



2019

# MONTROSE COUNTY PROPERTY ASSESSMENT STUDY

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



September 15, 2019

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

**RE: Final Report for the 2019 Colorado Property Assessment Study**

Dear Ms. Mullis:

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

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

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

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

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

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

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## Colorado

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

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

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

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

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

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

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

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

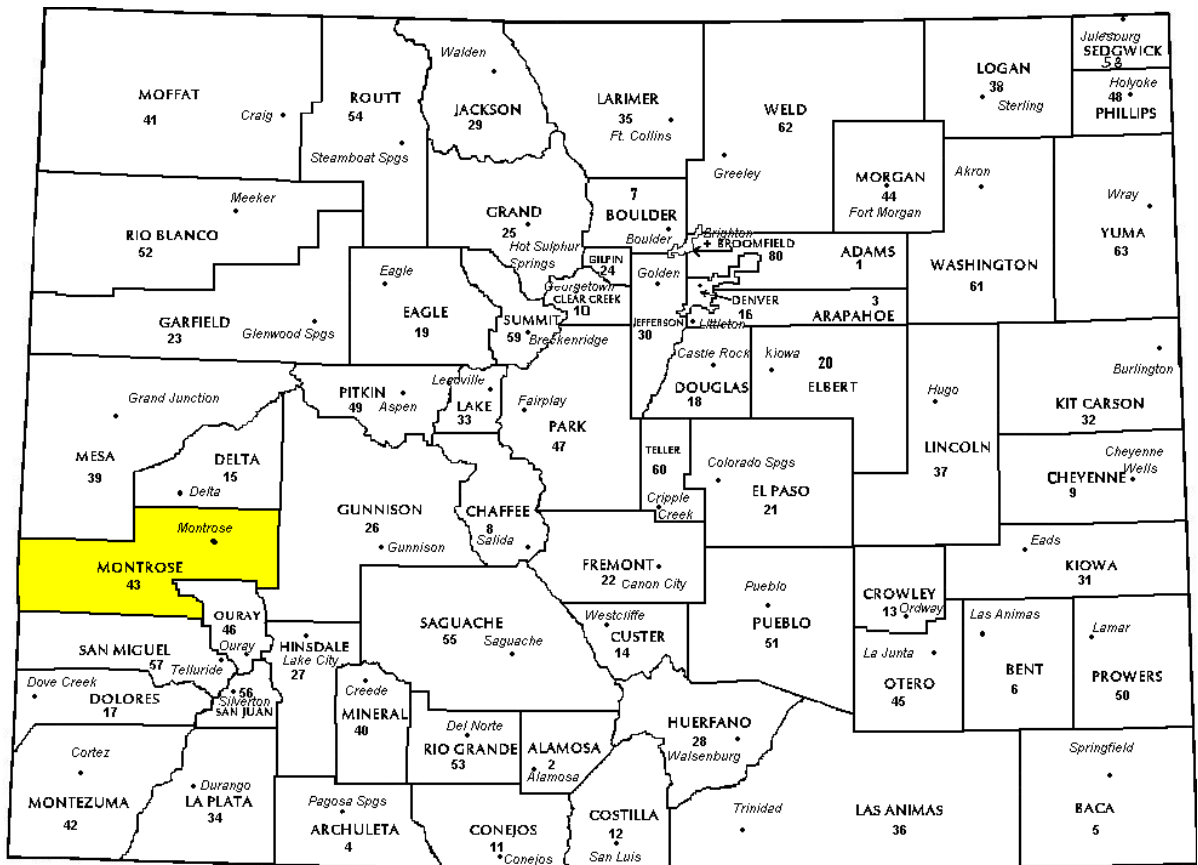
Wildrose Audit has completed the Property Assessment Study for 2019 and is pleased to report its findings for Montrose County in the following report.

# 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 had an estimated population of approximately 41,471 people with 18.5 people per square mile, according to the U.S. Census Bureau's 2016 estimated census data. This represents a 0.5 percent change from April 1, 2010 to July 1, 2016.

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](http://www.Wikipedia.org), [www.co.montrose.co.us](http://www.co.montrose.co.us), [www.cityofmontrose.org](http://www.cityofmontrose.org))*

# RATIO ANALYSIS

## Methodology

All significant classes of property were analyzed. Sales were collected for each property class over the eighteen month period from January 1, 2017 through June 30, 2018. Property classes with less than thirty sales had the sales period extended in six month increments up to an additional forty-two months. If this extended sales period did not produce the minimum thirty qualified sales, the Audit performed supplemental appraisals to reach the minimum.

Although it was required that we examine the median and coefficient of dispersion for all counties, we also calculated the weighted mean and price-related differential for each class of property. Counties were not passed or failed by these latter measures, but were counseled if there were anomalies noted during our analysis. Qualified sales were based on the qualification code used by each county, which were typically coded as either “Q” or “C.” The ratio analysis included all sales. The data was trimmed for counties with obvious outliers using IAAO standards for data analysis. In

every case, we examined the loss in data from trimming to ensure that only true outliers were excluded. Any county with a significant portion of sales excluded by this trimming method was examined further. No county was allowed to pass the audit if more than 5% of the sales were “lost” because of trimming.

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

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

## Conclusions

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

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

The results for Montrose County are:

<b>Montrose County Ratio Grid</b>					
<b>Property Class</b>	<b>Number of Qualified Sales</b>	<b>Unweighted Median Ratio</b>	<b>Price Related Differential</b>	<b>Coefficient of Dispersion</b>	<b>Time Trend Analysis</b>
Commercial/Industrial	64	1.000	1.040	11	Compliant
Condominium	N/A	N/A	N/A	N/A	N/A
Single Family	1,223	0.999	1.005	8.5	Compliant
Vacant Land	257	0.990	1.032	12.8	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 method also considers the number of sales and the length of the sale period. Counties with few sales across the sale period were carefully examined to determine if the statistical results were valid.

## Conclusions

After verification and analysis, it has been determined that 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.

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

or if there are other explanations for the observed difference.

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

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

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

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

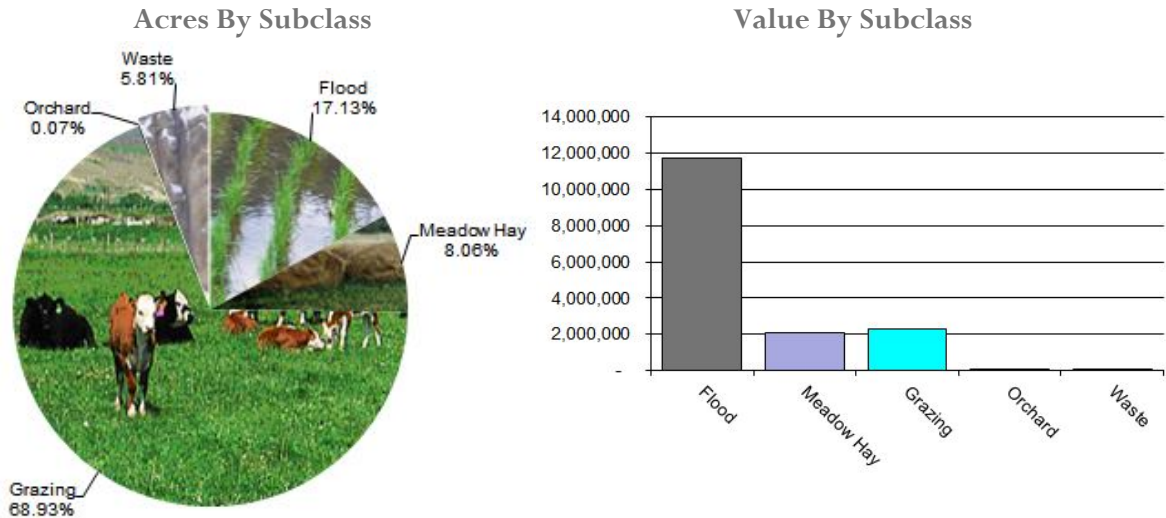
**Conclusions**

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. 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:

<b>Montrose County Agricultural Land Ratio Grid</b>						
<b>Abstract Code</b>	<b>Land Class</b>	<b>Number Of Acres</b>	<b>County Value Per Acre</b>	<b>County Assessed Total Value</b>	<b>WRA Total Value</b>	<b>Ratio</b>
4117	Flood	63,228	185.32	11,717,351	12,373,952	0.95
4137	Meadow Hay	29,757	69.44	2,066,281	2,066,281	1.00
4147	Grazing	254,434	8.91	2,265,963	2,265,963	1.00
4157	Orchard	252	226.49	57,059	57,059	1.00
4167	Waste	21,432	2.39	51,133	51,133	1.00
<b>Total/Avg</b>		<b>369,103</b>	<b>43.78</b>	<b>16,157,787</b>	<b>16,814,388</b>	<b>0.96</b>

### 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.

of Property Taxation for the valuation of agricultural outbuildings.

### Recommendations

None

### Conclusions

Montrose County has substantially complied with the procedures provided by the Division

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## Agricultural Land Under Improvements

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### Methodology

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

### Conclusions

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

- Questionnaires
- Field Inspections
- Phone Interviews
- In-Person Interviews with Owners/Tenants

- Written Correspondence other than Questionnaire
- Aerial Photography/Pictometry

Montrose County has used the following methods to discover the land area under a residential improvement that is determined to be not integral under 39-1-102, C.R.S.:

- Aerial Photography/Pictometry

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 2019 for Montrose County. This study was conducted by checking selected sales from the master sales list for the current valuation period. Specifically WRA selected 36 sales listed as unqualified.

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

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

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

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

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

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

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

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

### **Conclusions**

Montrose County appears to be doing a good job of verifying their sales. WRA agreed with the county's reason for disqualifying each of the sales selected in the sample. There are no recommendations or suggestions.

### **Recommendations**

None



# ECONOMIC AREA REVIEW AND EVALUATION

## **Methodology**

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

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## Earth and Stone Products

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### Methodology

Under the guidelines of the Assessor's Reference Library (ARL), Volume 3, Natural Resource Valuation Procedures, the income approach was applied to determine value for production of earth and stone products. The number of tons was multiplied by an economic royalty rate determined by the Division of Property Taxation to determine income. The income was multiplied by a recommended Hoskold factor to determine the actual value. The Hoskold factor is determined by the life of the reserves or the lease. Value is based on two

variables: life and tonnage. The operator determines these since there is no other means to obtain production data through any state or private agency.

### Conclusions

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

### Recommendations

None

## VACANT LAND

### **Subdivision Discounting**

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

### **Conclusions**

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

- Businesses in a selected area
- Accounts with obvious discrepancies
- New businesses filing for the first time
- Incomplete or inconsistent declarations
- Same business type or use
- Businesses with no deletions or additions for 2 or more years



- Non-filing Accounts - Best Information Available
- Lowest or highest quartile of value per square foot
- 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 statistical compliance with SBOE requirements.

### **Recommendations**

None

## WILDROSE AUDITOR STAFF

**Harry J. Fuller**, *Audit Project Manager*

**Suzanne Howard**, *Audit Administrative Manager*

**Steve Kane**, *Audit Statistician*

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

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

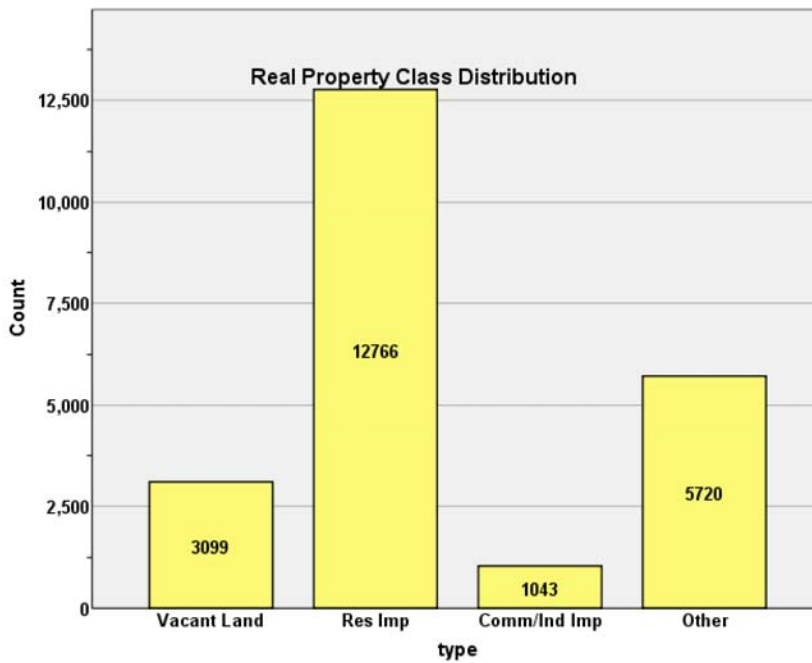
# STATISTICAL APPENDIX



**STATISTICAL COMPLIANCE REPORT  
FOR MONTROSE COUNTY  
2019**

**I. OVERVIEW**

Montrose County is located in western Colorado. The county has a total of 22,628 Real property parcels, according to data submitted by the county assessor’s office in 2019. The following provides a breakdown of property classes for this county:



The vacant land class of properties was dominated by residential land. Residential lots (coded 100 and 1112) accounted for 46.7% of all vacant land parcels.

For residential improved properties, single family properties accounted for 96.6% of all residential properties.

Commercial and industrial properties represented a much smaller proportion of property classes in comparison. Commercial/industrial properties accounted for 4.6% of all such properties in this county.

**II. DATA FILES**

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

### III. RESIDENTIAL SALES RESULTS

There were 1,223 qualified residential sales in Montrose County for the 18-month sale period ending June 30, 2018. The sales ratio analysis was analyzed as follows:

Median	<b>0.999</b>
Price Related Differential	<b>1.005</b>
Coefficient of Dispersion	<b>8.5</b>

We next stratified the sale ratio analysis by economic and neighborhood, based on the results from the data questionnaire, which indicated that the county uses neighborhood-based valuation modeling for residential properties. The following are the results of this stratification analysis:

#### Economic Area

##### Case Processing Summary

	Count	Percent
<b>ECONAREA</b>		
1.00	793	65.3%
5.00	294	24.2%
6.00	128	10.5%
<b>Overall</b>	<b>1215</b>	<b>100.0%</b>
Excluded	8	
<b>Total</b>	<b>1223</b>	

##### Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion
1.00	.999	1.003	.069
5.00	.999	1.003	.100
6.00	1.004	1.018	.154
<b>Overall</b>	<b>.999</b>	<b>1.005</b>	<b>.086</b>

#### Neighborhood w/GT 20 Sales

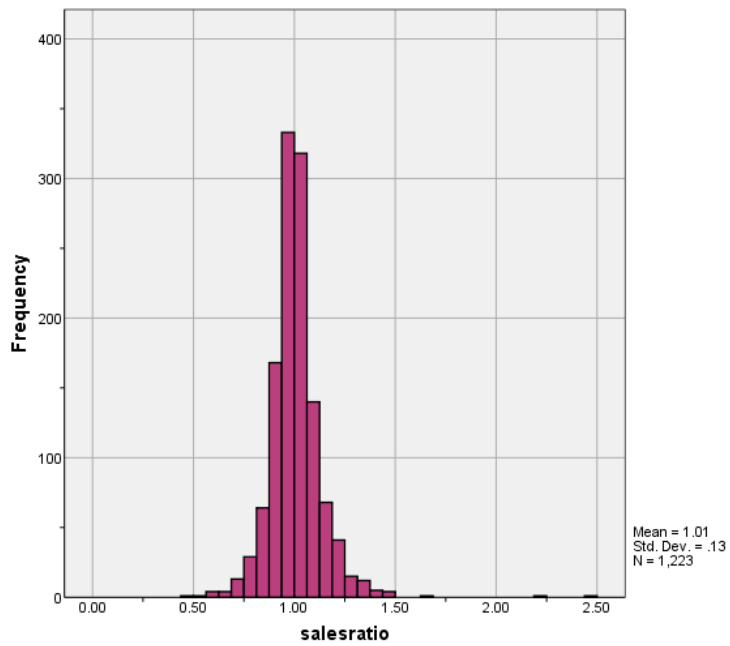
##### Ratio Statistics for CURRTOT / TASP

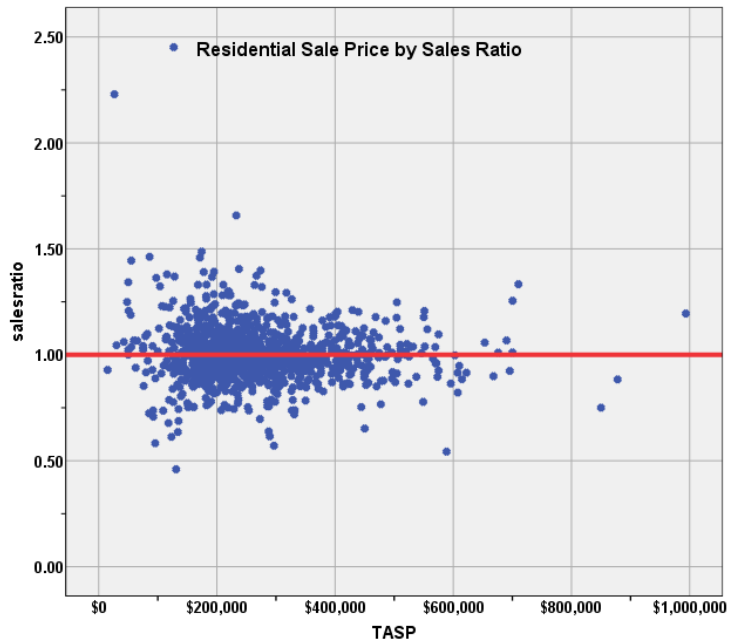
Group	Median	Price Related Differential	Coefficient of Dispersion
1010	.995	.999	.076
1020	.998	1.000	.075
1070	.999	1.011	.070
1300	.995	1.005	.118
1330	.981	1.003	.126
1340	.992	.990	.099
1350	1.000	1.004	.082
1375	1.003	1.003	.050

1760	1.029	1.001	.070
1810	1.004	1.002	.049
1850	.996	1.004	.074
1929	.996	.999	.049
3000	1.021	1.023	.145
5100	.984	.995	.095
5200	.999	.996	.103
5700	1.001	1.011	.098
5750	.996	1.008	.074
5900	1.003	.994	.112
6100	.984	1.001	.130
6120	.993	1.003	.128

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.

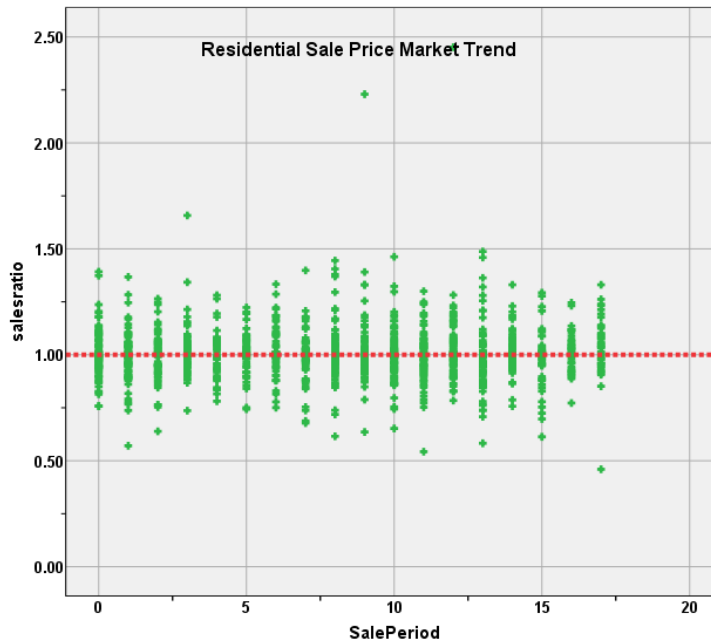
### Residential Market Trend Analysis

We next analyzed the residential dataset using the 18-month sale period for any residual market trending, with the following results:

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

Model		Unstandardized Coefficients		Standardized Coefficients		
		B	Std. Error	Beta	t	Sig.
1	(Constant)	1.001	.007		141.804	.000
	SalePeriod	.001	.001	.022	.778	.437

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 2019 between each group, as follows:

**Report**  
VALSF

	N	Median	Mean
UNSOLD	11171	\$148	\$148
SOLD	1204	\$154	\$152

We next stratified the analysis by economic area, as follows:

**Report**  
VALSF

ECONAREA	sold	N	Median	Mean
1.00	UNSOLD	6152	\$150	\$148
	SOLD	791	\$154	\$152
5.00	UNSOLD	2996	\$161	\$169
	SOLD	287	\$163	\$167
6.00	UNSOLD	1828	\$108	\$117
	SOLD	118	\$113	\$116

We next stratified the analysis by neighborhoods with at least 10 sales, using the change in value method, as follows:

## Report

DIFF

NBHD		N	Median	Mean
1000	UNSOLD	140	1.29	1.29
	SOLD	11	1.32	1.32
1010	UNSOLD	369	1.22	1.22
	SOLD	39	1.23	1.26
1020	UNSOLD	220	1.24	1.24
	SOLD	26	1.24	1.27
1030	UNSOLD	112	1.28	1.28
	SOLD	14	1.28	1.27
1070	UNSOLD	168	1.22	1.22
	SOLD	22	1.22	1.22
1200	UNSOLD	91	1.23	1.23
	SOLD	10	1.23	1.23
1210	UNSOLD	56	1.10	1.13
	SOLD	12	1.09	1.12
1300	UNSOLD	337	1.21	1.24
	SOLD	31	1.25	1.28
1330	UNSOLD	186	1.19	1.58
	SOLD	20	1.20	1.27
1340	UNSOLD	243	1.30	1.32
	SOLD	24	1.36	1.36
1350	UNSOLD	202	1.33	1.34
	SOLD	21	1.37	1.38
1375	UNSOLD	54	1.10	1.11
	SOLD	33	1.11	1.13
1385	UNSOLD	30	1.25	1.25
	SOLD	11	1.25	1.25
1690	UNSOLD	90	1.23	1.24
	SOLD	13	1.23	1.24
1700	UNSOLD	135	1.07	1.09
	SOLD	10	1.07	1.07
1705	UNSOLD	52	1.37	1.37
	SOLD	12	1.37	1.38
1730	UNSOLD	102	1.12	1.28
	SOLD	12	1.12	1.12
1750	UNSOLD	118	1.22	1.20
	SOLD	14	1.22	1.22
	UNSOLD	132	1.22	1.20
1760	SOLD	142	1.31	1.30
	UNSOLD	20	1.31	1.30
1766	SOLD	92	1.22	1.32
	UNSOLD	14	1.22	1.32
1810	SOLD	181	1.23	1.36
	UNSOLD	38	1.23	1.46
1850	SOLD	284	1.10	1.28
	UNSOLD	39	1.10	1.26
1928	SOLD	109	1.21	1.21
	UNSOLD	16	1.21	1.21
1929	SOLD	164	1.19	1.20
	UNSOLD	36	1.20	1.22
1961	SOLD	55	1.17	1.17
	UNSOLD	12	1.17	1.16
1965	SOLD	97	1.18	1.28

	UNSOLD	11	1.18	1.18
1985	SOLD	58	1.06	1.38
	UNSOLD	13	1.06	1.42
1989	SOLD	86	1.11	1.11
	UNSOLD	18	1.11	1.11
3000	SOLD	369	1.15	1.16
	UNSOLD	26	1.16	1.19
5100	SOLD	335	1.16	1.17
	UNSOLD	31	1.16	1.16
5200	SOLD	159	1.17	1.41
	UNSOLD	27	1.18	1.25
5400	SOLD	262	1.24	1.35
	UNSOLD	18	1.25	1.53
5500	SOLD	782	1.18	1.41
	UNSOLD	59	1.18	1.20
5510	SOLD	185	1.10	1.09
	UNSOLD	14	1.14	1.13
5700	SOLD	592	1.15	1.16
	UNSOLD	51	1.16	1.18
5750	SOLD	211	1.15	1.43
	UNSOLD	36	1.15	1.40
5900	SOLD	174	1.21	1.48
	UNSOLD	29	1.19	1.19
6100	SOLD	383	1.14	1.69
	UNSOLD	30	1.16	1.17
6120	SOLD	353	1.14	1.17
	UNSOLD	26	1.13	1.15
6220	SOLD	256	1.01	1.03
	UNSOLD	12	1.01	1.04
6240	SOLD	180	1.00	1.01
	UNSOLD	13	1.02	1.07

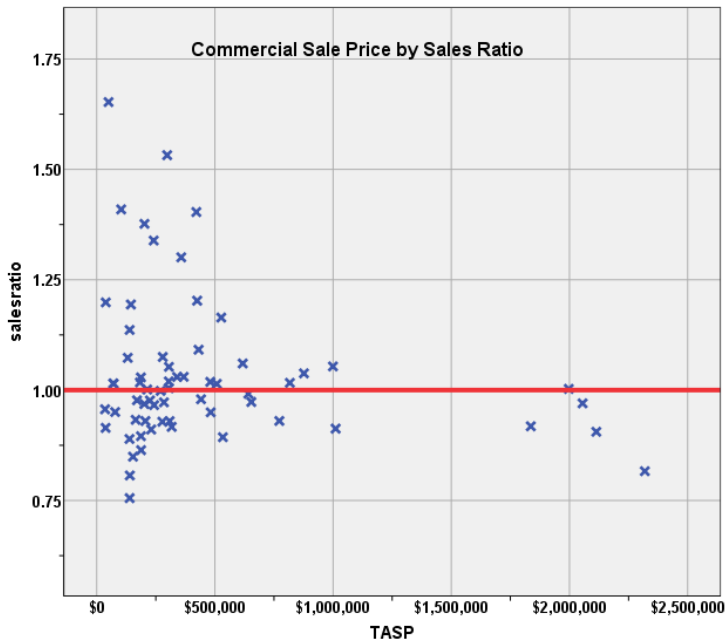
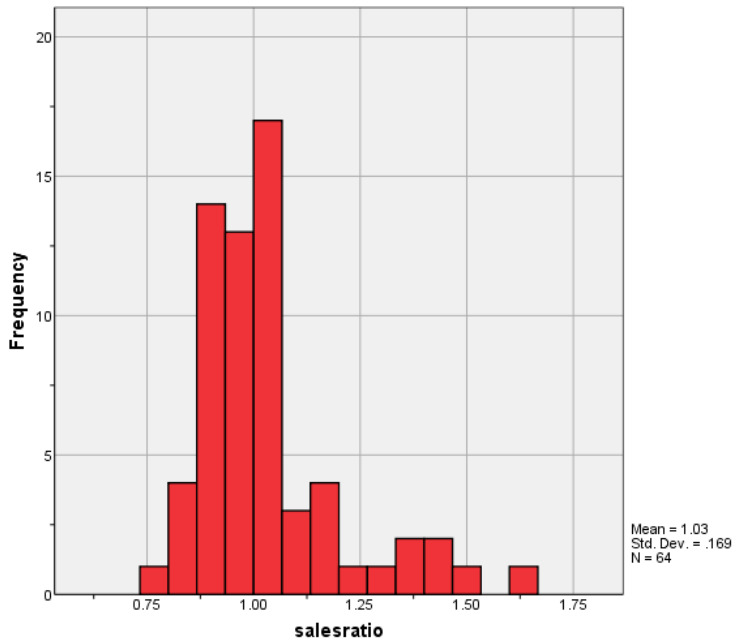
The above results indicate that sold and unsold residential properties were valued in a consistent manner.

#### IV. COMMERCIAL/INDUSTRIAL SALE RESULTS

There were 64 qualified commercial sales in Montrose County for the 24 month sale period ending June 30, 2018. The sales ratio analysis was analyzed as follows:

Median	<b>1.000</b>
Price Related Differential	<b>1.040</b>
Coefficient of Dispersion	<b>11.0</b>

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

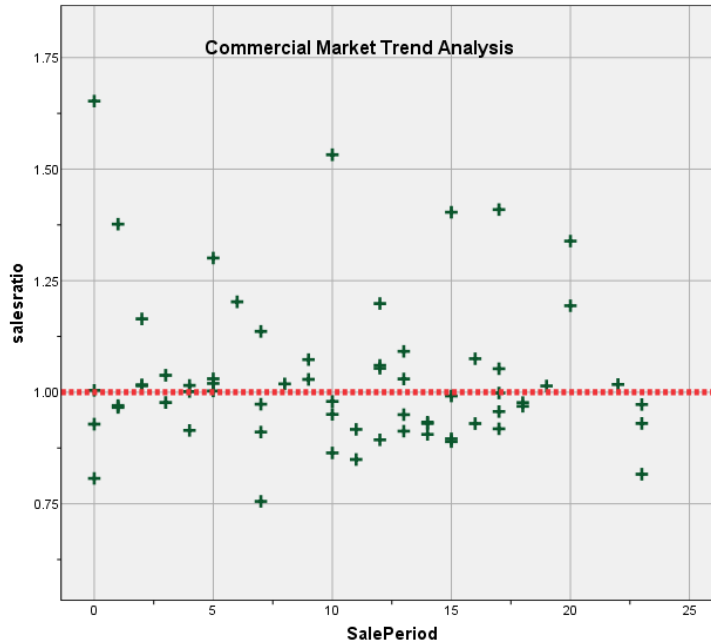
The 64 commercial/industrial sales were analyzed, examining the sale ratios across a 24-month sale period with the following results:



**Coefficients<sup>a</sup>**

Model		Unstandardized Coefficients	Std. Error	Standardized Coefficients	t	Sig.
		B		Beta		
1	(Constant)	1.060	.040		26.422	.000
	SalePeriod	-.003	.003	-.101	-.796	.429

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**

In terms of the valuation consistency between sold and unsold commercial/industrial properties, we compared the median actual value per square foot for 2019 between each group stratified by subclass, as follows:

<b>Report</b>				
VALSF				
ABSTRIMP	sold	N	Median	Mean
2212.00	UNSOLD	169	\$74	\$111
	SOLD	6	\$72	\$80
2215.00	UNSOLD	10	\$101	\$116
	SOLD	3	\$93	\$93
2220.00	UNSOLD	119	\$126	\$132
	SOLD	12	\$137	\$135
2230.00	UNSOLD	285	\$74	\$104
	SOLD	15	\$142	\$143
2235.00	UNSOLD	104	\$39	\$52
	SOLD	6	\$35	\$42
2245.00	UNSOLD	116	\$104	\$110
	SOLD	6	\$115	\$106

We also compared sold and unsold commercial properties (stratified by subclass) using the second method that compares the median change in 2018 base year values over 2016 base year values, as follows:

<b>Report</b>				
DIFF				
ABSTRIMP	sold	N	Median	Mean
2212.00	UNSOLD	168	1.12	1.13
	SOLD	6	1.36	1.46
2215.00	UNSOLD	10	1.17	1.24
	SOLD	3	1.24	1.23
2220.00	UNSOLD	119	1.14	1.16
	SOLD	12	1.12	1.19
2230.00	UNSOLD	285	1.13	1.14
	SOLD	15	1.15	1.23
2235.00	UNSOLD	103	1.12	1.23
	SOLD	6	1.10	1.27
2245.00	UNSOLD	116	1.10	1.09
	SOLD	6	1.14	1.15

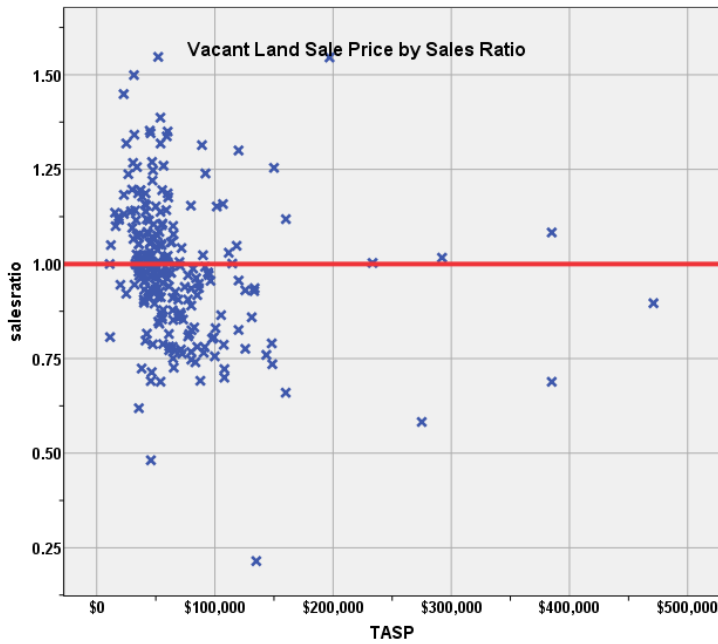
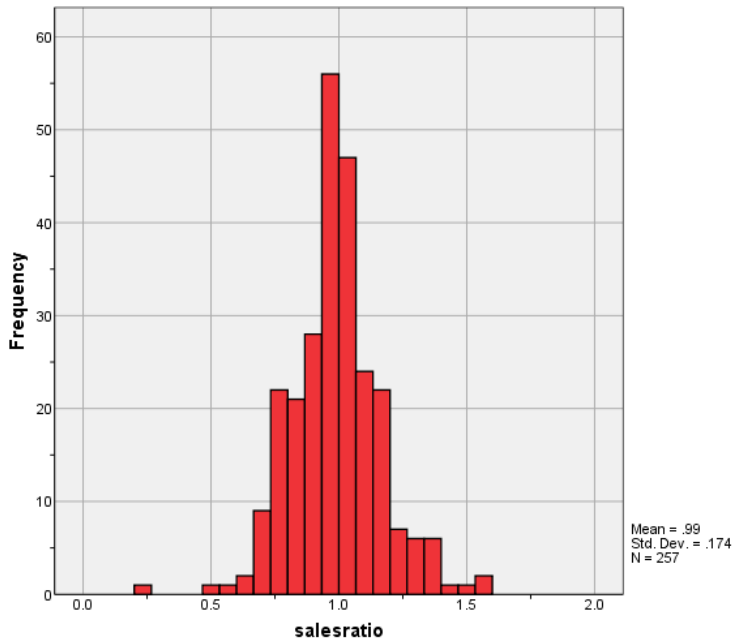
The above indicated that the assessor has valued both groups consistently.

#### V. VACANT LAND SALE RESULTS

There were 257 qualified vacant land sales in Montrose County for the 18 month sale period ending June 30, 2018. The sales ratio analysis was analyzed as follows:

Median	<b>0.990</b>
Price Related Differential	<b>1.032</b>
Coefficient of Dispersion	<b>12.8</b>

The above table indicates 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:



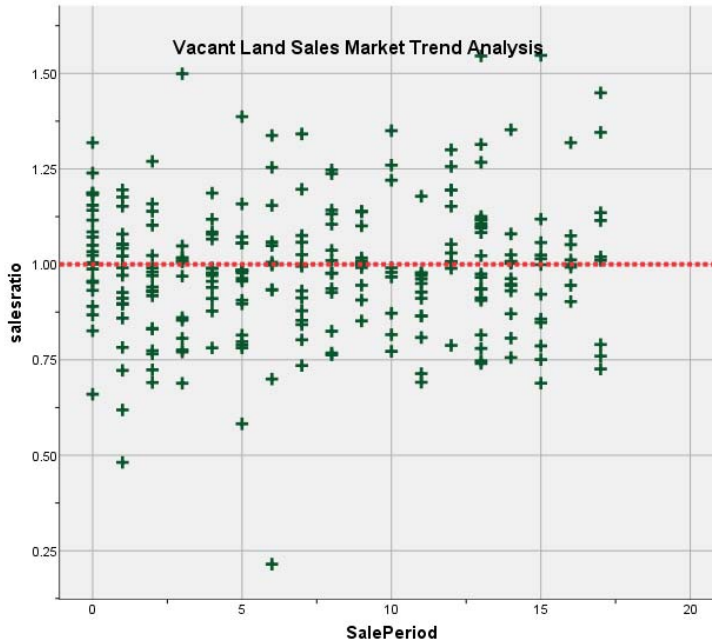
### Vacant Land Market Trend Analysis

The vacant land sales were analyzed, examining the sale ratios across the 18 month sale period with the following results:

**Coefficients<sup>a</sup>**

Model	Unstandardized Coefficients		Standardized Coefficients	t	Sig.	
	B	Std. Error	Beta			
1	(Constant)	.969	.019		50.995	.000
	SalePeriod	.003	.002	.078	1.255	.211

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 2018 and 2019 for vacant land properties to determine if sold and unsold properties were valued consistently, as follows:

**Report**

DIFF			
DIFF	N	Median	Mean
UNSOLD	2744	1.20	1.18
SOLD	240	1.25	1.28

We also stratified this analysis by subdivision with at least 6 sales, as follows:

**Report**

DIFF

SUBDIVNO	sold	N	Median	Mean
	UNSOLD	552	1.20	1.15
	SOLD	26	1.20	1.16
2575	UNSOLD	30	1.50	1.42
	SOLD	12	1.50	1.38
2579	UNSOLD	31	1.50	1.47
	SOLD	6	1.53	1.61
765106	UNSOLD	15	1.40	1.40
	SOLD	7	1.40	1.40
770229	UNSOLD	6	1.23	1.23
	SOLD	6	1.35	1.35

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

**V. 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 Mean Centered
	Lower Bound	Upper Bound		Lower Bound	Upper Bound	Actual Coverage		Lower Bound	Upper Bound			
1.006	.998	1.013	.999	.996	1.002	95.5%	1.001	.994	1.008	1.005	.085	13.0%

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

### Commercial/Industrial

**Ratio Statistics for CURRTOT / TASP**

Mean	95% Confidence Interval for Mean		Median	95% Confidence Interval for Median			Weighted Mean	95% Confidence Interval for Weighted Mean		Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Mean Centered
	Lower Bound	Upper Bound		Lower Bound	Upper Bound	Actual Coverage		Lower Bound	Upper Bound			
1.033	.990	1.075	1.000	.968	1.019	96.7%	.993	.952	1.034	1.040	.110	16.4%

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

### Vacant Land

**Residential Median Ratio Stratification**

**Sale Price**

**Case Processing Summary**

		Count	Percent
SPRec	LT \$25K	1	0.1%
	\$25K to \$50K	7	0.6%
	\$50K to \$100K	24	2.0%
	\$100K to \$150K	78	6.4%
	\$150K to \$200K	246	20.1%
	\$200K to \$300K	512	41.9%
	\$300K to \$500K	303	24.8%
	\$500K to \$750K	49	4.0%
	\$750K to \$1,000K	3	0.2%
Overall		1223	100.0%
Excluded		0	
Total		1223	

**Ratio Statistics for CURRTOT / TASP**

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
LT \$25K	.929	1.000	.000	.
\$25K to \$50K	1.061	1.044	.236	46.9%
\$50K to \$100K	1.031	1.016	.154	21.3%
\$100K to \$150K	.999	1.002	.150	23.9%
\$150K to \$200K	1.003	1.000	.088	12.3%
\$200K to \$300K	1.000	1.001	.077	11.1%
\$300K to \$500K	.994	1.000	.068	9.3%
\$500K to \$750K	1.003	.999	.091	13.1%
\$750K to \$1,000K	.884	.987	.168	27.1%
Overall	.999	1.005	.085	13.1%

**Subclass**

**Case Processing Summary**

		Count	Percent
ABSTRIMP	.00	1	0.1%
	1212.00	1202	98.3%
	1214.67	1	0.1%
	1215.00	6	0.5%
	1220.00	5	0.4%
	1230.00	8	0.7%
Overall		1223	100.0%
Excluded		0	
Total		1223	

### Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
.00	1.041	1.000	.000	.
1212.00	.999	1.005	.086	13.2%
1214.67	1.179	1.000	.000	.
1215.00	1.001	.988	.040	5.9%
1220.00	.998	.999	.018	3.3%
1230.00	1.008	.999	.038	6.0%
Overall	.999	1.005	.085	13.1%

### Age

#### Case Processing Summary

		Count	Percent
AgeRec	0	20	1.6%
	Over 100	87	7.1%
	75 to 100	40	3.3%
	50 to 75	109	8.9%
	25 to 50	205	16.8%
	5 to 25	612	50.0%
	5 or Newer	150	12.3%
Overall		1223	100.0%
Excluded		0	
Total		1223	

### Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
0	.887	1.078	.248	40.2%
Over 100	.978	1.029	.128	17.6%
75 to 100	.968	1.017	.112	15.3%
50 to 75	.971	1.013	.117	20.2%
25 to 50	1.001	1.012	.097	13.4%
5 to 25	1.002	1.002	.070	10.0%
5 or Newer	1.004	1.005	.058	8.5%
Overall	.999	1.005	.085	13.1%



## Improved Area

### Case Processing Summary

		Count	Percent
ImpSFRec	0	19	1.6%
	LE 500 sf	2	0.2%
	500 to 1,000 sf	59	4.8%
	1,000 to 1,500 sf	409	33.4%
	1,500 to 2,000 sf	421	34.4%
	2,000 to 3,000 sf	255	20.9%
	3,000 sf or Higher	58	4.7%
Overall		1223	100.0%
Excluded		0	
Total		1223	

### Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
0	.817	1.086	.260	46.2%
LE 500 sf	1.031	.927	.100	14.1%
500 to 1,000 sf	.929	1.017	.099	13.4%
1,000 to 1,500 sf	.995	1.008	.081	11.8%
1,500 to 2,000 sf	1.002	1.010	.073	10.3%
2,000 to 3,000 sf	1.009	1.018	.091	15.3%
3,000 sf or Higher	1.012	1.001	.093	12.8%
Overall	.999	1.005	.085	13.1%

## Improvement Quality

### Case Processing Summary

		Count	Percent
QUALITY	.0	1	0.1%
	1.0	5	0.4%
	2.0	83	6.9%
	3.0	812	67.7%
	4.0	234	19.5%
	5.0	57	4.8%
	6.0	7	0.6%
Overall		1199	100.0%
Excluded		24	
Total		1223	

### Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
.0	1.092	1.000	.000	.
1.0	1.045	.972	.041	7.0%
2.0	.988	1.020	.122	16.9%
3.0	1.000	1.006	.086	13.1%
4.0	1.000	1.003	.062	8.3%
5.0	1.002	1.003	.078	10.6%
6.0	1.039	1.004	.071	13.2%
Overall	1.000	1.005	.083	12.4%

### Commercial Median Ratio Stratification

#### Sale Price

#### Case Processing Summary

		Count	Percent
SPRec	\$25K to \$50K	4	6.3%
	\$50K to \$100K	3	4.7%
	\$100K to \$150K	7	10.9%
	\$150K to \$200K	7	10.9%
	\$200K to \$300K	13	20.3%
	\$300K to \$500K	14	21.9%
	\$500K to \$750K	6	9.4%
	\$750K to \$1,000K	4	6.3%
	Over \$1,000K	6	9.4%
Overall		64	100.0%
Excluded		0	
Total		64	

### Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
\$25K to \$50K	1.078	.967	.227	33.3%
\$50K to \$100K	1.015	1.001	.021	4.5%
\$100K to \$150K	1.073	1.013	.171	22.1%
\$150K to \$200K	.933	.998	.063	7.8%
\$200K to \$300K	.977	.995	.130	23.3%
\$300K to \$500K	1.025	.996	.090	14.5%
\$500K to \$750K	1.003	1.001	.063	9.2%
\$750K to \$1,000K	1.027	.996	.035	5.7%
Over \$1,000K	.915	1.002	.047	7.0%
Overall	1.000	1.040	.110	17.3%

**Subclass**

**Case Processing Summary**

		Count	Percent
ABSTRIMP	.00	2	3.1%
	1713.50	1	1.6%
	1716.00	3	4.7%
	1881.33	1	1.6%
	1893.33	1	1.6%
	1964.25	1	1.6%
	2212.00	6	9.4%
	2215.00	3	4.7%
	2216.00	1	1.6%
	2220.00	12	18.8%
	2230.00	15	23.4%
	2235.00	6	9.4%
	2245.00	6	9.4%
	3212.00	2	3.1%
	3215.00	2	3.1%
	3230.00	1	1.6%
	9279.00	1	1.6%
Overall		64	100.0%
Excluded		0	
Total		64	

**Ratio Statistics for CURRTOT / TASP**

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
.00	1.426	.979	.159	22.5%
1713.50	.913	1.000	.000	.
1716.00	1.053	1.026	.050	7.5%
1881.33	1.019	1.000	.000	.
1893.33	1.203	1.000	.000	.
1964.25	.816	1.000	.000	.
2212.00	.972	.977	.186	27.0%
2215.00	.918	1.000	.023	4.1%
2216.00	.966	1.000	.000	.
2220.00	1.024	.984	.104	17.7%
2230.00	.992	1.001	.089	14.5%
2235.00	.965	.993	.144	23.4%
2245.00	.996	1.001	.043	6.0%
3212.00	1.057	.996	.101	14.4%
3215.00	1.004	1.001	.001	0.1%
3230.00	.950	1.000	.000	.
9279.00	1.092	1.000	.000	.
Overall	1.000	1.040	.110	17.3%

## Age

### Case Processing Summary

		Count	Percent
AgeRec	0	2	3.1%
	Over 100	6	9.4%
	75 to 100	3	4.7%
	50 to 75	13	20.3%
	25 to 50	19	29.7%
	5 to 25	21	32.8%
Overall		64	100.0%
Excluded		0	
Total		64	

### Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
0	1.426	.979	.159	22.5%
Over 100	.925	.954	.102	15.6%
75 to 100	.966	1.004	.041	6.1%
50 to 75	1.017	1.000	.085	12.5%
25 to 50	.979	1.075	.136	22.1%
5 to 25	.992	1.006	.077	12.0%
Overall	1.000	1.040	.110	17.3%

## Improved Area

### Case Processing Summary

		Count	Percent
ImpSFRec	0	2	3.1%
	500 to 1,000 sf	3	4.7%
	1,000 to 1,500 sf	10	15.6%
	1,500 to 2,000 sf	12	18.8%
	2,000 to 3,000 sf	8	12.5%
	3,000 sf or Higher	29	45.3%
Overall		64	100.0%
Excluded		0	
Total		64	

### Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
0	1.426	.979	.159	22.5%
500 to 1,000 sf	.849	1.030	.082	14.3%
1,000 to 1,500 sf	.954	1.008	.046	6.3%
1,500 to 2,000 sf	.964	1.011	.072	9.4%
2,000 to 3,000 sf	.986	1.023	.046	7.0%
3,000 sf or Higher	1.019	1.075	.132	19.5%
Overall	1.000	1.040	.110	17.3%

## Improvement Quality

### Case Processing Summary

		Count	Percent
QUALITY	1.0	6	9.7%
	2.0	54	87.1%
	3.0	2	3.2%
Overall		62	100.0%
Excluded		2	
Total		64	

### Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
1.0	1.052	1.026	.101	16.6%
2.0	.978	1.023	.101	15.7%
3.0	.973	1.000	.004	0.6%
Overall	.995	1.029	.100	15.4%

## Vacant Land Median Ratio Stratification

### Sale Price

### Case Processing Summary

		Count	Percent
SPRec	LT \$25K	13	5.1%
	\$25K to \$50K	104	40.5%
	\$50K to \$100K	108	42.0%
	\$100K to \$150K	23	8.9%
	\$150K to \$200K	3	1.2%
	\$200K to \$300K	3	1.2%
	\$300K to \$500K	3	1.2%
Overall		257	100.0%
Excluded		0	
Total		257	

### Ratio Statistics for CURRLND / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
LT \$25K	1.117	.986	.091	14.1%
\$25K to \$50K	1.007	1.007	.104	15.2%
\$50K to \$100K	.959	1.010	.126	16.7%
\$100K to \$150K	.865	1.005	.186	26.2%
\$150K to \$200K	1.118	.972	.264	39.6%
\$200K to \$300K	1.003	1.004	.144	29.6%
\$300K to \$500K	.896	.999	.147	22.0%
Overall	.990	1.032	.128	17.6%

**Subclass**

**Case Processing Summary**

		Count	Percent
ABSTRLND	100.00	93	36.2%
	200.00	4	1.6%
	510.00	1	0.4%
	520.00	2	0.8%
	530.00	2	0.8%
	540.00	6	2.3%
	550.00	13	5.1%
	560.00	1	0.4%
	1112.00	122	47.5%
	1135.00	8	3.1%
	1616.00	1	0.4%
	2112.00	1	0.4%
	2120.00	1	0.4%
	2135.00	2	0.8%
Overall		257	100.0%
Excluded		0	
Total		257	

**Ratio Statistics for CURRLND / TASP**

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
100.00	.988	1.028	.141	18.4%
200.00	.739	1.093	.557	77.2%
510.00	.807	1.000	.000	.
520.00	1.238	.972	.083	11.8%
530.00	.980	1.039	.175	24.8%
540.00	1.118	1.123	.079	14.6%
550.00	.912	.966	.235	31.1%
560.00	1.017	1.000	.000	.
1112.00	.990	1.021	.093	13.1%
1135.00	.990	.976	.097	13.2%
1616.00	.689	1.000	.000	.
2112.00	1.254	1.000	.000	.
2120.00	1.083	1.000	.000	.
2135.00	.940	.980	.115	16.2%
Overall	.990	1.032	.128	17.6%