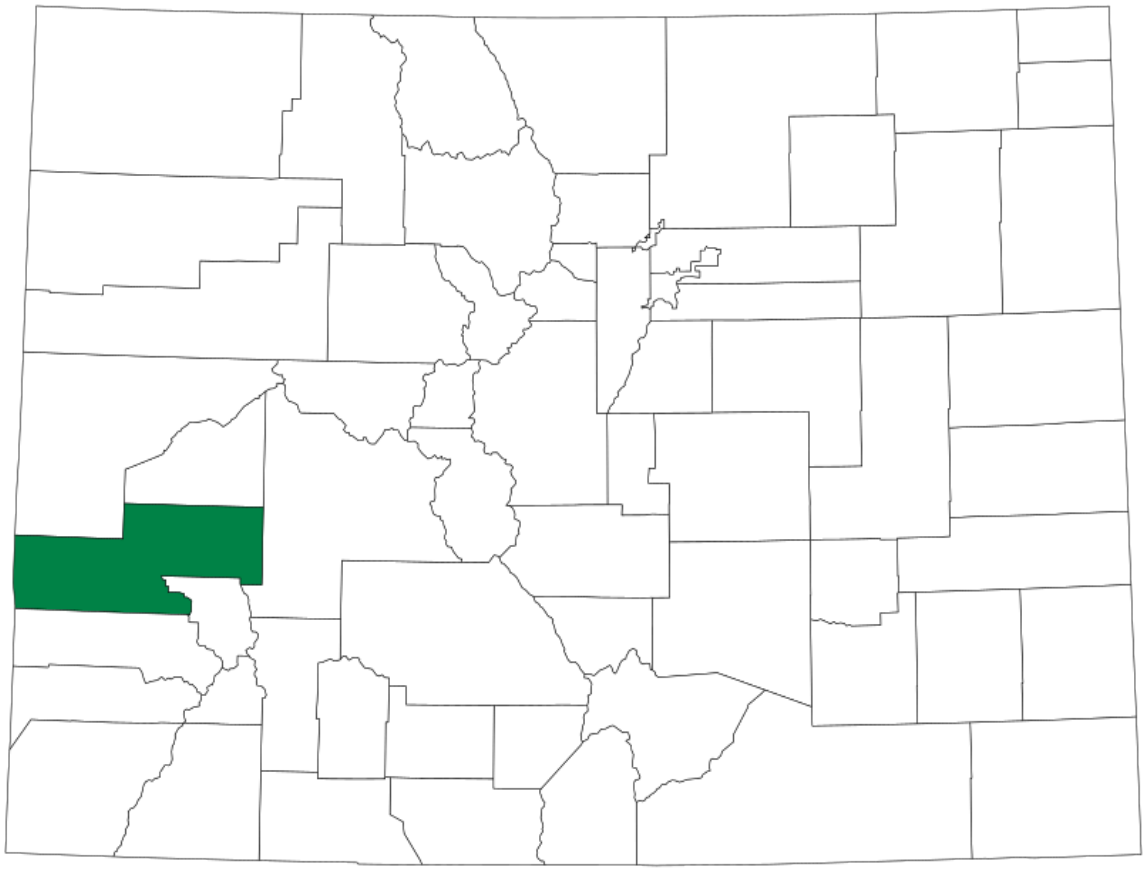
San Matteo

DATA ANALYTICS

2025 Property Assessment Study

Montrose County



September 15, 2025

Natalie Castle
Director of Research, Colorado Legislative Council
Room 029, 200 East Colfax Avenue
Denver, CO 80203

San Matteo Data Analytics (SMDA) respectfully submits the **Final Report regarding the 2025 Colorado Property Assessment Study for Montrose County**. This report summarizes the results of both a procedural review and a statistical analysis.

The **procedural review** evaluated local assessment practices, including valuation methods of residential, commercial, agricultural properties, as well as natural resources, personal property, possessory interests, and subdivision discounting. It also examined processes related to the development of economic areas, and sales qualification.

The **statistical analysis** measured compliance with statutory assessment levels for vacant land, residential, and commercial/industrial properties.

We value the opportunity to support the State of Colorado in ensuring fair and consistent property assessments. Please contact us if you have any questions or need additional details regarding these reports.

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San Matteo
DATA ANALYTICS

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1. Statistical Overview

Compliance and Evaluations

Montrose County was found to be in compliance.

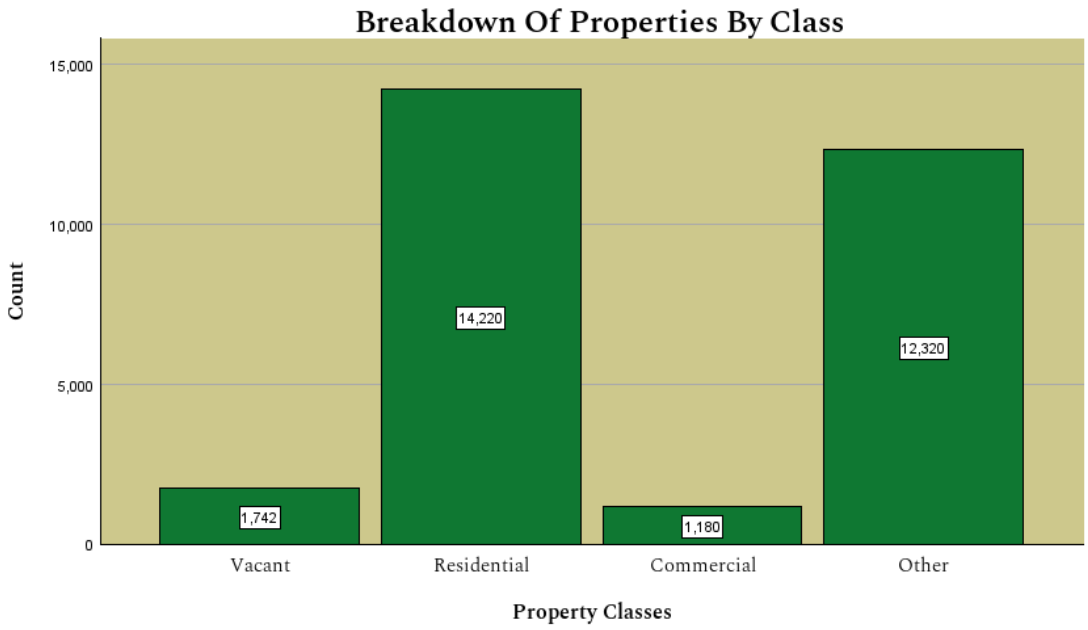
	Result	Value
Vacant Land		
Median Sales Ratio	Pass	0.98
Coefficient of Dispersion	Pass	12.58%
Time Adjustments	Pass	0.106
Price Related Differential	Sufficient	1.04
Price Related Bias	Sufficient	-0.05
Sold/Unsold Similarity	Sufficient	
Qualified Sales > 50%	Yes	

	Result	Value
Residential		
Median Sales Ratio	Pass	1.00
Coefficient of Dispersion	Pass	8.26%
Time Adjustments	Pass	0.553
Price Related Differential	Sufficient	1.01
Price Related Bias	Sufficient	0.01
Sold/Unsold Similarity	Sufficient	
Qualified Sales > 50%	Yes	

	Result	Value
Commercial/Industrial		
Median Sales Ratio	Pass	0.99
Coefficient of Dispersion	Pass	12.26%
Time Adjustments	Pass	0.477
Price Related Differential	Sufficient	1.00
Price Related Bias	Sufficient	0.00
Sold/Unsold Similarity	Sufficient	
Qualified Sales > 50%	Yes	

Property Types

Below is a breakdown of the property types of the 29,462 parcels in Montrose County.



2. Vacant Land

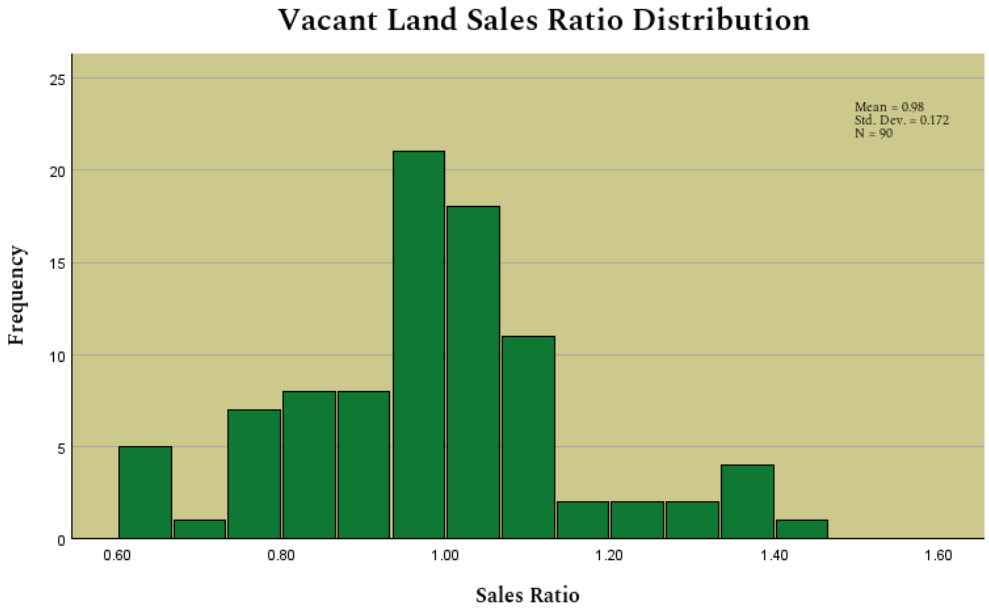
Overview

Montrose was found to be compliant for Vacant Land properties.

	Result	Value
Vacant Land		
Median Sales Ratio	Pass	0.98
Coefficient of Dispersion	Pass	12.58%
Time Adjustments	Pass	0.106
Price Related Differential	Sufficient	1.04
Price Related Bias	Sufficient	-0.05
Sold/Unsold Similarity	Sufficient	
Qualified Sales > 50%	Yes	

Vacant Land Median Sales Ratio

The median sales ratio (MSR) tests how close the Assessor's valuations (estimates of market value) are to the true market value. The distribution of these sales ratios should be centered around 1.00. The Vacant Land MSR for Montrose County was calculated to be 0.98, which is within the acceptable statistical range of 0.95 to 1.05 established by the State Board of Equalization (SBOE). We trimmed 5 Vacant Land sales during the development of this analysis. The MSR was also calculated for all applicable subclass, neighborhoods, economic areas, size and valuation strata identified by the auditor. See appendix for more details.

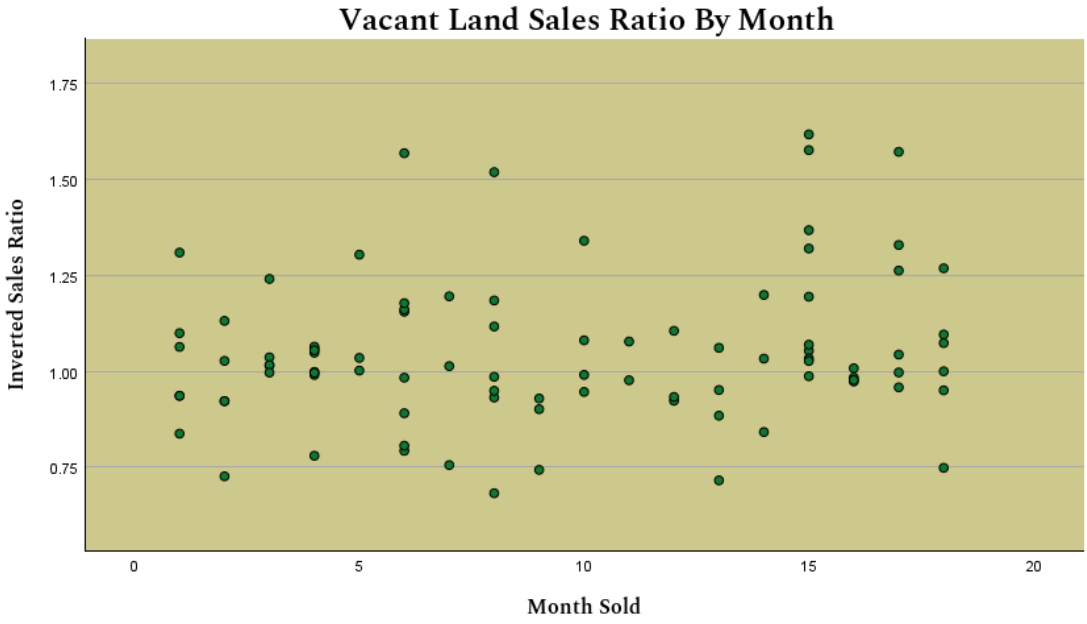


Vacant Land Coefficient of Dispersion

The Coefficient of Dispersion (COD) tests for undesirable variance in the valuations. The variance in sales ratios should be as small as possible. The COD for Vacant Land properties in Montrose County was calculated at 12.58% which is within the acceptable statistical standard of 20.99% or less established by the State Board of Equalization (SBOE). The COD was also calculated for all applicable class, subclass, neighborhoods, economic areas, and valuation strata identified by the auditor. See appendix for more details.

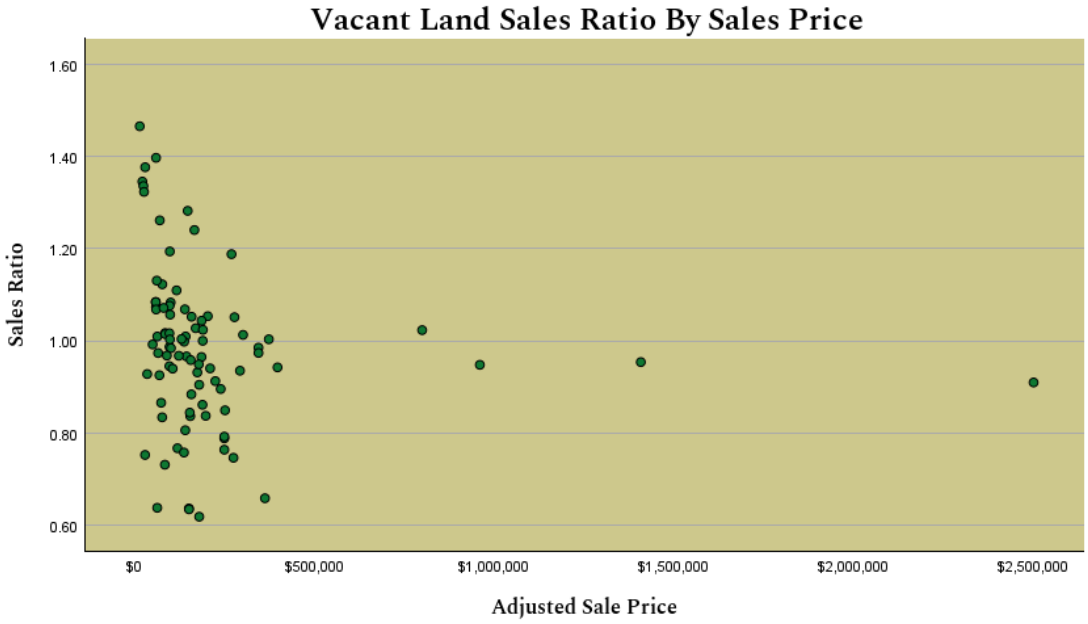
Vacant Land Market (Time) Adjustments

All previous statistics used the time-adjusted sales price to ensure that the effect of time on sales ratios has been appropriately addressed. There should be a consistent and reasonable time adjustment methodology, not one tailored to improve sales ratios. We examined the sales ratios over the 18 - month period of sales. There does not appear to be a significant effect of time on Montrose's Vacant Land sales ratios.



Vacant Land Price Related Differential

The Price Related Differential (PRD) tests for differences in the valuations of high and low value sold properties. Sales ratios should be consistent across the range of sale prices so the PRD should be very close to 1.00. The PRD for Montrose County was calculated at 1.04, which is not within the acceptable range of 0.98 to 1.03 established by the International Association of Assessing Officers (IAAO). The PRD was also calculated for all applicable class, subclass, neighborhoods, economic areas, size, and valuation strata identified by the auditor. This test, combined with the Price Related Bias results, indicates that although the measure falls outside the IAAO's acceptable range, it does not appear to present a concern. See appendix for more details. See appendix for more details.



Vacant Land Price Related Bias

The Price Related Bias (PRB) measures whether assessment levels change systematically with property value. A PRB close to 0.00 indicates that high- and low-value properties are valued consistently, without upward or downward bias in the sales ratios. For Montrose County, the PRB was calculated at -0.05 which is within the acceptable statistical range of -0.05 to 0.05 established by the International Association of Assessing Officers. The PRB was also analyzed across all applicable categories, including property class, subclass, neighborhood, economic area, size, and valuation strata as identified by the auditor. Additional details are provided in the appendix.

Vacant Land Sold/Unsold Comparison

All previous Vacant Land statistics focus only on the compliance of properties that were sold during the Vacant Land data collection period. In order to ensure that the unsold properties are also being valued consistently we evaluate whether or not they were treated the same as the sold properties.

Our default comparison approach utilizes the Mann-Whitney U test (also known as the Wilcoxon rank-sum test), to analyze two samples of sold and unsold properties. First, we compare the price per square foot, followed by the change in price per square foot from last reappraisal to this one, and finally we compare the change in total value from last reappraisal to this one. If necessary, we will also consider the stratified (economic area, neighborhood, improvement abstract, etc.) medians of the following unitary metrics: price per foot, change in price per foot, and change in value. See appendix for more details.

Our study indicates that the Vacant Land sold and unsold properties are treated similarly.

Vacant Land Sales Qualification

All the analysis above, notwithstanding the sold/unsold comparison, relies entirely on qualified sales. In order to ensure that this is a complete and unbiased analysis of assessment practices, we will verify that sales are being correctly coded. We have concluded that Vacant Land sales are being coded in an acceptable way.

There were 90 Vacant Land sales. We have confirmed that more than 50% of all sales were qualified.

3. Residential

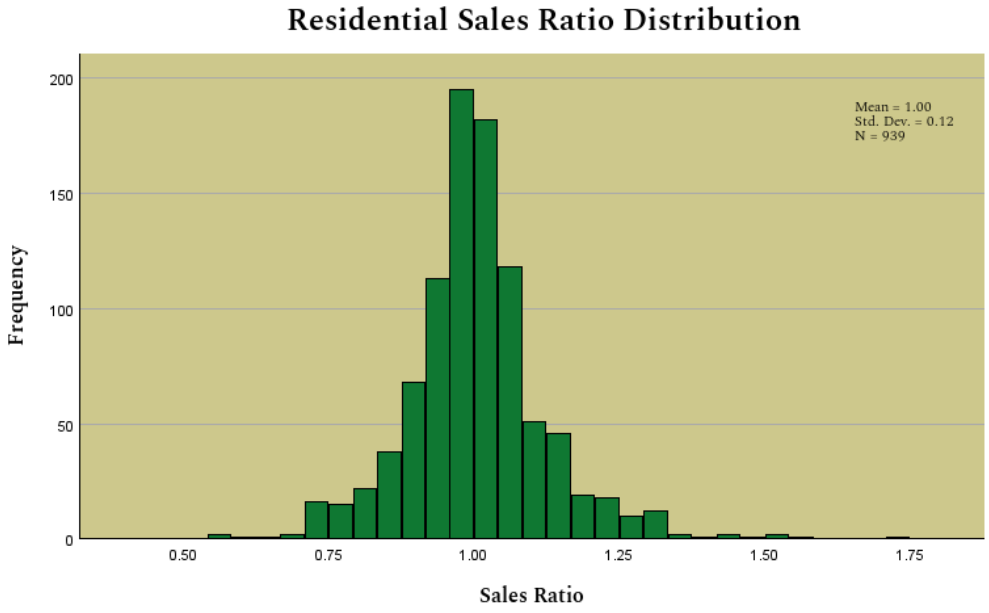
Overview

Montrose County was found to be compliant for Residential properties.

	Result	Value
Residential		
Median Sales Ratio	Pass	1.00
Coefficient of Dispersion	Pass	8.26%
Time Adjustments	Pass	0.553
Price Related Differential	Sufficient	1.01
Price Related Bias	Sufficient	0.01
Sold/Unsold Similarity	Sufficient	
Qualified Sales > 50%	Yes	

Residential Median Sales Ratio

The median sales ratio (MSR) tests how close the Assessor's valuations (estimates of market value) are to the true market value. The distribution of these sales ratios should be centered around 1.00. The Residential MSR for Montrose County was calculated to be 1.00, which is within the acceptable statistical range of 0.95 to 1.05 established by the State Board of Equalization (SBOE). We trimmed zero sales during the development of this analysis. The MSR was also calculated for all applicable subclass, neighborhoods, economic areas, size and valuation strata identified by the auditor. See appendix for more details.



Residential Coefficient of Dispersion

The Coefficient of Dispersion (COD) tests for undesirable variance in the valuations. The variance in sales ratios should be as small as possible. The COD for Residential properties in Montrose County was calculated at 8.26% which is within the acceptable statistical standard of 15.99% or less established by the State Board of Equalization (SBOE). The COD was also calculated for all applicable class, subclass, neighborhoods, economic areas, and valuation strata identified by the auditor. See appendix for more details.

Residential Market (Time) Adjustments

All previous statistics used the time-adjusted sales price to ensure that the effect of time on sales ratios has been appropriately addressed. There should be a consistent and reasonable time adjustment methodology, not one tailored to improve sales ratios. We examined the sales ratios over the 18 - month period of sales. There does not appear to be a significant effect of time on Montrose County's Residential sales ratios.

Residential Price Related Differential

The Price Related Differential (PRD) tests for differences in the valuations of high and low value sold properties. Sales ratios should be consistent across the range of sale prices so the PRD should be very close to 1.00. The PRD for Montrose County was calculated at 1.01, which is within the acceptable range of 0.98 to 1.03 established by the International Association of Assessing Officers (IAAO). The PRD was also calculated for all applicable class, subclass, neighborhoods, economic areas, size, and valuation strata identified by the auditor. See appendix for more details.

Residential Price Related Bias

The Price Related Bias (PRB) measures whether assessment levels change systematically with property value. A PRB close to 0.00 indicates that high- and low-value properties are valued consistently, without upward or downward bias in the sales ratios. For Montrose County, the PRB was calculated at 0.01 which is within the acceptable statistical range of -0.05 to 0.05 established by the International Association of Assessing Officers. The PRB was also analyzed across all applicable categories, including property class, subclass, neighborhood, economic area, size, and valuation strata as identified by the auditor. Additional details are provided in the appendix.

Residential Sold/Unsold Comparison

All previous Residential statistics focus only on the compliance of properties that were sold during the Residential data collection period. In order to ensure that the unsold properties are also being valued consistently we evaluate whether or not they were treated the same as the sold properties.

Our default comparison approach utilizes the Mann-Whitney U test (also known as the Wilcoxon rank-sum test), to analyze two samples of sold and unsold properties. First, we compare the price per square foot, followed by the change in price per square foot from last reappraisal to this one, and finally we compare the change in total value from last reappraisal to this one. If necessary, we will also consider the stratified (economic area, neighborhood, improvement abstract, etc.) medians of the following unitary metrics: price per foot, change in price per foot, and change in value. See appendix for more details.

Our analysis indicates that the Residential sold and unsold properties are treated similarly. See appendix for more details.

Residential Sales Qualification

All the analysis above, notwithstanding the sold/unsold comparison, relies entirely on qualified sales. In order to ensure that this is a complete and unbiased analysis of assessment practices, we will verify that sales are being correctly coded. We have concluded that Residential sales are being coded in an acceptable way.

There were 941 Residential sales. We have confirmed that more than 50% of all sales were qualified.

4. Commercial and Industrial

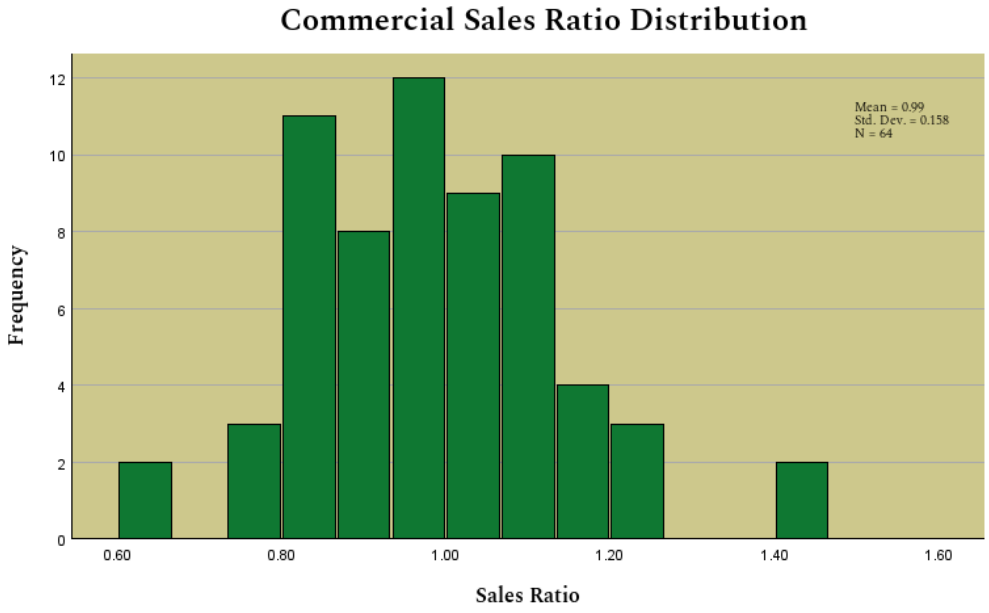
Overview

Montrose was found to be compliant for Commercial and Industrial properties.

	Result	Value
Commercial and Industrial		
Median Sales Ratio	Pass	0.99
Coefficient of Dispersion	Pass	12.26%
Time Adjustments	Pass	0.477
Price Related Differential	Sufficient	1.00
Price Related Bias	Sufficient	0.00
Sold/Unsold Similarity	Sufficient	
Qualified Sales > 50%	Yes	

Commercial Median Sales Ratio

The median sales ratio (MSR) tests how close the Assessor's valuations (estimates of market value) are to the true market value. The distribution of these sales ratios should be centered around 1.00. The Commercial MSR for Montrose County was calculated to be 0.99, which is within the acceptable statistical range of 0.95 to 1.05 established by the State Board of Equalization (SBOE). We trimmed zero sales during the development of this analysis. The MSR was also calculated for all applicable subclass, neighborhoods, economic areas, size and valuation strata identified by the auditor. See appendix for more details.

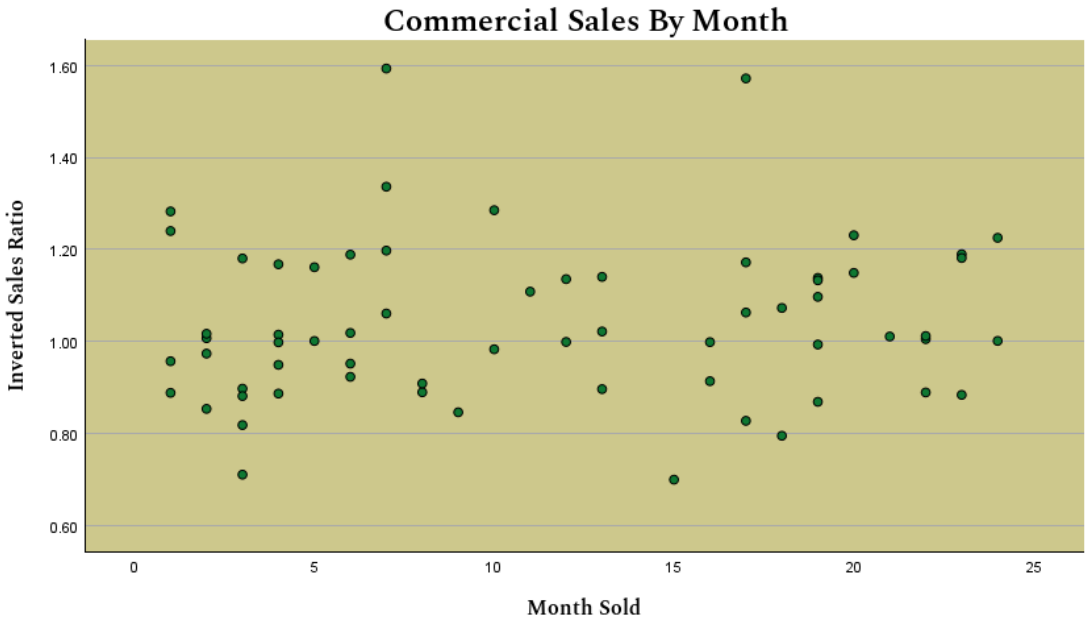


Commercial Coefficient of Dispersion

The Coefficient of Dispersion (COD) tests for undesirable variance in the valuations. The variance in sales ratios should be as small as possible. The COD for Commercial properties in Montrose County was calculated at 12.26% which is within the acceptable statistical standard of 20.99% or less established by the State Board of Equalization (SBOE). The COD was also calculated for all applicable class, subclass, neighborhoods, economic areas, and valuation strata identified by the auditor. See appendix for more details.

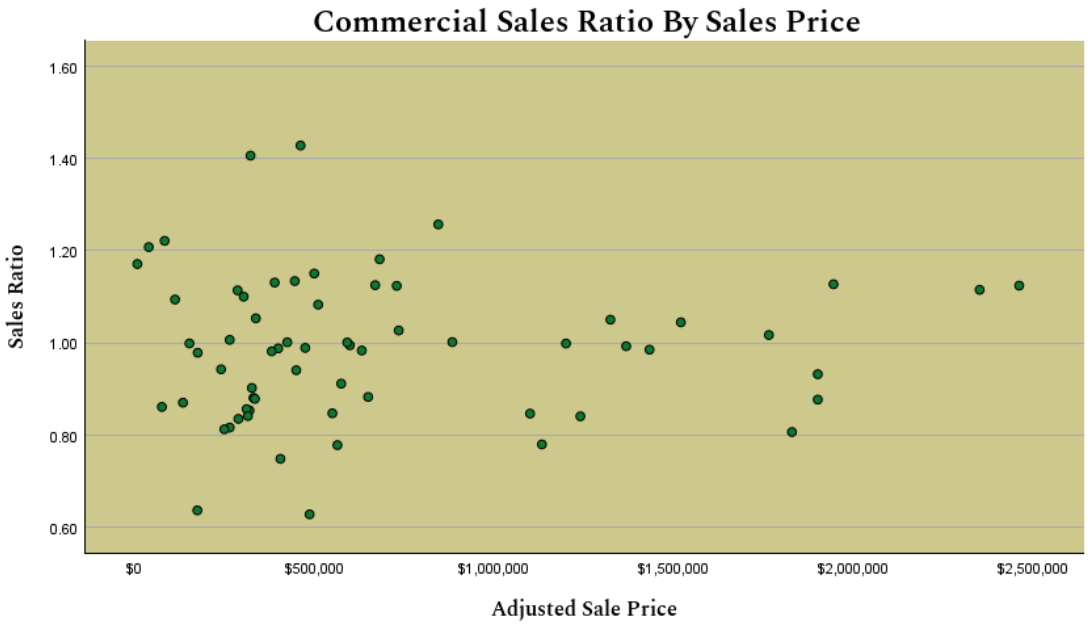
Commercial Market (Time) Adjustments

All previous statistics used the time-adjusted sales price to ensure that the effect of time on sales ratios has been appropriately addressed. There should be a consistent and reasonable time adjustment methodology, not one tailored to improve sales ratios. We examined the sales ratios over the 24 - month period of sales. There does not appear to be a significant effect of time on Montrose County's Commercial sales ratios.



Commercial Price Related Differential

The Price Related Differential (PRD) tests for differences in the valuations of high and low value sold properties. Sales ratios should be consistent across the range of sale prices so the PRD should be very close to 1.00. The PRD for Montrose County was calculated at 1.00, which is within the acceptable range of 0.98 to 1.03 established by the International Association of Assessing Officers (IAAO) The PRD was also calculated for all applicable class, subclass, neighborhoods, economic areas, size, and valuation strata identified by the auditor. See appendix for more details.



Commercial Price Related Bias

The Price Related Bias (PRB) measures whether assessment levels change systematically with property value. A PRB close to 0.00 indicates that high- and low-value properties are valued consistently, without upward or downward bias in the sales ratios. For Montrose County, the PRB was calculated at 0.00 which is within the acceptable statistical range of -0.05 to 0.05 established by the International Association of Assessing Officers. The PRB was also analyzed across all applicable categories, including property class, subclass, neighborhood, economic area, size, and valuation strata as identified by the auditor. Additional details are provided in the appendix.

Commercial Sold/Unsold Comparison

All previous commercial statistics focus only on the compliance of properties that were sold during the Commercial data collection period. In order to ensure that the unsold properties are also being valued consistently we evaluate whether or not they were treated the same as the sold properties.

Our default comparison approach utilizes the Mann-Whitney U test (also known as the Wilcoxon rank-sum test), to analyze two samples of sold and unsold properties. First, we compare the price per square foot, followed by the change in price per square foot from last reappraisal to this one, and finally we compare the change in total value from last reappraisal to this one. If necessary, we will also consider the stratified (economic area, neighborhood, improvement abstract, etc.) medians of the following unitary metrics: price per foot, change in price per foot, and change in value. See appendix for more details.

Our study indicates that commercial sold and unsold properties are treated similarly See appendix for more details.

Commercial Sales Qualification

All the analysis above, notwithstanding the sold/unsold comparison, relies entirely on qualified sales. In order to ensure that this is a complete and unbiased analysis of assessment practices, we will verify that sales are being correctly coded. We have concluded that Commercial sales are being coded in an acceptable way.

There were 64 commercial sales. We have confirmed that more than 50% of all sales were qualified.

5. Agriculture

Methodology

SMDA conducted a comprehensive review of county records to evaluate the classification and valuation of agricultural lands. The review included an assessment of major land categories, such as sprinkler irrigated farmland (4107), flood irrigated (4117), dry farmland (4127), meadow hay (4137), grazing areas (4147), orchard land (4157), farm/ranch waste land (4167), and forest land (4177).

Montrose County applied the following methods to determine agricultural land classification and appropriate valuation methodology:

- Aerial photos are available and used for land classification
- Soil conservation guidelines determine land productivity classes
- Crop rotations are documented using a ten-year average
- Expenses reflect a ten-year average of typical landlord costs
- Ten-year crop yield averages are based on local and supporting data
- Grazing land is classified by its ten-year carrying capacity
- Orchards are correctly classified but valued at irrigated land rates
- Forest land is classified properly and valued like surrounding parcels
- Acreage totals for all classes and subclasses are verified
- A 13% capitalization rate is correctly applied

Additionally, SMDA checked the county records to confirm that the commodity prices and expense data provided by the Property Tax Administrator (PTA) were accurately applied. Guidance from the **Assessor's Reference Library** (**ARL**)**, Volume 3, Chapter 5** was referenced where appropriate.

Conclusions

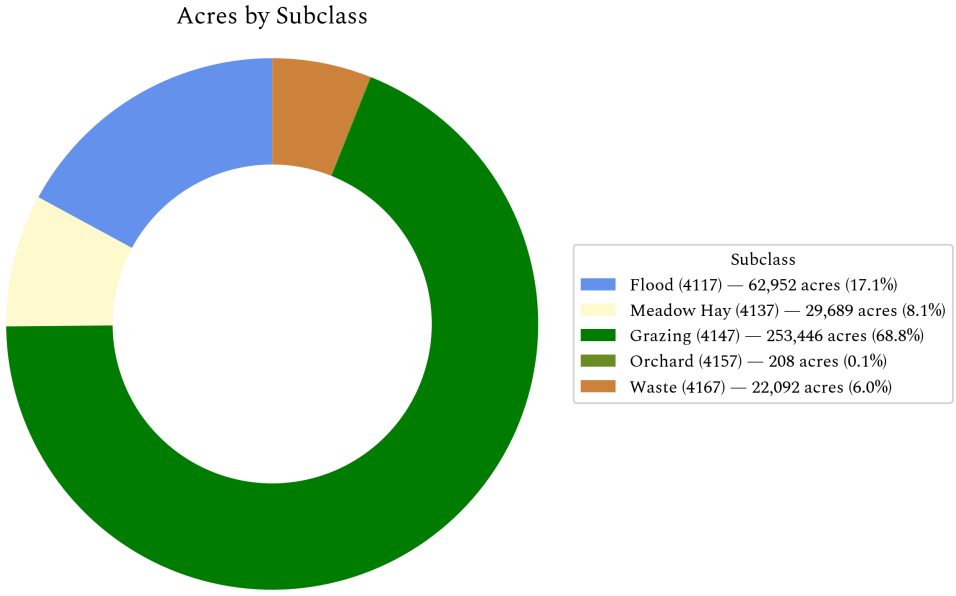
Based on the review and analysis, SMDA considers Montrose County's appraisal practices for agricultural property acceptable and in alignment with statutory requirements. The directives, commodity pricing, and expense figures issued by the Property Tax Administrator were correctly applied throughout the process. County-reported yields closely matched the figures published by Colorado Agricultural Statistics, and the expenses used were both reasonable and within allowable ranges. Grazing land carrying capacities were properly supported and fell within acceptable limits. Overall, the analysis confirms that the valuation approach is sound, well-documented, and based on reliable data.

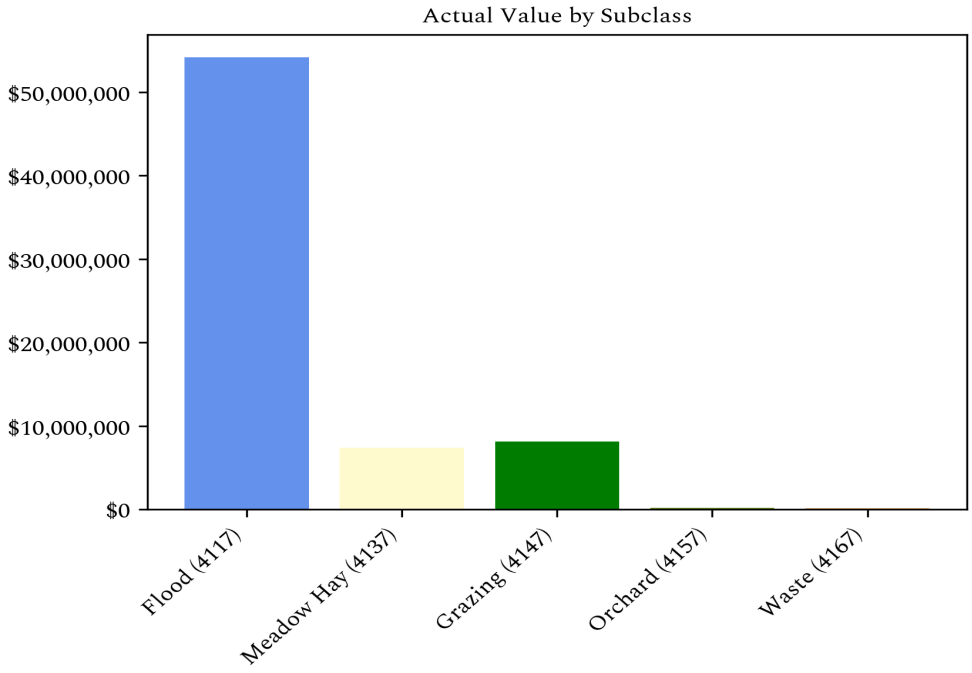
Recommendations

None

Agricultural Land Breakdown

Abstract	Class	Acres	Actual Value	Actual Value/Acre	Assessed Value
4117	Flood	62,951.97	$54,173,930	$860.56	$14,626,961
4137	Meadow Hay	29,688.88	$7,419,407	$249.91	$2,003,240
4147	Grazing	253,445.67	$8,116,224	$32.02	$2,191,380
4157	Orchard	208.25	$215,744	$1,035.99	$58,251
4167	Waste	22,092.01	$154,644	$7.00	$41,754





6. Agriculture Non-Integral

Methodology

SMDA reviewed Montrose County's processes to determine whether it complied with the guidelines outlined in the **Assessor's Reference Library** (**ARL**), **Volume 3, Chapter 5.** The review focused on Montrose County's approach to identifying land associated with residential improvements on farms and ranches, as well as land beneath residential structures that may not be integral to an agricultural operation under **§39-1-102, C.R.S.**

For Residential Improvements on a Farm or Ranch

When identifying land under residential structures on a **farm or ranch** that is determined to be not integral to agricultural activity, Montrose County applied the following discovery methods:

- Questionnaires
- Field Inspections
- Phone Interviews
- In Person Interviews
- Personal Knowledge of Occupants
- Aerial Photography

For Residential Improvements Not Integral to Agriculture

When identifying land under residential structures that is determined to be **not integral** to agricultural activity, Montrose County applied the following discovery methods:

- Questionnaires
- Field Inspections
- Phone Interviews
- In Person Interviews
- Personal Knowledge of Occupants
- Aerial Photography

Conclusions

Montrose County followed the procedures set forth by the **Division of Property Taxation** for classifying and valuing land associated with residential improvements, whether or not the property is considered integral to agricultural use.

Recommendations

None

7. Economic Areas

Methodology

Montrose County submitted written narratives and maps outlining its economic areas. SMDA reviewed these materials for clarity, logical consistency, and alignment between the descriptions and mapped boundaries.

Conclusions

Each area is affected by comparable market conditions, which supports consistent property valuations and helps maintain uniformity in values among properties with similar characteristics within the same geographic region.

Recommendations

None

8. Natural Resources

Earth and Stone

Methodology

In accordance with the **Assessor's Reference Library** (**ARL**)**, Volume 3, Chapter 6: Natural Resource Valuation Procedures**, the county used the **income approach** to determine the value of earth and stone production. Production totals, measured in tons, were multiplied by the economic royalty rate established by the **Division of Property Taxation** to calculate projected income. This income figure was then capitalized using the **Hoskold factor**, which is based on the expected life of the reserves or lease. Since production data is not collected by any state or private agency, the operator is the source for both estimated tonnage and reserve life. Ultimately, valuation depends on two primary variables: the quantity of material and the remaining productive life of the site.

Conclusions

The county applied the correct formulas and state guidelines to earth and stone resources.

Recommendations

None

9. Personal Property

Methodology

SMDA reviewed Montrose County's personal property assessment procedures for compliance with the **Assessor's Reference Library** (**ARL**)**, Volume 5** and the requirements of the **State Board of Equalization** (**SBOE**). The SBOE mandates the use of ARL Volume 5, which includes up-to-date discovery processes, classification methods, documentation standards, economic life tables, cost factor tables, depreciation schedules, and level-of-value adjustment tables.

The county provided a current personal property audit plan for the 2025 valuation period along with a list of audited businesses, which matched the plan requirements.

To identify and discover personal property accounts, Montrose County used several methods:

- Public record documents and MLS listing or sold books
- Local publications, personal observation, and questionnaires

The county follows all classification, documentation, and valuation procedures recommended by the **Division of Property Taxation** (**DPT**), including the prescribed cost factor tables, depreciation schedules, and level-of-value adjustment factors.

Montrose County also employed a structured audit process using multiple audit triggers to select accounts for review:

- Accounts close to $56,000 actual value exemption status
- Lowest or highest quartile of value per square foot
- Accounts protested with substantial disagreement
- Non-filing taxpayers
- Businesses with no deletions or additions for 2 or more years
- Same business type or use
- Accounts with omitted property
- Incomplete or inconsistent declarations
- New businesses filing for the first time
- Accounts with obvious discrepancies
- Businesses in selected area

Conclusions

Montrose County implemented effective discovery, classification, documentation, valuation, and auditing practices for personal property assessments. The county's procedures align with ARL Volume 5, meet all SBOE requirements, and demonstrate statistical compliance.

Recommendations

None

10. Possessory Interest

Methodology

SMDA reviewed Montrose County's discovery and valuation of possessory interest properties to ensure they correctly applied the guidelines outlined in the **Assessor's Reference Library** (**ARL**)**, Volume 3, Chapter 7,** in accordance with **§39-1-103**(**17**)(**a**)(**II**)**, C.R.S.** Possessory interest refers to a private right to occupy or use government-owned property granted through a lease, license, permit, concession, contract, or other agreement, as defined by the Property Tax Administrator.

SMDA reviewed Montrose County's assessment procedures for compliance with these guidelines for **agricultural and commercial** possessory interests. The county confirmed the completeness of its discovery process and whether it was confident that all relevant possessory interest properties had been identified and placed on the assessment roll.

Conclusions

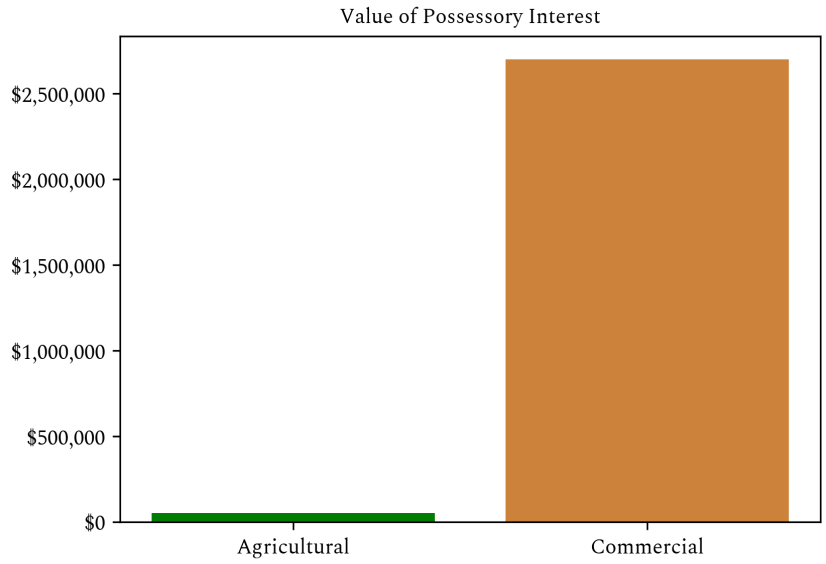
Montrose County established an effective discovery process to ensure that possessory interest properties were added to the tax roll. The county consistently applied the proper procedures and valuation methods according to State guidelines, resulting in accurate and compliant assessments.

Recommendations

None

Possessory Interest Breakdown

Possessory Interest Type	Value
Agricultural	$50,830
Commercial	$2,699,060



11. Sales Verification

Methodology

As part of the Property Assessment Study, SMDA conducted an evaluation of Montrose County's procedures for verifying real estate sales. This review was guided by the relevant provisions of the **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.**)*

SMDA examined Montrose County's sales verification practices for the 2025 valuation period by reviewing a selection of sales from Montrose County's master sales list. A total of 48 unqualified sales were analyzed. Of these, 45 sales provided clear and supportable reasons for disqualification, while three sales lacked sufficient justification.

Where fewer than **50% of sales** were qualified within a property class, SMDA evaluated the reasons for disqualification within any subclass comprising **20% or more** of the class (by property count or value). When indications arose that sales data might be inadequate, unrepresentative, or incorrectly disqualified, SMDA discussed these cases directly with the assessor. SMDA also reviewed disqualified sales by assigned code to confirm consistent application; additional analysis was performed if SMDA discovered discrepancies.

Because Montrose County maintained a sufficient percentage of qualified sales, an in-depth subclass analysis was not required.

Conclusions

Based on SMDA's review, Montrose County performed adequately in verifying sales and applying statutory requirements.

Recommendations

None

12. Subdivision Discounting

Methodology

SMDA reviewed Montrose County's subdivision discounting practices to ensure compliance with **§39-1-103(14), C.R.S.** The review confirmed that discounting was applied to subdivisions where fewer than 80% of vacant lots had been sold. For each qualifying subdivision, an absorption rate was estimated to reflect the expected timeframe for selling the remaining parcels. Using the Summation Method and following the Division of Property Taxation guidelines, an appropriate discount rate was developed to account for the anticipated holding period and associated carrying costs.

Conclusions

Montrose County properly applied discounting procedures for qualifying subdivisions. The county's estimates of absorption periods, discount rates, and lot values are consistent with statutory requirements and state-recommended methodologies.

Recommendations

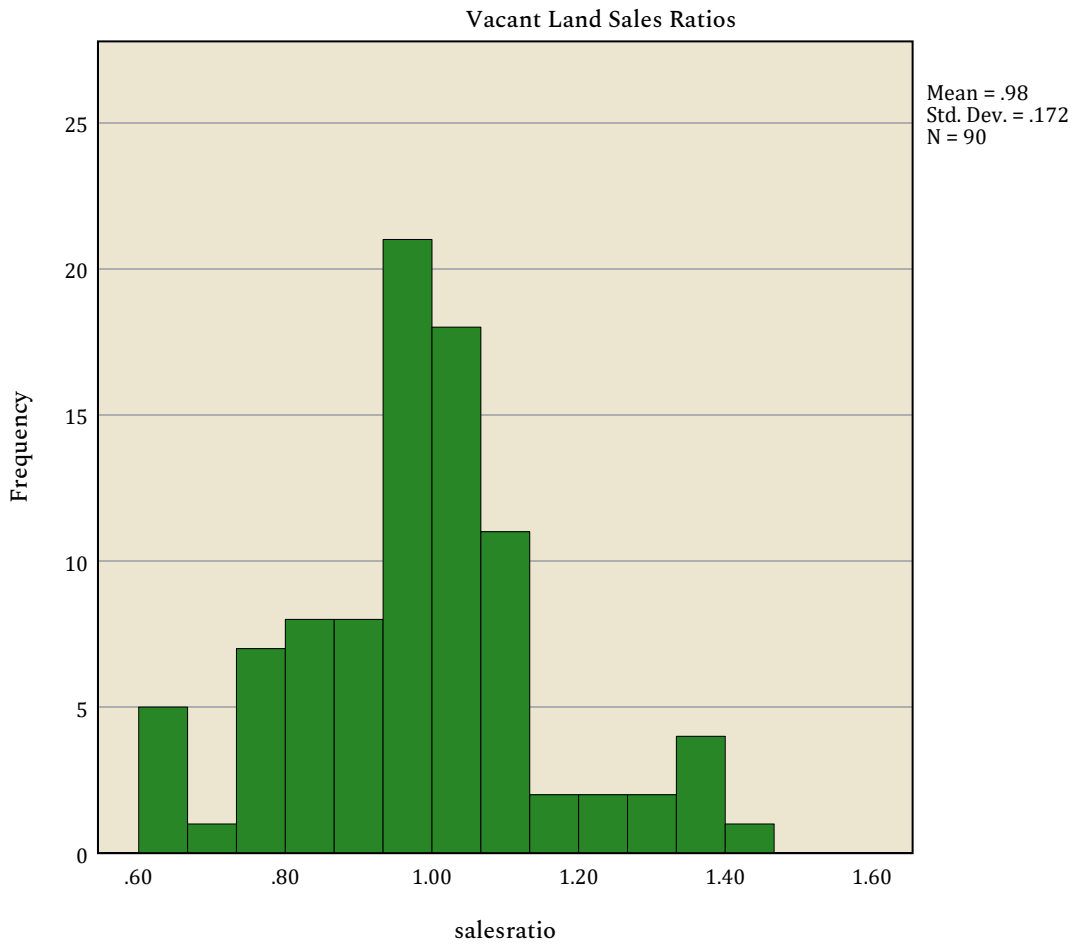
None

13. Appendix

OVERALL Vacant Land: Sales Ratio Distribution

Graph

[DataSet21] C:\Users\Will\Downloads\montrose\MONTROSE.sav



OVERALL Vacant Land: Central Tendencies

Ratio Statistics

Ratio Statistics for Total Appraised Value / Adjusted Sale Price

N	Median	Coefficient of Dispersion
90	.985	.126

Ratio Statistics

Ratio Statistics for Total Appraised Value / Adjusted Sale Price

Price Related Bias	Price Related Differential
-.046	1.039

OVERALL Vacant Land: Sales Price by Sales Ratio

Regression

Coefficients[a]

Model		Unstandardized Coefficients		Standardized Coefficients		
		B	Std. Error	Beta	t	Sig.
1	(Constant)	.998	.022		46.279	<.001
	Adjusted Sale Price	-7.866E-8	.000	-.142	-1.349	.181

a. Dependent Variable: salesratio

Graph

OVERALL Vacant Land: Months by Inverted Sales Ratio

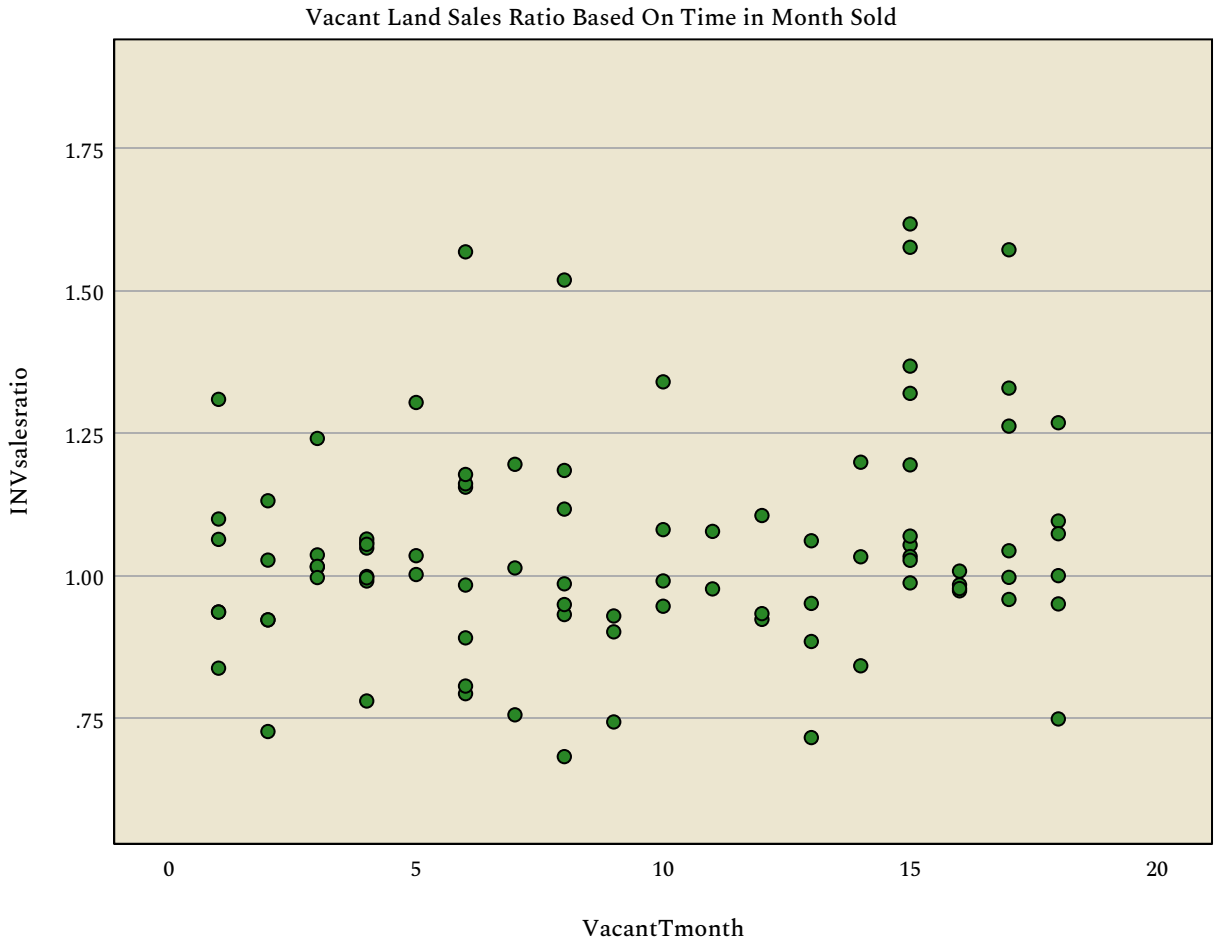
Regression

Coefficients[a]

Model		Unstandardized Coefficients		Standardized Coefficients		
		B	Std. Error	Beta	t	Sig.
1	(Constant)	.994	.040		24.964	<.001
	VacantTmonth	.006	.004	.172	1.633	.106

a. Dependent Variable: INVsalesratio

Graph



OVERALL Vacant Land: Descriptive Statistics

Frequencies

Statistics

		Previous Total Appraised Value	Total Appraised Value	DIFFVAL
N	Valid	90	90	90
	Missing	0	0	0
Mean		$152,545.78	$191,926.89	$39,381.11
Median		$98,875.00	$130,000.00	$20,800.00
Percentiles	2.5	$587.00	$24,381.75	-$8,893.25
	25	$49,500.00	$87,000.00	$9,325.00
	50	$98,875.00	$130,000.00	$20,800.00
	75	$150,000.00	$195,525.00	$43,665.00
	97.5	$1,217,221.75	$1,224,010.50	$246,902.50

OVERALL Vacant Land: Mann-Whitney U-Test (Rank-sum)

Nonparametric Tests

Hypothesis Test Summary

	Null Hypothesis	Test	Sig.[a,b]
1	The distribution of Total Appraised Value is the same across categories of VacantSOLDFLG.	Independent-Samples Mann-Whitney U Test	.012

Hypothesis Test Summary

	Decision
1	Reject the null hypothesis.

a. The significance level is .050.

b. Asymptotic significance is displayed.

Independent-Samples Mann-Whitney U Test

Total Appraised Value across VacantSOLDFLG

Independent-Samples Mann-Whitney U Test Summary

Total N	1617
Mann-Whitney U	55228.500
Wilcoxon W	1227974.500
Test Statistic	55228.500
Standard Error	4212.611
Standardized Test Statistic	-2.517
Asymptotic Sig.(2-sided test)	.012

Nonparametric Tests

OVERALL Vacant Land: Mann-Whitney U-Test (Rank-sum)

Hypothesis Test Summary

	Null Hypothesis	Test	Sig.[a,b]
1	The distribution of DIFFVAL is the same across categories of VacantSOLDFLG.	Independent-Samples Mann-Whitney U Test	.024

Hypothesis Test Summary

	Decision
1	Reject the null hypothesis.

a. The significance level is .050.

b. Asymptotic significance is displayed.

Independent-Samples Mann-Whitney U Test

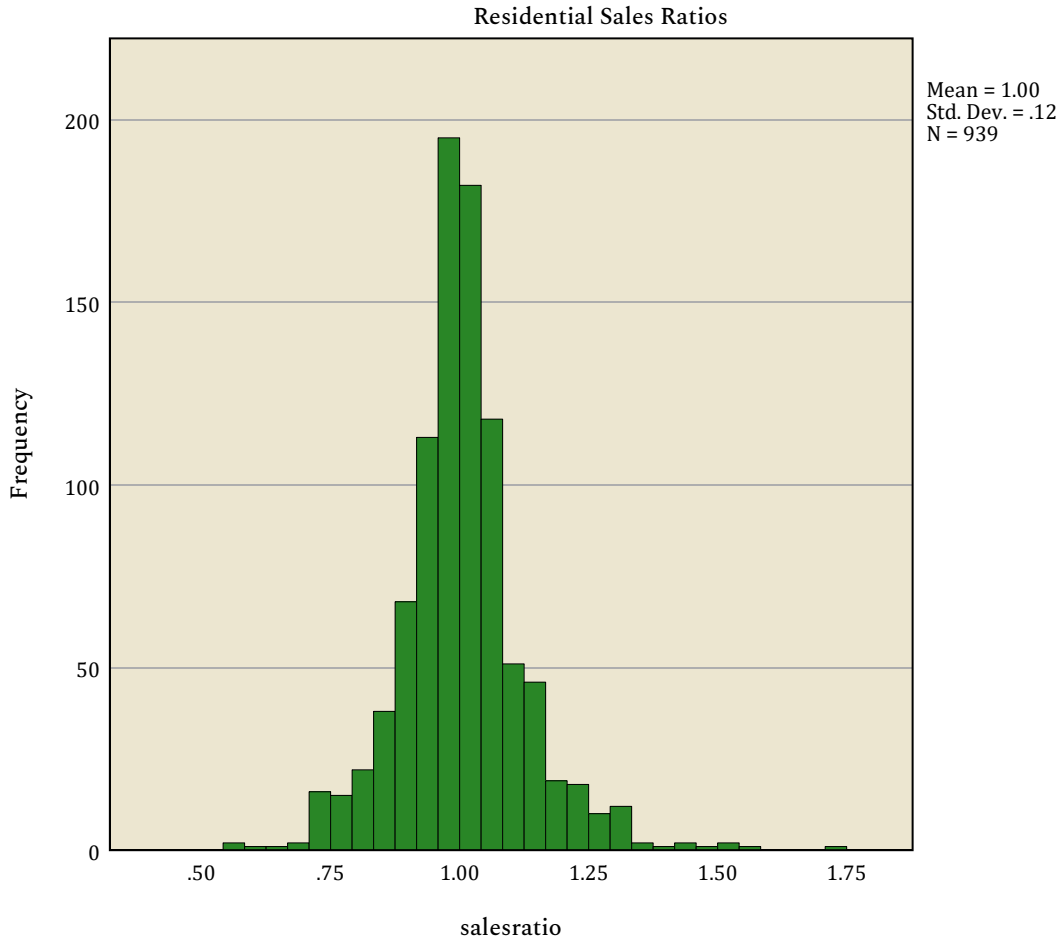
DIFFVAL across VacantSOLDFLG

Independent-Samples Mann-Whitney U Test Summary

Total N	1456
Mann-Whitney U	46191.500
Wilcoxon W	994944.500
Test Statistic	46191.500
Standard Error	3633.650
Standardized Test Statistic	-2.257
Asymptotic Sig.(2-sided test)	.024

OVERALL Residential: Sales Ratio Distribution

Graph



OVERALL Residential: Central Tendencies

Ratio Statistics

Ratio Statistics for Total Appraised Value / Adjusted Sale Price

N	Median	Coefficient of Dispersion
941	.999	.083

Ratio Statistics

Ratio Statistics for Total Appraised Value / Adjusted Sale Price

Price Related Bias	Price Related Differential
.010	1.006

OVERALL Residential: Sales Price by Sales Ratio

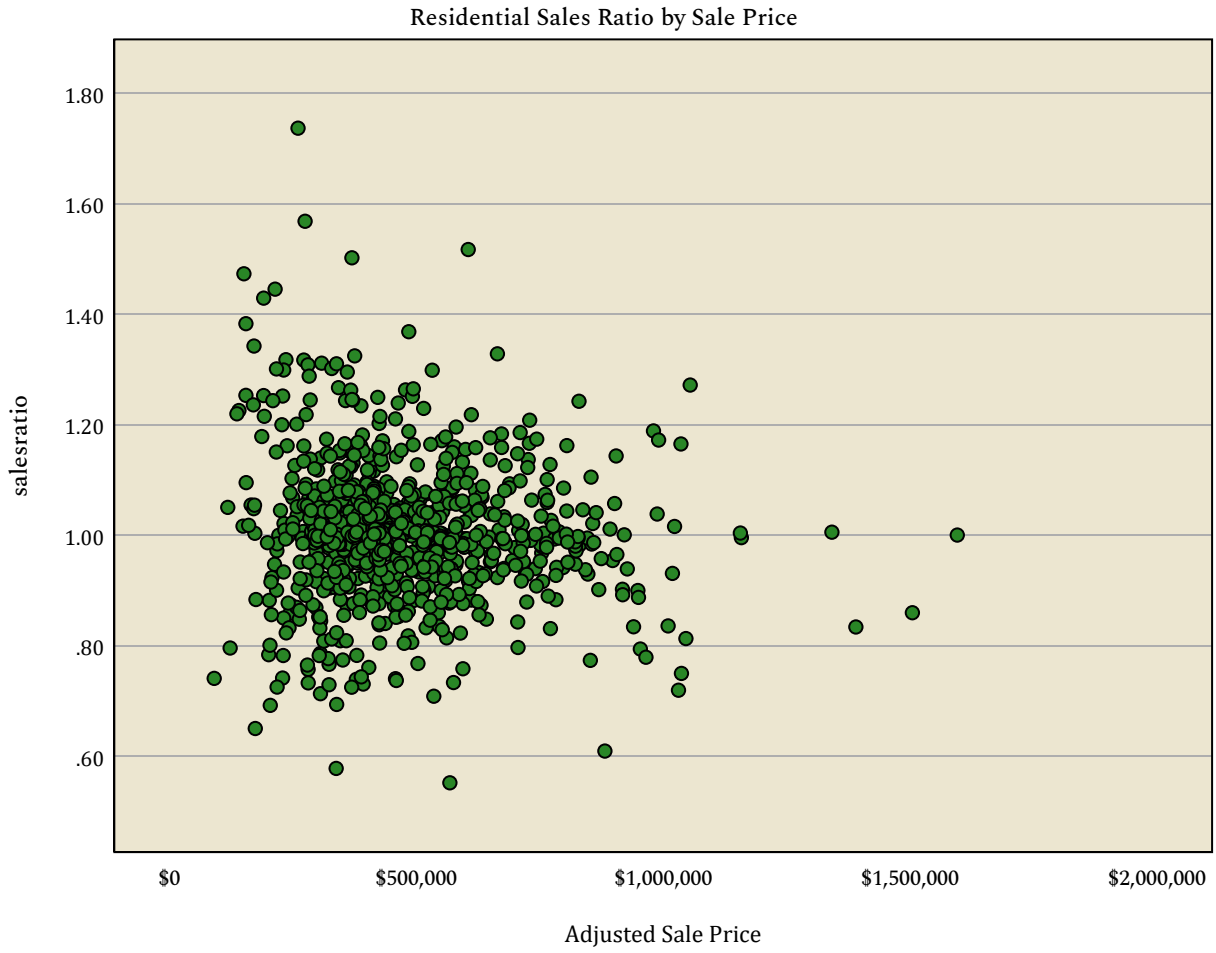
Regression

Coefficients[a]

Model		Unstandardized Coefficients		Standardized Coefficients		
		B	Std. Error	Beta	t	Sig.
1	(Constant)	1.032	.010		108.591	<.001
	Adjusted Sale Price	-5.924E-8	.000	-.106	-3.254	.001

a. Dependent Variable: salesratio

Graph



OVERALL Residential: Months by Inverted Sales Ratio

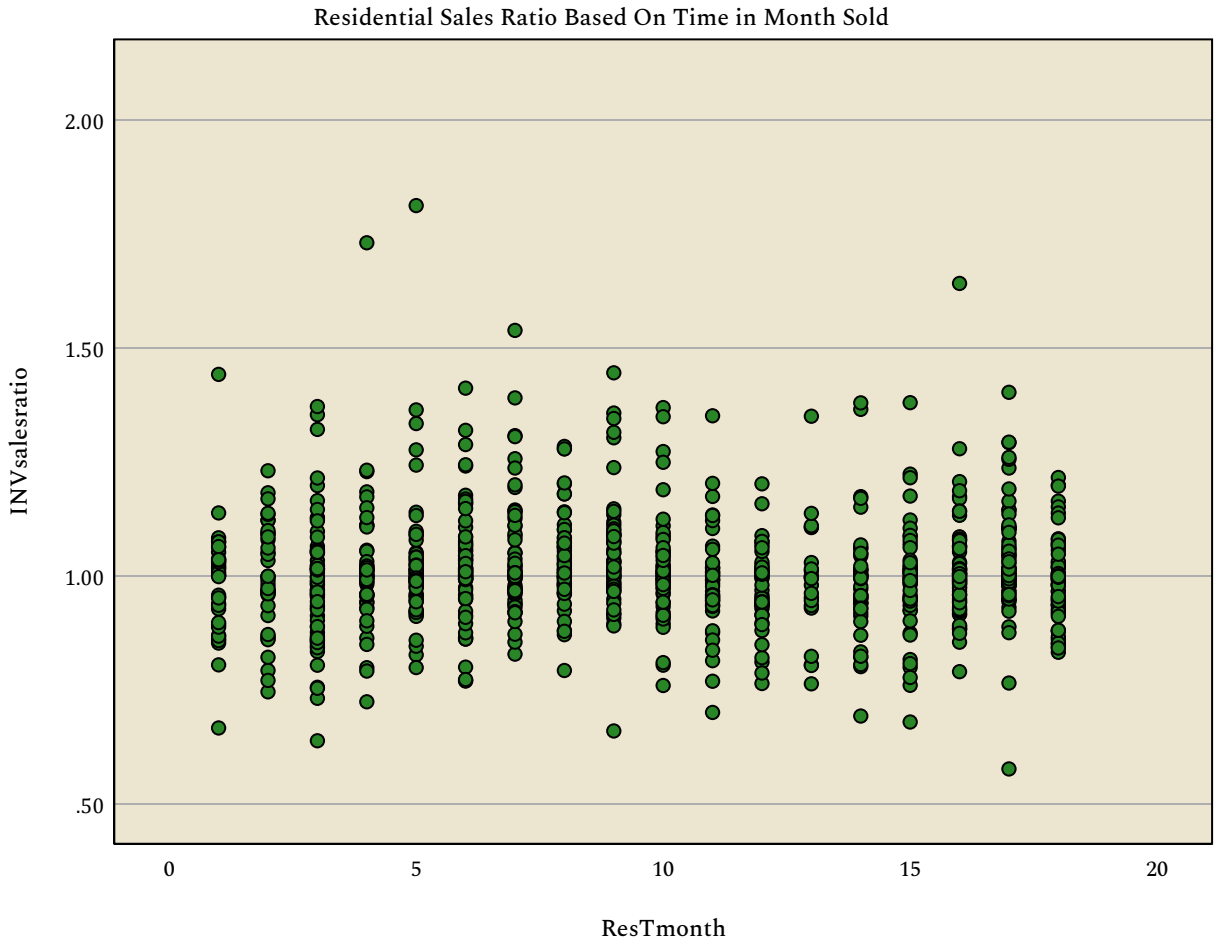
Regression

Coefficients[a]

Model		Unstandardized Coefficients		Standardized Coefficients		
		B	Std. Error	Beta	t	Sig.
1	(Constant)	1.016	.009		115.165	<.001
	ResTmonth	.000	.001	-.019	-.593	.553

a. Dependent Variable: INVsalesratio

Graph



OVERALL Residential: Descriptive Statistics

Frequencies

Statistics

		prevPPF	PPF	diffPPF
N	Valid	918	918	918
	Missing	23	23	23
Mean		$210.69	$263.87	2.62
Median		$218.67	$267.38	1.21
Percentiles	2.5	$46.73	$156.35	1.01
	25	$177.67	$231.61	1.14
	50	$218.67	$267.38	1.21
	75	$249.48	$297.69	1.31
	97.5	$312.89	$362.78	4.90

Frequencies

Statistics

		Previous Total Appraised Value	Total Appraised Value	DIFFVAL
N	Valid	941	941	941
	Missing	0	0	0
Mean		$388,206.95	$474,255.31	$86,048.36
Median		$352,530.00	$432,930.00	$75,830.00
Percentiles	2.5	$55,000.00	$190,473.50	$5,496.00
	25	$260,380.00	$343,030.00	$64,050.00
	50	$352,530.00	$432,930.00	$75,830.00
	75	$482,635.00	$555,310.00	$90,080.00
	97.5	$826,818.50	$890,143.50	$366,843.50

OVERALL Residential: Mann-Whitney U-Test (Rank-sum)

Nonparametric Tests

Hypothesis Test Summary

	Null Hypothesis	Test	Sig.[a,b]
1	The distribution of DIFFVAL is the same across categories of RESSOLDFLG.	Independent-Samples Mann-Whitney U Test	.003

Hypothesis Test Summary

	Decision
1	Reject the null hypothesis.

a. The significance level is .050.

b. Asymptotic significance is displayed.

Independent-Samples Mann-Whitney U Test

DIFFVAL across RESSOLDFLG

Independent-Samples Mann-Whitney U Test Summary

Total N	12403
Mann-Whitney U	3877600.500
Wilcoxon W	72246571.500
Test Statistic	3877600.500
Standard Error	92636.553
Standardized Test Statistic	-2.951
Asymptotic Sig.(2-sided test)	.003

Nonparametric Tests

OVERALL Residential: Mann-Whitney U-Test (Rank-sum)

Hypothesis Test Summary

	Null Hypothesis	Test	Sig.[a,b]
1	The distribution of PPF is the same across categories of RESSOLDFLG.	Independent-Samples Mann-Whitney U Test	.737

Hypothesis Test Summary

	Decision
1	Retain the null hypothesis.

a. The significance level is .050.

b. Asymptotic significance is displayed.

Independent-Samples Mann-Whitney U Test

PPF across RESSOLDFLG

Independent-Samples Mann-Whitney U Test Summary

Total N	12413
Mann-Whitney U	4325406.000
Wilcoxon W	72379017.000
Test Statistic	4325406.000
Standard Error	94948.156
Standardized Test Statistic	-.335
Asymptotic Sig.(2-sided test)	.737

Nonparametric Tests

Hypothesis Test Summary

	Null Hypothesis	Test	Sig.[a,b]
1	The distribution of diffPPF is the same across categories of RESSOLDFLG.	Independent-Samples Mann-Whitney U Test	.001

OVERALL Residential: Mann-Whitney U-Test (Rank-sum)

Hypothesis Test Summary

	Decision
1	Reject the null hypothesis.

a. The significance level is .050.

b. Asymptotic significance is displayed.

Independent-Samples Mann-Whitney U Test

diffPPF across RESSOLDFLG

Independent-Samples Mann-Whitney U Test Summary

Total N	12413
Mann-Whitney U	3909121.500
Wilcoxon W	72278092.500
Test Statistic	3909121.500
Standard Error	93324.242
Standardized Test Statistic	-3.218
Asymptotic Sig.(2-sided test)	.001

OVERALL Residential: Unit Value Comparison

Summarize

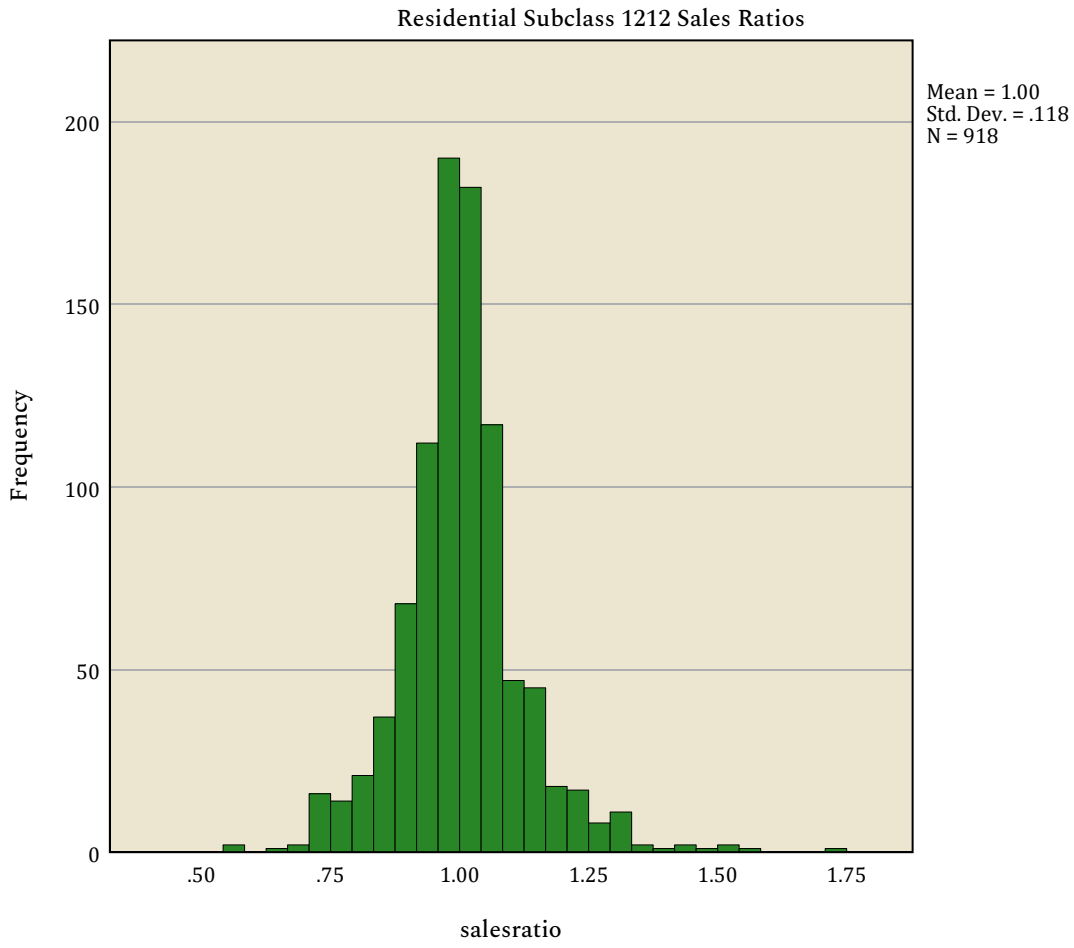
Sold vs Unsold

diffPPF

RESSOLDFLG	N	Median	Mean
SOLD	771	1.21	1.26
UNSOLD	12296	1.20	1.26
Total	13067	1.20	1.26

Residential Subclass 1212: Sales Ratio Distribution

Graph



Residential Subclass 1212: Central Tendencies

Ratio Statistics

Ratio Statistics for Total Appraised Value / Adjusted Sale Price

N	Median	Coefficient of Dispersion
919	.999	.081

Ratio Statistics

Ratio Statistics for Total Appraised Value / Adjusted Sale Price

Price Related Bias	Price Related Differential
.014	1.004

Residential Subclass 1212: Sales Price by Sales Ratio

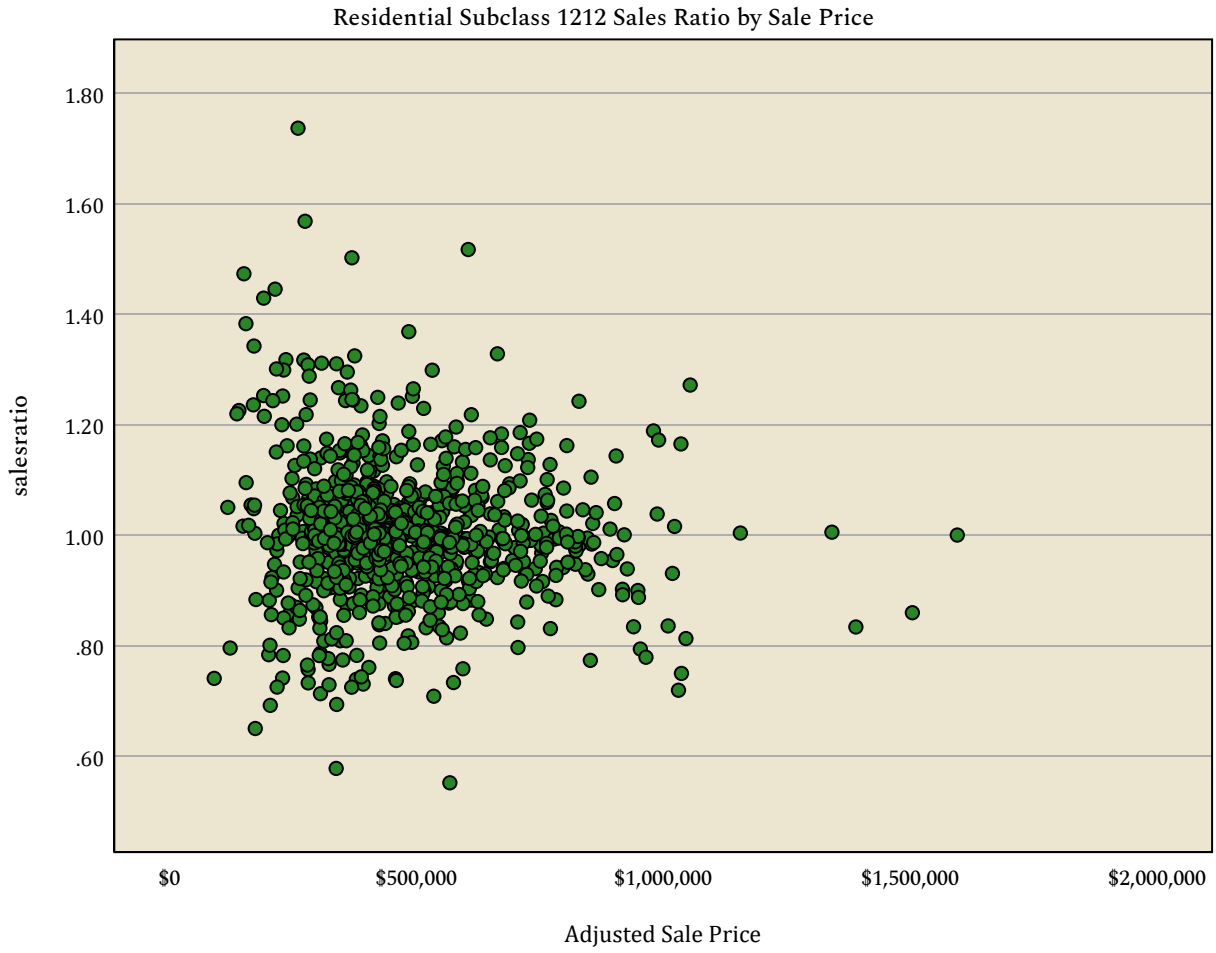
Regression

Coefficients[a]

Model		Unstandardized Coefficients		Standardized Coefficients		
		B	Std. Error	Beta	t	Sig.
1	(Constant)	1.029	.011		96.338	<.001
	Adjusted Sale Price	-5.537E-8	.000	-.087	-2.633	.009

a. Dependent Variable: salesratio

Graph



Residential Subclass 1212: Months by Inverted Sales Ratio

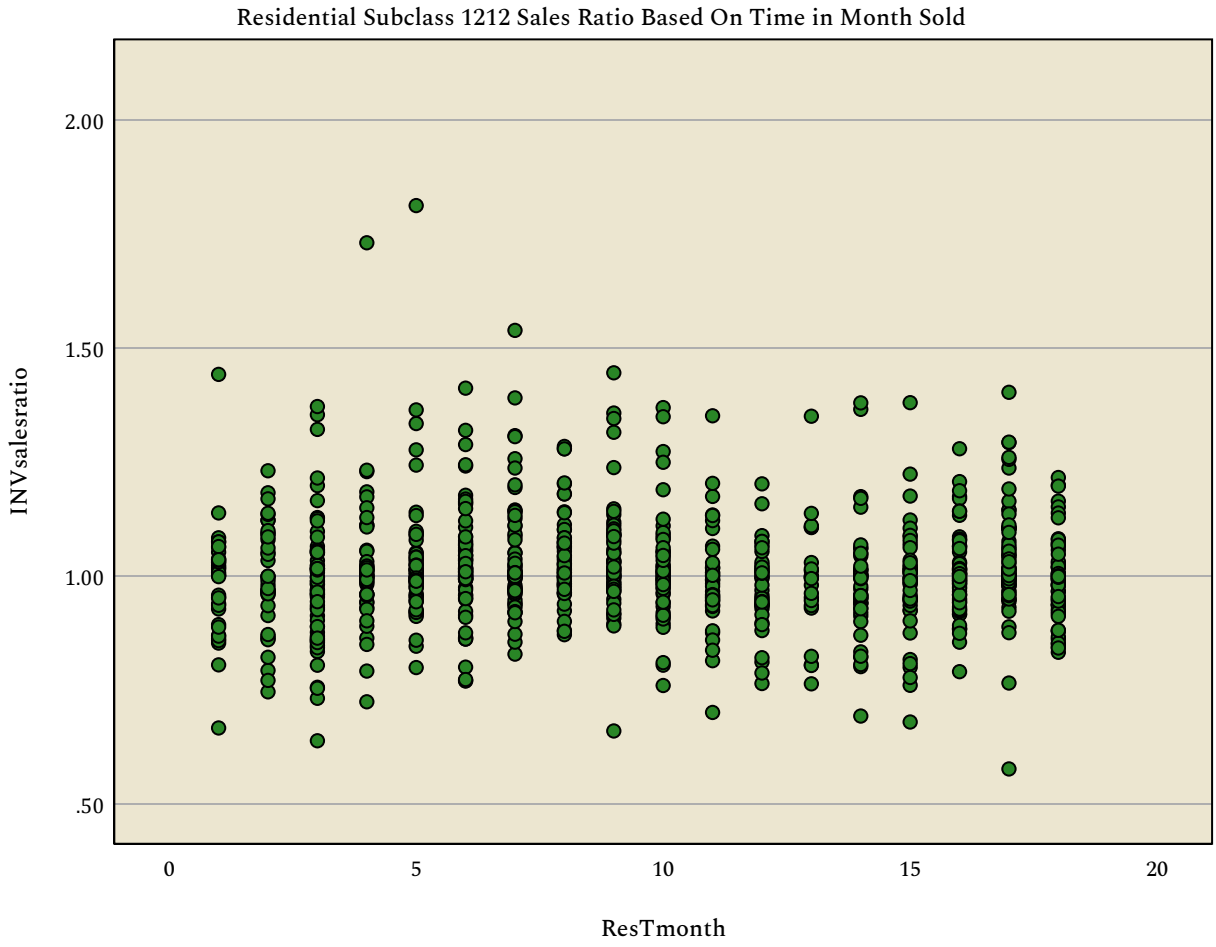
Regression

Coefficients[a]

Model		Unstandardized Coefficients		Standardized Coefficients		
		B	Std. Error	Beta	t	Sig.
1	(Constant)	1.019	.009		116.333	<.001
	ResTmonth	-.001	.001	-.030	-.910	.363

a. Dependent Variable: INVsalesratio

Graph



Residential Subclass 1212: Descriptive Statistics

Frequencies

Statistics

		prevPPF	PPF	diffPPF
N	Valid	897	897	897
	Missing	22	22	22
Mean		$211.74	$264.85	2.65
Median		$220.30	$268.48	1.21
Percentiles	2.5	$47.18	$160.76	1.01
	25	$179.19	$232.85	1.14
	50	$220.30	$268.48	1.21
	75	$250.34	$298.51	1.31
	97.5	$313.48	$362.92	5.20

Frequencies

Statistics

		Previous Total Appraised Value	Total Appraised Value	DIFFVAL
N	Valid	919	919	919
	Missing	0	0	0
Mean		$386,374.37	$471,738.52	$85,364.15
Median		$352,870.00	$434,280.00	$75,510.00
Percentiles	2.5	$55,000.00	$188,510.00	$5,910.00
	25	$260,700.00	$344,010.00	$64,020.00
	50	$352,870.00	$434,280.00	$75,510.00
	75	$482,700.00	$555,250.00	$89,590.00
	97.5	$822,880.00	$881,550.00	$361,790.00

Residential Subclass 1212: Mann-Whitney U-Test (Rank-sum)

Nonparametric Tests

Hypothesis Test Summary

	Null Hypothesis	Test	Sig.[a,b]
1	The distribution of DIFFVAL is the same across categories of RESSOLDFLG.	Independent-Samples Mann-Whitney U Test	.006

Hypothesis Test Summary

	Decision
1	Reject the null hypothesis.

a. The significance level is .050.

b. Asymptotic significance is displayed.

Independent-Samples Mann-Whitney U Test

DIFFVAL across RESSOLDFLG

Independent-Samples Mann-Whitney U Test Summary

Total N	12107
Mann-Whitney U	3713189.500
Wilcoxon W	68847180.500
Test Statistic	3713189.500
Standard Error	89397.466
Standardized Test Statistic	-2.764
Asymptotic Sig.(2-sided test)	.006

Nonparametric Tests

Residential Subclass 1212: Mann-Whitney U-Test (Rank-sum)

Hypothesis Test Summary

	Null Hypothesis	Test	Sig.[a,b]
1	The distribution of PPF is the same across categories of RESSOLDFLG.	Independent-Samples Mann-Whitney U Test	.844

Hypothesis Test Summary

	Decision
1	Retain the null hypothesis.

a. The significance level is .050.

b. Asymptotic significance is displayed.

Independent-Samples Mann-Whitney U Test

PPF across RESSOLDFLG

Independent-Samples Mann-Whitney U Test Summary

Total N	12117
Mann-Whitney U	4132963.500
Wilcoxon W	68981929.500
Test Statistic	4132963.500
Standard Error	91561.383
Standardized Test Statistic	-.196
Asymptotic Sig.(2-sided test)	.844

Nonparametric Tests

Hypothesis Test Summary

	Null Hypothesis	Test	Sig.[a,b]
1	The distribution of diffPPF is the same across categories of RESSOLDFLG.	Independent-Samples Mann-Whitney U Test	.002

Residential Subclass 1212: Mann-Whitney U-Test (Rank-sum)

Hypothesis Test Summary

	Decision
1	Reject the null hypothesis.

a. The significance level is .050.

b. Asymptotic significance is displayed.

Independent-Samples Mann-Whitney U Test

diffPPF across RESSOLDFLG

Independent-Samples Mann-Whitney U Test Summary

Total N	12117
Mann-Whitney U	3742079.000
Wilcoxon W	68853245.000
Test Statistic	3742079.000
Standard Error	90196.369
Standardized Test Statistic	-3.171
Asymptotic Sig.(2-sided test)	.002

Residential Subclass 1212: Unit Comparison Method

Summarize

Sold vs Unsold Percent Change for Subclass 1212

diffPPF

RESSOLDFLG	N	Median	Mean
SOLD	753	1.21	1.26
UNSOLD	12002	1.20	1.25
Total	12755	1.20	1.26

Summarize

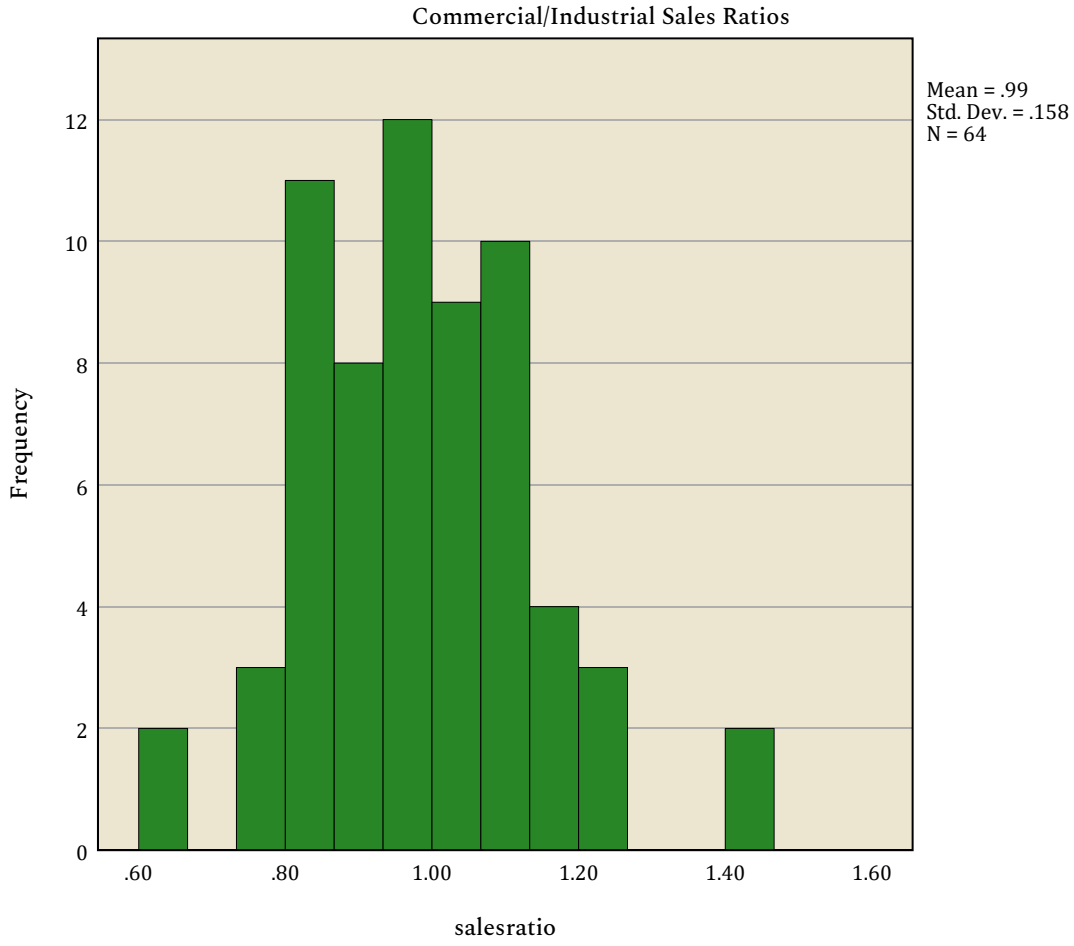
Sold vs Unsold Percent Change for Subclass 1212 by Economic Area

diffPPF

Economic Area	RESSOLDFLG	N	Median	Mean
	UNSOLD	1	3.49	3.49
	Total	1	3.49	3.49
1	SOLD	498	1.22	1.24
	UNSOLD	6820	1.21	1.24
	Total	7318	1.21	1.24
2	UNSOLD	18	1.24	1.50
	Total	18	1.24	1.50
5	SOLD	157	1.13	1.15
	UNSOLD	3280	1.13	1.15
	Total	3437	1.13	1.15
6	SOLD	98	1.32	1.53
	UNSOLD	1883	1.31	1.48
	Total	1981	1.31	1.49
Total	SOLD	753	1.21	1.26
	UNSOLD	12002	1.20	1.25
	Total	12755	1.20	1.26

OVERALL Commercial/Industrial: Sales Ratio Distribution

Graph



OVERALL Commercial/Industrial: Central Tendencies

Ratio Statistics

Ratio Statistics for Total Appraised Value / Adjusted Sale Price

N	Median	Coefficient of Dispersion
64	.991	.123

Ratio Statistics

Ratio Statistics for Total Appraised Value / Adjusted Sale Price

Price Related Bias	Price Related Differential
.001	.995

OVERALL Commercial/Industrial: Sales Price by Sales Ratio

Regression

Coefficients[a]

Model		Unstandardized Coefficients		Standardized Coefficients		
		B	Std. Error	Beta	t	Sig.
1	(Constant)	.981	.031		32.094	<.001
	Adjusted Sale Price	9.412E-9	.000	.035	.278	.782

a. Dependent Variable: salesratio

Graph

OVERALL Commercial/Industrial: Months by Inverted Sales Ratio

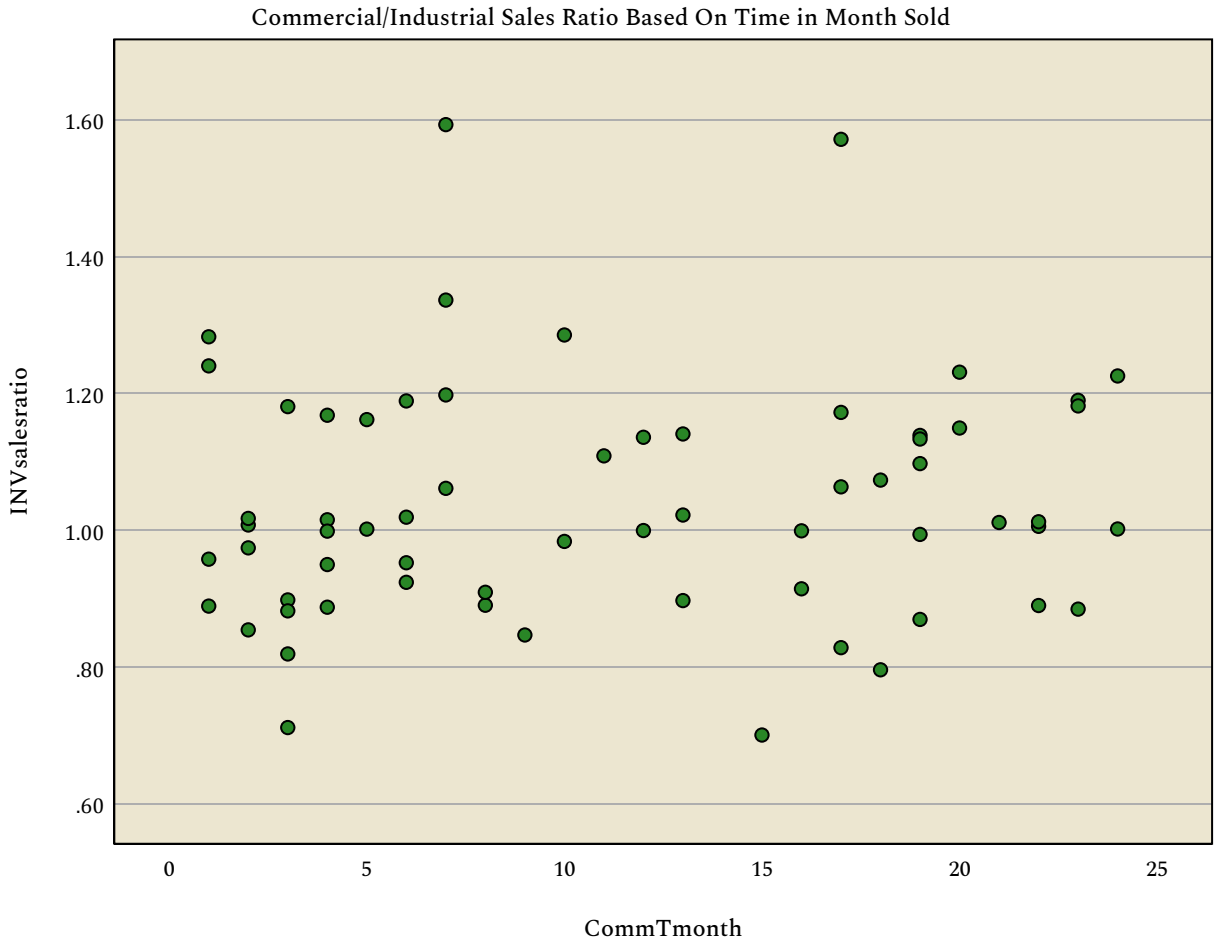
Regression

Coefficients[a]

Model		Unstandardized Coefficients		Standardized Coefficients		
		B	Std. Error	Beta	t	Sig.
1	(Constant)	1.016	.039		26.034	<.001
	CommTmonth	.002	.003	.091	.716	.476

a. Dependent Variable: INVsalesratio

Graph



OVERALL Commercial/Industrial: Descriptive Statistics

Frequencies

Statistics

		prevPPF	PPF	diffPPF
N	Valid	62	62	62
	Missing	2	2	2
Mean		$139.34	$176.40	1.41
Median		$119.74	$160.46	1.27
Percentiles	2.5	$12.99	$20.96	1.04
	25	$69.43	$104.11	1.16
	50	$119.74	$160.46	1.27
	75	$179.42	$220.00	1.41
	97.5	$606.25	$661.93	2.76

Frequencies

Statistics

		Previous Total Appraised Value	Total Appraised Value	DIFFVAL
N	Valid	64	64	64
	Missing	0	0	0
Mean		$569,089.06	$681,470.47	$112,381.41
Median		$365,490.00	$460,135.00	$92,160.00
Percentiles	2.5	$16,902.50	$33,805.00	$11,977.50
	25	$199,207.50	$268,617.50	$61,742.50
	50	$365,490.00	$460,135.00	$92,160.00
	75	$714,735.00	$884,762.50	$146,605.00
	97.5	$2,571,677.50	$2,674,608.75	$327,415.00

OVERALL Commercial/Industrial: Mann-Whitney U-Test (Rank-sum)

Nonparametric Tests

Hypothesis Test Summary

	Null Hypothesis	Test	Sig.[a,b]
1	The distribution of DIFFVAL is the same across categories of CommSOLDFLG.	Independent-Samples Mann-Whitney U Test	.003

Hypothesis Test Summary

	Decision
1	Reject the null hypothesis.

a. The significance level is .050.

b. Asymptotic significance is displayed.

Independent-Samples Mann-Whitney U Test

DIFFVAL across CommSOLDFLG

Independent-Samples Mann-Whitney U Test Summary

Total N	1007
Mann-Whitney U	22197.000
Wilcoxon W	470128.000
Test Statistic	22197.000
Standard Error	2201.659
Standardized Test Statistic	-3.023
Asymptotic Sig.(2-sided test)	.003

Nonparametric Tests

OVERALL Commercial/Industrial: Mann-Whitney U-Test (Rank-sum)

Hypothesis Test Summary

	Null Hypothesis	Test	Sig.[a,b]
1	The distribution of PPF is the same across categories of CommSOLDFLG.	Independent-Samples Mann-Whitney U Test	.464

Hypothesis Test Summary

	Decision
1	Retain the null hypothesis.

a. The significance level is .050.

b. Asymptotic significance is displayed.

Independent-Samples Mann-Whitney U Test

PPF across CommSOLDFLG

Independent-Samples Mann-Whitney U Test Summary

Total N	1009
Mann-Whitney U	26434.500
Wilcoxon W	478159.500
Test Statistic	26434.500
Standard Error	2171.987
Standardized Test Statistic	-.732
Asymptotic Sig.(2-sided test)	.464

Nonparametric Tests

Hypothesis Test Summary

	Null Hypothesis	Test	Sig.[a,b]
1	The distribution of diffPPF is the same across categories of CommSOLDFLG.	Independent-Samples Mann-Whitney U Test	.020

OVERALL Commercial/Industrial: Mann-Whitney U-Test (Rank-sum)

Hypothesis Test Summary

	Decision
1	Reject the null hypothesis.

a. The significance level is .050.

b. Asymptotic significance is displayed.

Independent-Samples Mann-Whitney U Test

diffPPF across CommSOLDFLG

Independent-Samples Mann-Whitney U Test Summary

Total N	1009
Mann-Whitney U	22958.000
Wilcoxon W	474683.000
Test Statistic	22958.000
Standard Error	2171.990
Standardized Test Statistic	-2.333
Asymptotic Sig.(2-sided test)	.020

OVERALL Commercial/Industrial: Unit Value Comparison

Summarize

Sold vs Unsold

diffPPF

CommSOLDFLG	N	Median	Mean
SOLD	61	1.27	1.42
UNSOLD	1002	1.23	1.62
Total	1063	1.23	1.61

Summarize

Sold vs Unsold

diffPPF

Improvment Subclass	CommSOLDFLG	N	Median	Mean
2212	SOLD	11	1.29	1.45
	UNSOLD	168	1.25	1.34
	Total	179	1.25	1.35
2215	SOLD	3	1.06	1.07
	UNSOLD	30	1.17	1.28
	Total	33	1.14	1.26
2220	SOLD	13	1.29	1.55
	UNSOLD	137	1.24	3.32
	Total	150	1.24	3.16
2225	UNSOLD	5	1.07	.88
	Total	5	1.07	.88
2230	SOLD	18	1.22	1.35
	UNSOLD	304	1.23	1.35
	Total	322	1.23	1.35
2235	SOLD	7	1.38	1.62
	UNSOLD	129	1.24	1.61
	Total	136	1.25	1.61
2240	UNSOLD	17	1.18	1.24
	Total	17	1.18	1.24

OVERALL Commercial/Industrial: Unit Value Comparison

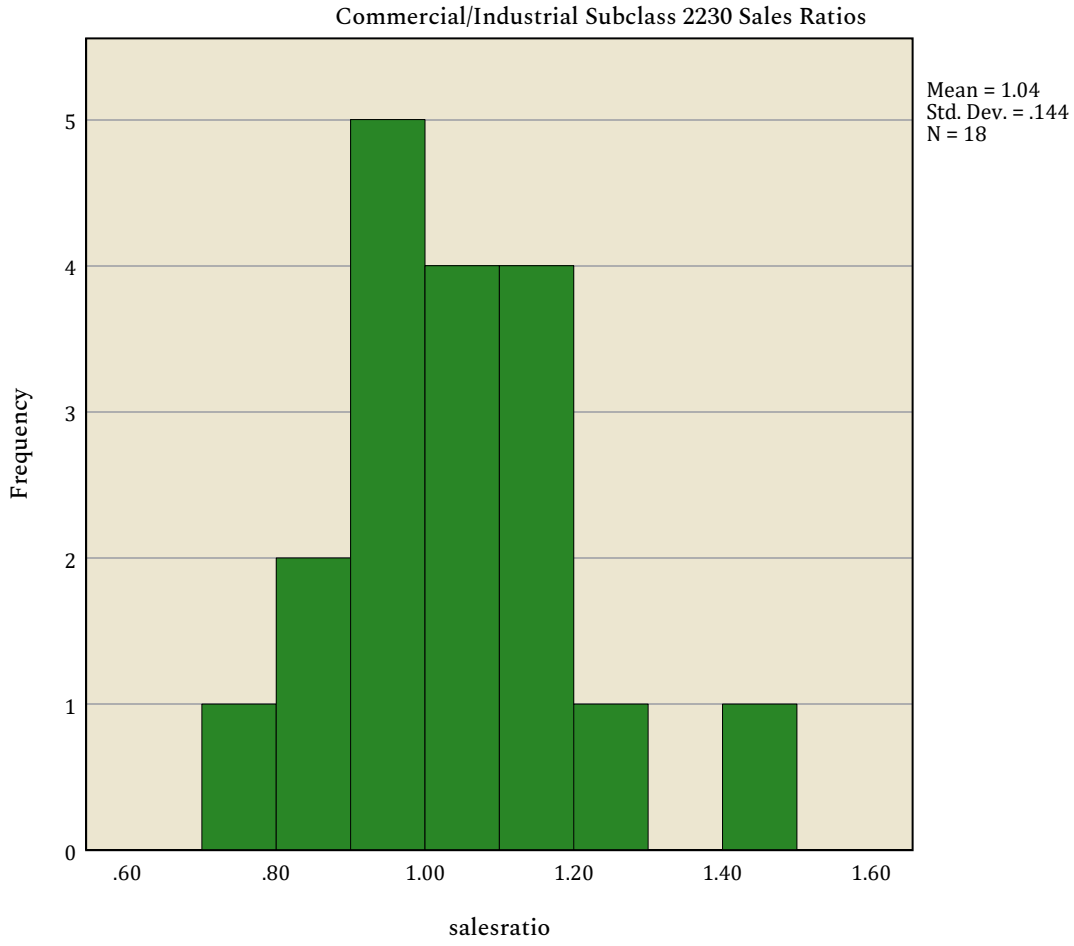
Sold vs Unsold

diffPPF

Improvment Subclass	CommSOLDFLG	N	Median	Mean
2245	SOLD	6	1.31	1.28
	UNSOLD	120	1.29	1.37
	Total	126	1.29	1.36
3212	SOLD	2	1.31	1.31
	UNSOLD	32	1.14	1.13
	Total	34	1.14	1.14
3215	SOLD	1	1.19	1.19
	UNSOLD	36	1.13	1.11
	Total	37	1.15	1.11
3230	UNSOLD	24	1.05	1.05
	Total	24	1.05	1.05
Total	SOLD	61	1.27	1.42
	UNSOLD	1002	1.23	1.62
	Total	1063	1.23	1.61

Commercial/Industrial Subclass 2230: Sales Ratio Distribution

Graph



Commercial/Industrial Subclass 2230: Central Tendencies

Ratio Statistics

Ratio Statistics for Total Appraised Value / Adjusted Sale Price

N	Median	Coefficient of Dispersion
18	1.017	.101

Ratio Statistics

Ratio Statistics for Total Appraised Value / Adjusted Sale Price

Price Related Bias	Price Related Differential
-.017	1.020

Commercial/Industrial Subclass 2230: Sales Price by Sales Ratio

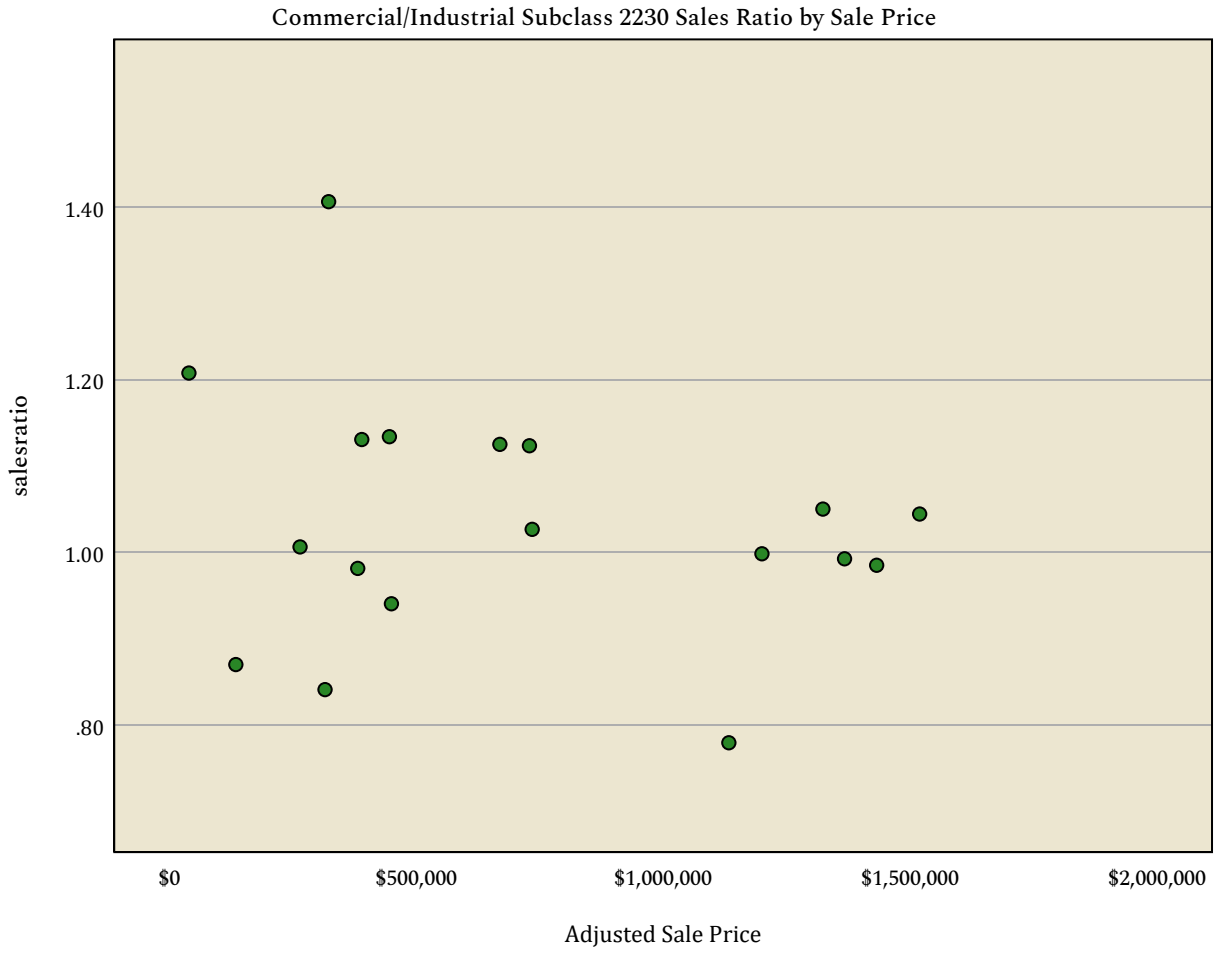
Regression

Coefficients[a]

Model		Unstandardized Coefficients		Standardized Coefficients		
		B	Std. Error	Beta	t	Sig.
1	(Constant)	1.083	.062		17.577	<.001
	Adjusted Sale Price	-6.568E-8	.000	-.223	-.914	.374

a. Dependent Variable: salesratio

Graph



Commercial/Industrial Subclass 2230: Months by Inverted Sales Ratio

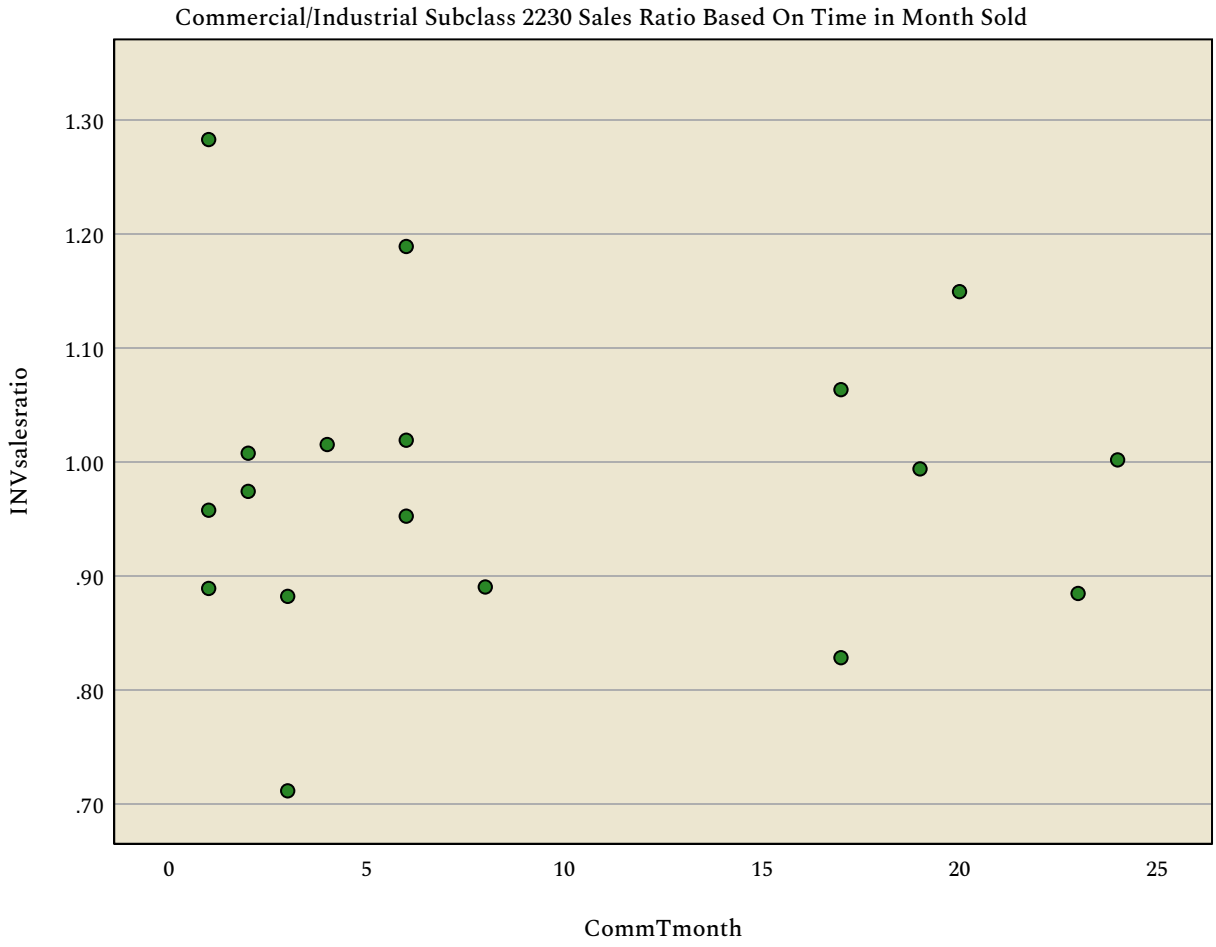
Regression

Coefficients[a]

Model		Unstandardized Coefficients		Standardized Coefficients		
		B	Std. Error	Beta	t	Sig.
1	(Constant)	.981	.049		20.060	<.001
	CommTmonth	.000	.004	.012	.047	.963

a. Dependent Variable: INVsalesratio

Graph



Commercial/Industrial Subclass 2230: Descriptive Statistics

Frequencies

Statistics

		prevPPF	PPF	diffPPF
N	Valid	18	18	18
	Missing	0	0	0
Mean		$139.96	$166.66	1.35
Median		$126.51	$156.83	1.22
Percentiles	2.5	$19.32	$27.66	1.05
	25	$53.57	$76.19	1.10
	50	$126.51	$156.83	1.22
	75	$200.35	$236.32	1.37
	97.5	.	.	.

Frequencies

Statistics

		Previous Total Appraised Value	Total Appraised Value	DIFFVAL
N	Valid	18	18	18
	Missing	0	0	0
Mean		$618,353.33	$725,002.22	$106,648.89
Median		$515,020.00	$629,460.00	$90,915.00
Percentiles	2.5	$24,890.00	$48,310.00	$23,420.00
	25	$202,662.50	$347,690.00	$69,800.00
	50	$515,020.00	$629,460.00	$90,915.00
	75	$1,146,785.00	$1,237,880.00	$141,135.00
	97.5	.	.	.

Commercial/Industrial Subclass 2230: Mann-Whitney U-Test (Rank-sum)

Nonparametric Tests

Hypothesis Test Summary

	Null Hypothesis	Test	Sig.[a,b]
1	The distribution of DIFFVAL is the same across categories of CommSOLDFLG.	Independent-Samples Mann-Whitney U Test	.147

Hypothesis Test Summary

	Decision
1	Retain the null hypothesis.

a. The significance level is .050.

b. Asymptotic significance is displayed.

Independent-Samples Mann-Whitney U Test

DIFFVAL across CommSOLDFLG

Independent-Samples Mann-Whitney U Test Summary

Total N	303
Mann-Whitney U	2042.500
Wilcoxon W	42797.500
Test Statistic	2042.500
Standard Error	360.499
Standardized Test Statistic	-1.449
Asymptotic Sig.(2-sided test)	.147

Nonparametric Tests

Commercial/Industrial Subclass 2230: Mann-Whitney U-Test (Rank-sum)

Hypothesis Test Summary

	Null Hypothesis	Test	Sig.[a,b]
1	The distribution of PPF is the same across categories of CommSOLDFLG.	Independent-Samples Mann-Whitney U Test	.910

Hypothesis Test Summary

	Decision
1	Retain the null hypothesis.

a. The significance level is .050.

b. Asymptotic significance is displayed.

Independent-Samples Mann-Whitney U Test

PPF across CommSOLDFLG

Independent-Samples Mann-Whitney U Test Summary

Total N	304
Mann-Whitney U	2533.000
Wilcoxon W	43574.000
Test Statistic	2533.000
Standard Error	361.725
Standardized Test Statistic	-.113
Asymptotic Sig.(2-sided test)	.910

Nonparametric Tests

Hypothesis Test Summary

	Null Hypothesis	Test	Sig.[a,b]
1	The distribution of diffPPF is the same across categories of CommSOLDFLG.	Independent-Samples Mann-Whitney U Test	.940

Commercial/Industrial Subclass 2230: Mann-Whitney U-Test (Rank-sum)

Hypothesis Test Summary

	Decision
1	Retain the null hypothesis.

a. The significance level is .050.

b. Asymptotic significance is displayed.

Independent-Samples Mann-Whitney U Test

diffPPF across CommSOLDFLG

Independent-Samples Mann-Whitney U Test Summary

Total N	304
Mann-Whitney U	2601.000
Wilcoxon W	43642.000
Test Statistic	2601.000
Standard Error	361.725
Standardized Test Statistic	.075
Asymptotic Sig.(2-sided test)	.940

Commercial/Industrial Subclass 2230: Unit Comparison Method

Summarize

Sold vs Unsold Percent Change for Subclass 2230

diffPPF

CommSOLDFLG	N	Median	Mean
SOLD	18	1.22	1.35
UNSOLD	304	1.23	1.35
Total	322	1.23	1.35

Commercial/Industrial Subclass 2230: Economic Area Analysis

Ratio Statistics

Ratio Statistics for Total Appraised Value / Adjusted Sale Price

Group	N	Median	Coefficient of Dispersion
	3	.982	.182
2	31	.985	.223
Overall	34	.983	.220

Ratio Statistics

Ratio Statistics for Total Appraised Value / Adjusted Sale Price

Group	N	Price Related Bias	Price Related Differential
	3	.211	.964
2	31	-.022	1.054
Overall	34	-.023	1.061

Summarize

Commercial/Industrial Subclass 2230: Economic Area Analysis

Sold vs Unsold Percent Change for Subclass 2230 by Economic Area

diffPPF

Economic Area	CommSOLDFLG	N	Median	Mean
	SOLD	3	1.83	1.86
	UNSOLD	30	1.37	1.91
	Total	33	1.39	1.91
1	UNSOLD	1	1.25	1.25
	Total	1	1.25	1.25
2	SOLD	15	1.21	1.25
	UNSOLD	258	1.23	1.27
	Total	273	1.22	1.27
5	UNSOLD	11	1.25	1.26
	Total	11	1.25	1.26
6	UNSOLD	4	1.55	2.15
	Total	4	1.55	2.15
Total	SOLD	18	1.22	1.35
	UNSOLD	304	1.23	1.35
	Total	322	1.23	1.35

Final Analysis: OVERALL Statistical Abstract.

Ratio Statistics

Ratio Statistics for Total Appraised Value / Adjusted Sale Price

Group	N	Mean	95% Confidence Interval for Mean		Median
			Lower Bound	Upper Bound	
Vacant Land	90	.982	.946	1.018	.985
Residential	941	1.003	.996	1.011	.999
Commercial/Industrial	64	.987	.948	1.027	.991
Overall	1095	1.001	.993	1.008	.999

Ratio Statistics for Total Appraised Value / Adjusted Sale Price

Group	95% Confidence Interval for Median			Weighted Mean	95% Confidence Interval for ...
	Lower Bound	Upper Bound	Actual Coverage		Lower Bound
Vacant Land	.949	1.009	95.5%	.945	.918
Residential	.995	1.003	95.7%	.998	.990
Commercial/Industrial	.932	1.017	96.7%	.992	.951
Overall	.994	1.002	95.4%	.995	.987

Ratio Statistics for Total Appraised Value / Adjusted Sale Price

Group	95% Confidence Interval for ...	Price Related Differential	Coefficient of Dispersion
	Upper Bound		
Vacant Land	.972	1.039	.126
Residential	1.006	1.006	.083
Commercial/Industrial	1.033	.995	.123
Overall	1.003	1.005	.088

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.