	7.7%
2	23	88.5%
4	1	3.8%
Overall	26	100.0%
Excluded	7	
Total	33	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation
				Median Centered
1	1.199	1.220	.200	28.3%
2	.994	1.046	.154	23.2%
4	.754	1.000	.000	.%
Overall	.993	1.051	.164	24.1%

Vacant Land Median Ratio Stratification

Sale Price

Case Processing Summary

		Count	Percent
SPRec	LT \$25K	9	14.3%
	\$25K to \$50K	28	44.4%
	\$50K to \$100K	21	33.3%
	\$100K to \$150K	2	3.2%
	\$150K to \$200K	1	1.6%
	\$200K to \$300K	1	1.6%
	\$300K to \$500K	1	1.6%
Overall		63	100.0%
Excluded		0	
Total		63	

Ratio Statistics for CURRLND / VTASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation
				Median Centered
LT \$25K	1.089	1.002	.071	10.2%
\$25K to \$50K	1.053	1.002	.152	19.9%
\$50K to \$100K	.857	1.028	.218	27.7%
\$100K to \$150K	.791	.996	.040	5.7%
\$150K to \$200K	.894	1.000	.000	.%
\$200K to \$300K	.947	1.000	.000	.%
\$300K to \$500K	.692	1.000	.000	.%
Overall	1.000	1.087	.172	22.0%

Subclass

Case Processing Summary

	Count	Percent
abstrlnd 100	34	54.0%
200	4	6.3%
520	1	1.6%
530	1	1.6%
540	3	4.8%
550	3	4.8%
1112	12	19.0%
1135	4	6.3%
2130	1	1.6%
Overall	63	100.0%
Excluded	0	
Total	63	

Ratio Statistics for CURRLND /VTASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation
				Median Centered
100	1.021	1.037	.154	19.6%
200	.869	.990	.181	24.2%
520	.610	1.000	.000	.%
530	.586	1.000	.000	.%
540	1.109	1.029	.122	19.9%
550	.759	1.045	.170	25.8%
1112	1.009	1.087	.164	22.7%
1135	1.037	.960	.101	16.2%
2130	.692	1.000	.000	.%
Overall	1.000	1.087	.172	22.0%