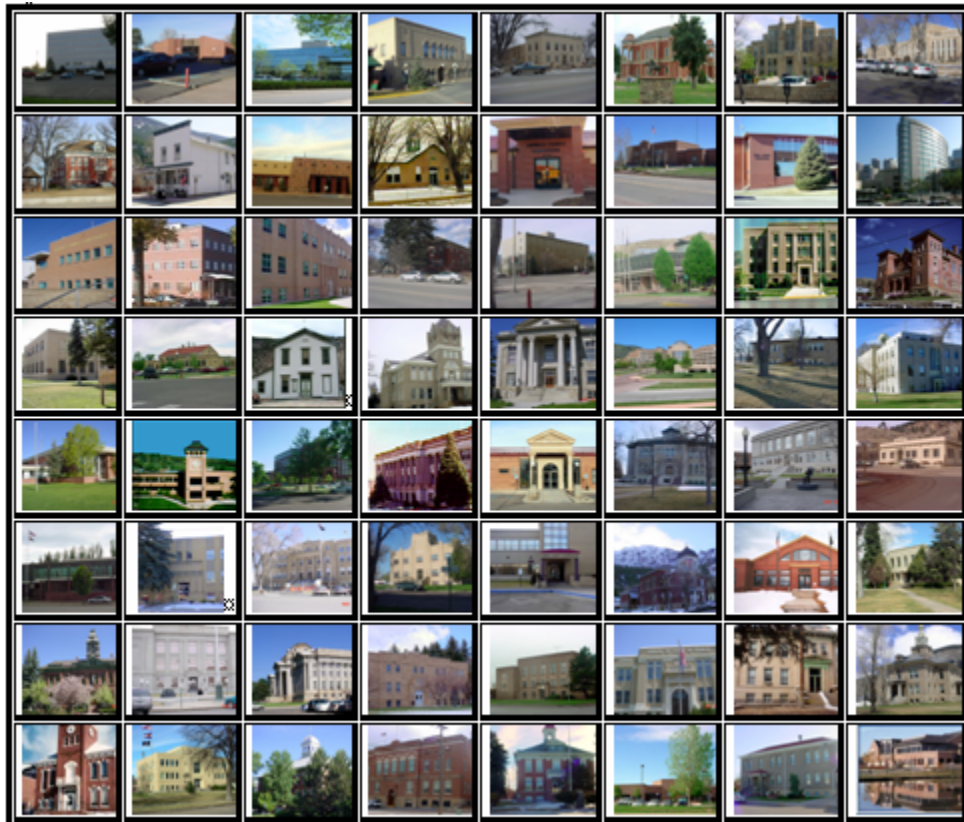




2009
MORGAN COUNTY
PROPERTY ASSESSMENT
STUDY





September 15, 2009

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

RE: Final Report for the 2009 Colorado Property Assessment Study

Dear Mr. Mauer:

Wildrose Appraisal Inc.-Audit Division is pleased to submit the Final Reports for the 2009 Colorado Property Assessment Study.

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

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

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

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

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

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

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INTRODUCTION



Colorado

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

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

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

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

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

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

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

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

Wildrose Audit has completed the Property Assessment Study for 2009 and is pleased to report its findings for Morgan County in the following report.

REGIONAL/HISTORICAL SKETCH OF MORGAN COUNTY

Regional Information

Morgan County is located in the Eastern Plains region of Colorado. The Eastern Plains of Colorado refer to the region on the east side of the Rocky Mountain. It is east of the population centers of the Front Range,

including Baca, Bent, Cheyenne, Crowley, Elbert, Kiowa, Kit Carson, Lincoln, Logan, Morgan, Otero, Phillips, Prowers, Sedgwick, Washington, and Yuma counties.





Historical Information

Morgan County has a population of approximately 28,109 people with 21.1 people per square mile, according to the U.S. Census Bureau's 2006 estimated population data.

Morgan County is primarily a rural entity located on the high plains of northeastern Colorado, with Weld and Logan Counties to the north, Washington County to the east, Adams County to the south and Weld County to the west.

Morgan County was formed in 1889 from part of Weld County. The county was named for its seat, Fort Morgan, which was named for Colonel Christopher A. Morgan of the U.S. Volunteers. The town was first known as

Camp Tyler, but in 1865 was renamed Fort Wardwell. The following year, the name was changed to its present one.

Morgan County is primarily a rural entity located on the high plains of northeastern Colorado. Measuring 36 miles long and 36 miles wide, the county encompasses 1,296 square miles. Morgan County is abundantly rich agriculturally with many irrigated and dry land farms as well as beef, sheep and dairy ranches.

(www.co.morgan.co.us, William Bright, Colorado Place Names, 3rd Edition, Johnson Books, 2004, p. 121 and 67)

RATIO ANALYSIS

Methodology

All significant classes of properties were analyzed. Sales were collected for each property class over the appropriate sale period, which was typically defined as the 18-month period between January 2007 and June 2008. Counties with less than 30 sales typically extended the sale period back up to 5 years prior to June 30, 2008 in 6-month increments. If there were still fewer than 30 sales, supplemental appraisals were performed and treated as proxy sales. Residential sales for all counties using this method totaled at least 30 per county. For commercial sales, the total number analyzed was allowed, in some cases, to fall below 30. There were no sale quantity issues for counties requiring vacant land analysis or condominium analysis. Although it was required that we examine the median and coefficient of dispersion for all counties, we also calculated the weighted mean and price-related differential for each class of property. Counties were not passed or failed by these

latter measures, but were counseled if there were anomalies noted during our analysis. Qualified sales were based on the qualification code used by each county, which were typically coded as either “Q” or “C.” The ratio analysis included all sales. The data was trimmed for counties with obvious outliers using IAAO standards for data analysis. In every case, we examined the loss in data from trimming to ensure that only true outliers were excluded. Any county with a significant portion of sales excluded by this trimming method was examined further. No county was allowed to pass the audit if more than 5% of the sales were “lost” because of trimming. For the largest 11 counties, the residential ratio statistics were broken down by economic area as well.

Conclusions

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

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

The results for Morgan County are:

Morgan County Ratio Grid					
Property Class	Number of Qualified Sales	Unweighted Median Ratio	Price Related Differential	Coefficient of Dispersion	Time Trend Analysis
Commercial/Industrial	52	0.990	1.007	10.9	Compliant
Condominium	N/A	N/A	N/A	N/A	N/A
Single Family	375	0.995	1.015	7.5	Compliant
Vacant Land	41	0.980	1.072	14.6	Compliant

After applying the above described methodologies, it is concluded from the sales ratios that Morgan County is in compliance

with SBOE, DPT, and Colorado State Statute valuation guidelines.

Recommendations

None

Random Deed Analysis

An additional analysis was performed as part of the Ratio Analysis. Ten randomly selected deeds with documentary fees were obtained from the Clerk and Recorder. These deeds were for sales that occurred from January 1, 2007 through June 30, 2008. These sales were then checked for inclusion on the Assessor’s qualified or unqualified database.

Conclusions

After comparing the list of randomly selected deeds with the Assessor’s database, Morgan County has accurately transferred sales data from the recorded deeds to the qualified or unqualified database.

Recommendations

None



TIME TRENDING VERIFICATION

Methodology

While we recommend that counties use the inverted ratio regression analysis method to account for market (time) trending, some counties have used other IAAO-approved methods, such as the weighted monthly median approach. We are not auditing the methods used, but rather the results of the methods used. Given this range of methodologies used to account for market trending, we concluded that the best validation method was to examine the sale ratios for each class across the appropriate sale period. To be specific, if a county has considered and adjusted correctly for market trending, then the sale ratios should remain stable (i.e. flat) across the sale period. If a residual market trend is detected, then the county may or may not have addressed market

trending adequately, and a further examination is warranted. This validation methodology also considers the number of sales and the length of the sale period. Counties with few sales across the sale period were carefully examined to determine if the statistical results were valid.

Conclusions

After verification and analysis, it has been determined that Morgan County has complied with the statutory requirements to analyze the effects of time on value in their county. Morgan 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

Morgan County was tested for the equal treatment of sold and unsold properties to ensure that “sales chasing” has not occurred. The auditors employed a multi-step process to determine if sold and unsold properties were valued in a consistent manner.

All qualified residential and commercial class properties were examined using the unit value method, where the actual value per square foot was compared between sold and unsold properties. A class was considered qualified if it met the criteria for the ratio analysis. The median value per square foot for both groups was compared from an appraisal and statistical perspective. If no significant difference was indicated, then we concluded that no further testing was warranted and that the county was in compliance in terms of sold/unsold consistency.

If either residential or commercial differences were significant using the unit value method, or if data limitations made the comparison invalid, then the next step was to perform a ratio analysis comparing the 2008 and 2009 actual values for each qualified class of property. All qualified vacant land classes were tested using this method. The sale property ratios were arrayed using a range of 0.8 to 1.5, which theoretically excluded changes between years that were due to other unrelated changes in the property. These ratios were also stratified at the appropriate level of analysis. Once the percent change was determined for each appropriate class and sub-class, the next step was to select the unsold sample. This sample

was at least 1% of the total population of unsold properties and excluded any sale properties. The unsold sample was filtered based on the attributes of the sold dataset to closely correlate both groups. The ratio analysis was then performed on the unsold properties and stratified. The median and mean ratio distribution was then compared between the sold and unsold group. A non-parametric test such as the Mann-Whitney test for differences between independent samples was undertaken to determine whether any observed differential was significant. If this test determined that the unsold properties were treated in a manner similar to the sold properties, it was concluded that no further testing was warranted and that the county was in compliance.

If a class or sub-class of property was determined to be significantly different by this method, the final step was to perform a multi-variate mass appraisal model that developed ratio statistics from the sold properties that were then applied to the unsold sample. This test compared the measures of central tendency and confidence intervals for the sold properties with the unsold property sample. If this comparison was also determined to be significantly different, then the conclusion was that the county had treated the unsold properties in a different manner than sold properties.

These tests were supported by both tabular and chart presentations, along with saved sold and unsold sample files.

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

Conclusions

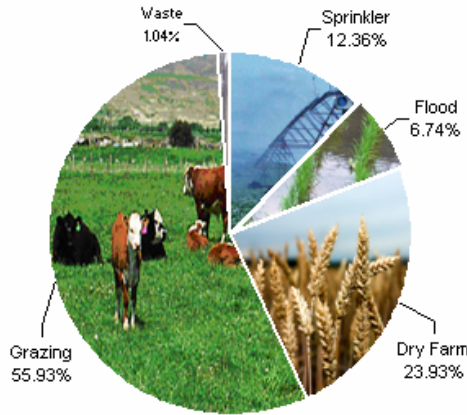
After applying the above described methodologies, it is concluded that Morgan County is reasonably treating its sold and unsold properties in the same manner.

Recommendations

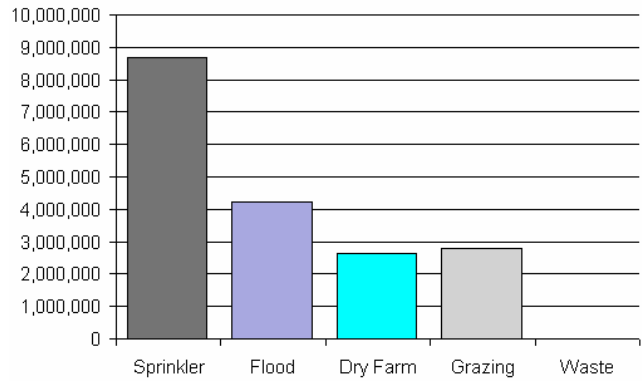
None

AGRICULTURAL LAND STUDY

Acres By Subclass



Value By Subclass



Agricultural Land

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

(See Assessor Reference Library Volume 3 Chapter 5.)

Conclusions

An analysis of the agricultural land data indicates an acceptable appraisal of this property type. Directives, commodity prices and expenses provided by the PTA were properly applied. County yields compared favorably to those published by Colorado Agricultural Statistics. Expenses used by the county were allowable expenses and were in an acceptable range. Grazing lands carrying capacities were in an acceptable range. The data analyzed resulted in the following ratios:

Morgan County Agricultural Land Ratio Grid						
Abstract Code	Land Class	Number Of Acres	County Value Per Acre	County Assessed Total Value	WRA Total Value	Ratio
4107	Sprinkler	88,981	97.46	8,672,142	9,051,371	0.96
4117	Flood	48,505	87.16	4,227,696	4,172,649	1.01
4127	Dry Farm	172,309	15.31	2,637,355	2,630,228	1.00
4147	Grazing	402,742	6.95	2,800,888	2,800,888	1.00
4167	Waste	7,506	1.62	12,123	12,123	1.00
Total/Avg		720,042	25.48	18,350,204	18,667,259	0.98

Recommendations

None



Agricultural Outbuildings

Methodology

Data was collected and reviewed to determine if the guidelines found in the Assessor's Reference Library (ARL) Volume 3, pages 5.74 through 5.77 were being followed.

Conclusions

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

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 2009 for Morgan County. This study was conducted by checking selected sales from the master sales list for the Jan 1, 2007 - June 30, 2008 valuation period. Specifically WRA selected 30 sales listed as unqualified. All of the sales in the unqualified sales sample had reasons that were clear and supportable.

Conclusions

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

Recommendations

None

ECONOMIC AREA REVIEW AND EVALUATION

Methodology

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

identified homogeneous economic areas comprised of smaller neighborhoods. Each economic area defined is equally subject to a set of economic forces that impact the value of the properties within that geographic area and this has been adequately addressed. Each economic area defined adequately delineates an area that will give "similar values for similar properties in similar areas."

Recommendations

None

NATURAL RESOURCES

Earth and Stone Products

Methodology

Under the guidelines of the Assessor's Reference Library (ARL), Volume 3, Natural Resource Valuation Procedures, the income approach was applied to determine value for production of earth and stone products. The number of tons was multiplied by an economic royalty rate determined by the Division of Property Taxation to determine income. The income was multiplied by a recommended Hoskold factor to determine the actual value. The Hoskold factor is determined by the life of the reserves or the lease. Value is based on two variables: life and tonnage. The operator determines these since there is no other means to obtain production data through any state or private agency.

Conclusions

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

Recommendations

None

Producing Oil and Gas Procedures

Methodology

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

STATUTORY REFERENCES

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

Actual value determined - when.

(2) The valuation for assessment of leaseholds and lands producing oil or gas shall be determined as provided in article 7 of this title.

§ 39-1-103, C.R.S.

Article 7 covers the listing, valuation, and assessment of producing oil and gas leaseholds and lands.

Valuation:

Valuation for assessment.

(1) Except as provided in subsection (2) of this section, on the basis of the information contained in such statement, the assessor shall value such oil and gas leaseholds and lands for assessment, as real property, at an amount equal to eighty-seven and one-half percent of:

(a) The selling price of the oil or gas sold there from during the preceding calendar year, after excluding the selling price of all oil or gas delivered to the United States government or any agency thereof, the state of Colorado or any agency thereof, or any political subdivision of the state as royalty during the preceding calendar year;

(b) The selling price of oil or gas sold in the same field area for oil or gas transported from the premises which is not sold during the preceding calendar year, after excluding the selling price of all oil or gas delivered to the United States government or any agency thereof, the state of Colorado or any agency thereof, or any political subdivision of the state as royalty during the preceding calendar year.

§ 39-7-102, C.R.S.

Conclusions

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

Recommendations:

None

VACANT LAND

Subdivision Discounting

Subdivisions were reviewed in 2009 in Morgan County. The review showed that subdivisions were discounted pursuant to the Colorado Revised Statutes in Article 39-1-103 (14). Discounting procedures were applied to all subdivisions where less than 80 percent of all sites were sold using the present worth method. The market approach was applied where 80 percent or more of the subdivision sites were sold. An absorption period was estimated for each subdivision that was discounted. An appropriate discount rate was developed using the summation method.

Subdivision land with structures was appraised at full market value.

Conclusions

Morgan 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 39-1-103 (17)(a) (II) C.R.S. Possessory Interest is defined by the Property Tax Administrator's Publication ARL Volume 3, Section 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.

Morgan 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

Morgan 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

Morgan 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.

Morgan 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.

Morgan County submitted their personal property written audit plan and was current for the 2009 valuation period. The number and listing of businesses audited was also submitted and was in conformance with the written audit plan. The following audit triggers were used by the county to select accounts to be audited:

- Businesses in a selected area
- Accounts with obvious discrepancies
- New businesses filing for the first time
- Accounts with greater than 10% change
- Incomplete or inconsistent declarations
- Accounts with omitted property
- Same business type or use



- Businesses with no deletions or additions for 2 or more years
- Non-filing Accounts - Best Information Available
- Accounts close to the \$4,000 actual value exemption status
- Lowest or highest quartile of value per square foot
- Accounts protested with substantial disagreement

Conclusions

Morgan 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 / Field Analyst*

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

Andy Rodriguez, *Field Analyst*

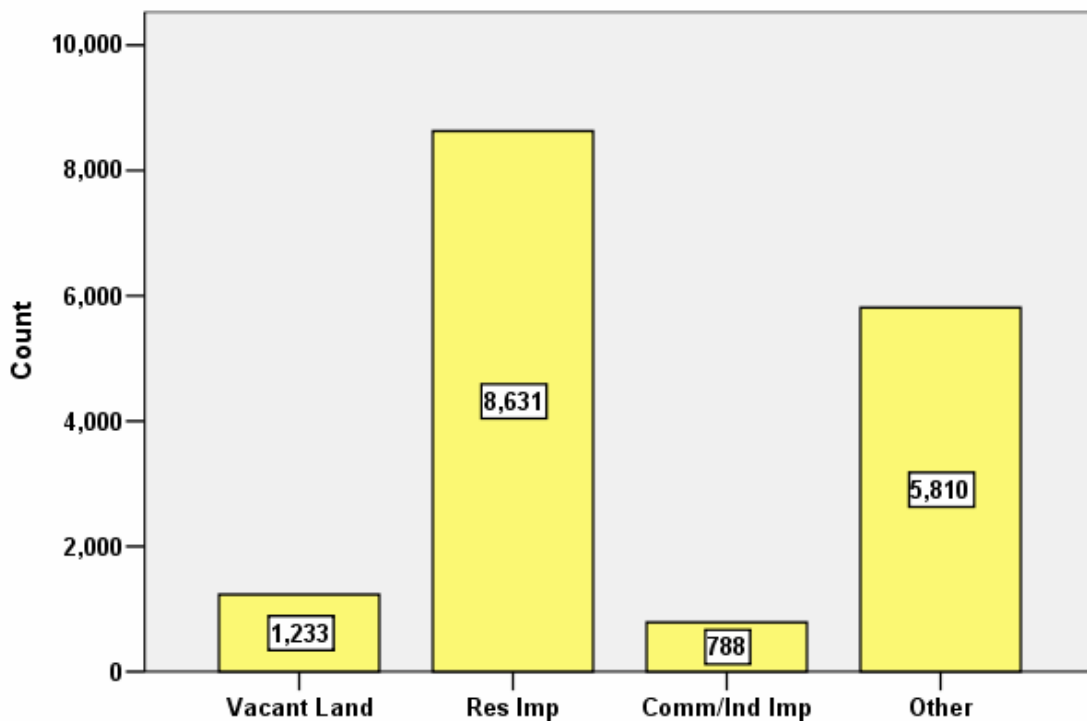
APPENDICES

STATISTICAL COMPLIANCE RESULTS FOR MORGAN COUNTY 2009

I. OVERVIEW

Morgan County is located in central Colorado. The county has a total of 16,462 real property parcels, according to data submitted by the county assessor's office in 2009. The following provides a breakdown of property classes for this county:

Real Property Class Distribution



The vacant land class of properties was dominated by residential land. Residential lots (coded 100 and 1112) accounted for 60% of all vacant land parcels.

For residential improved properties, single family properties accounted for 81% of all residential properties.

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

II. DATA FILES

The following analyses were based on the requirements of the 2009 Colorado Property Assessment Study. Information was provided by the Morgan Assessor's Office on April 22, 2009. The data included all 5 property record files as specified by the Auditor.

III. RESIDENTIAL SALES RESULTS

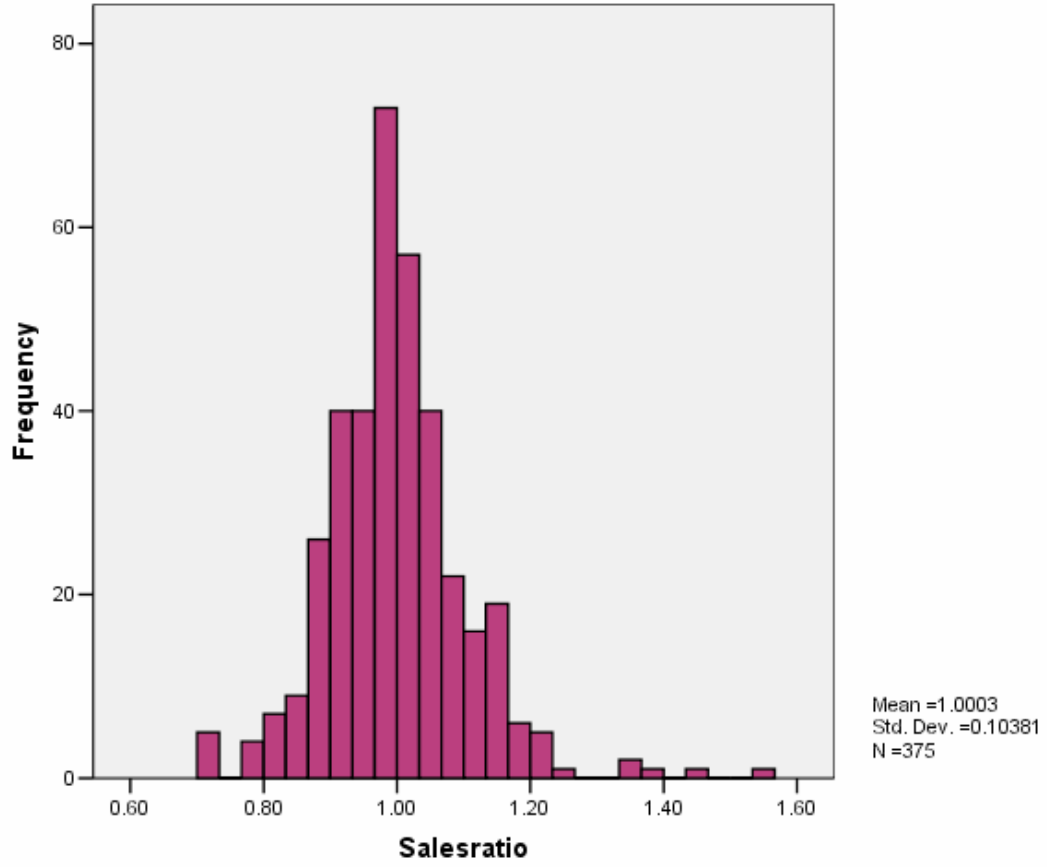
The following steps were taken to analyze the residential sales:

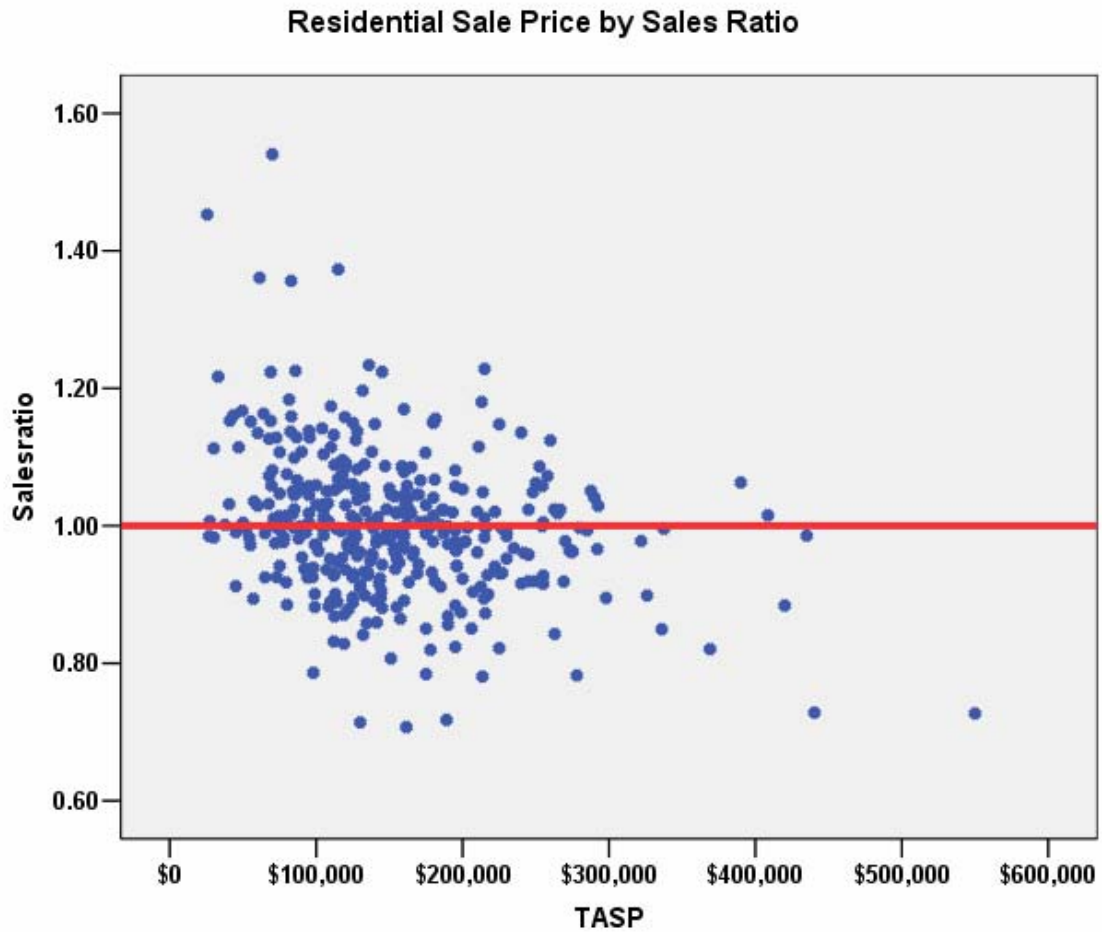
1. Total sales	1,705
2. Selected qualified sales	724
3. Select improved sales	640
4. Select residential sales only	587
5. Sales between January 1, 2007 and June 30, 2008	404
6. Non-mobile home sales	375

The sales ratio analysis was analyzed as follows:

Median	0.995
Price Related Differential	1.015
Coefficient of Dispersion	.075

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





The above graphs indicate that the distribution of the sale ratios was within state mandated limits. No sales were trimmed.

Residential Market Trend Analysis

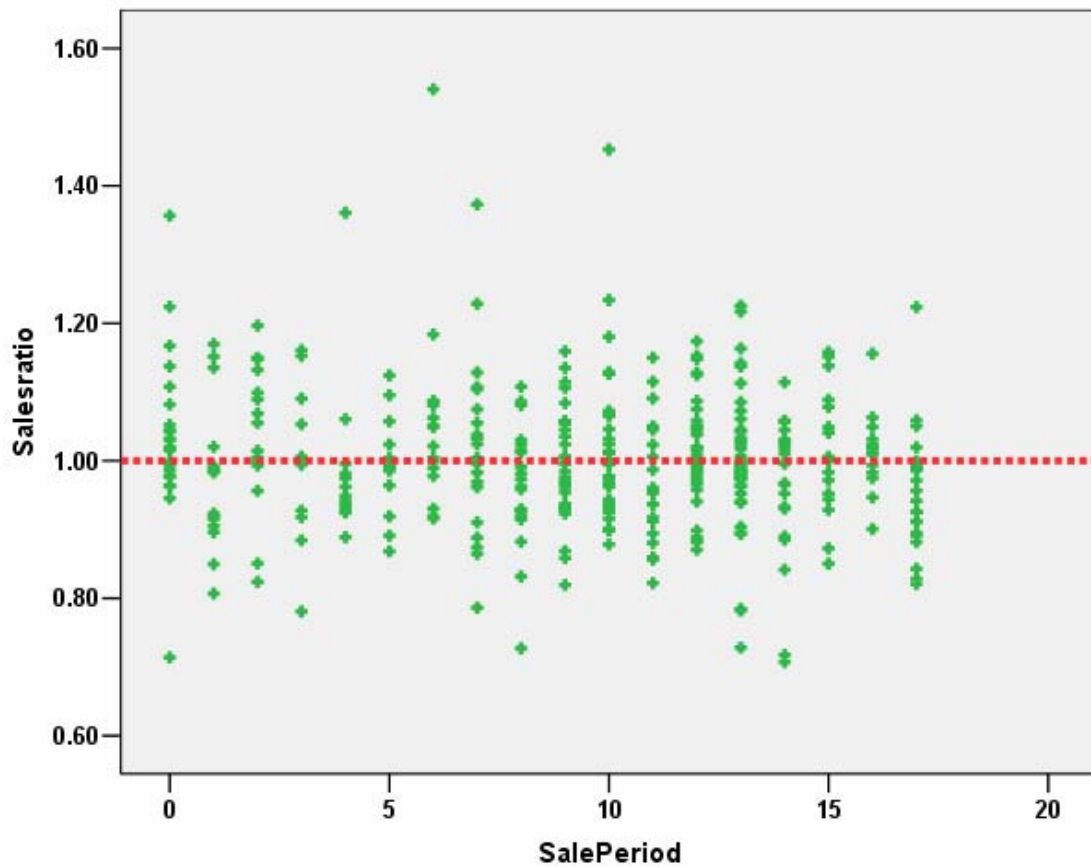
We next analyzed the residential dataset using the 18-month sale period for any residual market trending, with the following results:

Coefficients^a

Model		Unstandardized Coefficients		Standardized Coefficients	t	Sig.
		B	Std. Error	Beta		
1	(Constant)	1.020	.011		89.800	.000
	SalePeriod	-.002	.001	-.101	-1.961	.051

a. Dependent Variable: Salesratio

Residential Sale Price Market Trend



The market trend was statistically significant marginally, but its magnitude at -0.2% per month, was not significant. The above analysis indicated that the assessor has adequately addressed market trending in the valuation of residential properties. While there was a marginally significant trend statistically, the magnitude of the trend (at 0.1% per month) was not significant.

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 2009 between each group, as follows:

Abstrimp	Group	N	Median	Mean
1212	Unsold	6475	\$108	\$117
	Sold	363	\$116	\$122
1214	Unsold	11	\$107	\$125
	Sold	1	\$191	\$191
1215	Unsold	168	\$71	\$83
	Sold	5	\$76	\$107
1230	Unsold	98	\$107	\$117
	Sold	9	\$100	\$106

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

IV. COMMERCIAL/INDUSTRIAL SALE RESULTS

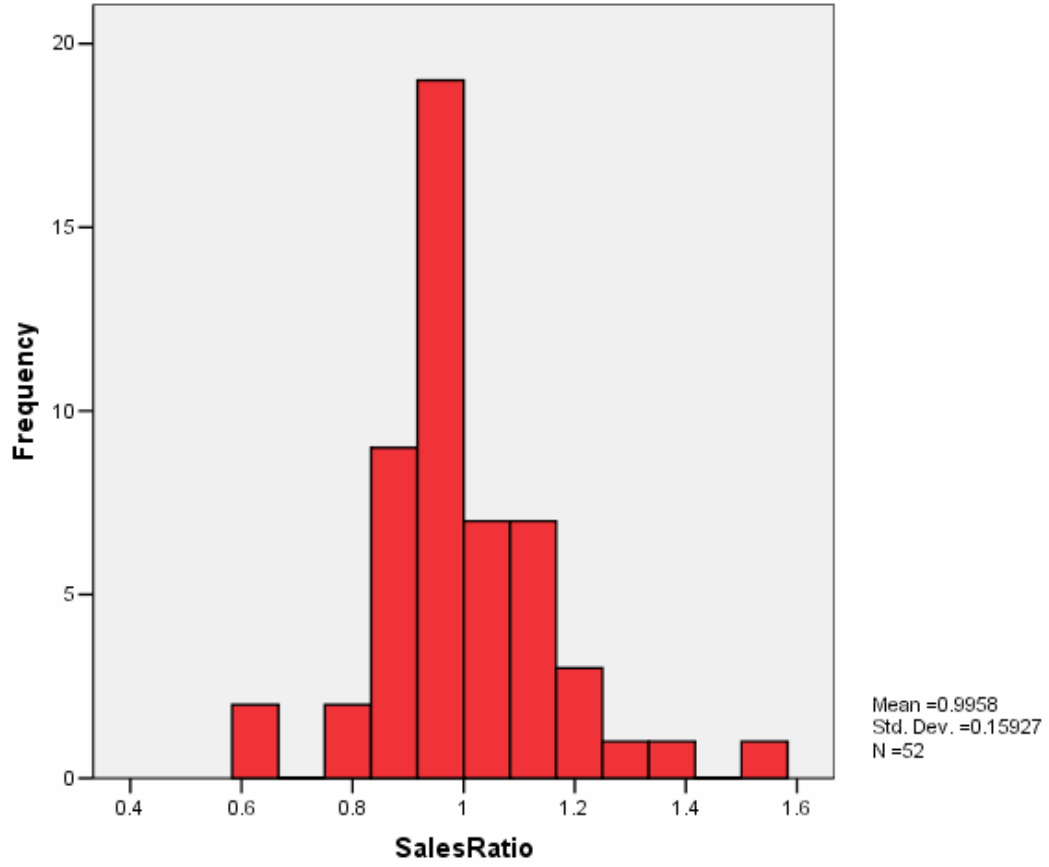
A separate commercial sales file that ranges from July 2003 to June 2008 was provided by the assessor. The following steps were taken to analyze these commercial/industrial sales:

1. Total sales	1,705
2. Selected qualified sales	724
3. Select improved sales	640
4. Commercial/Industrial sales	52

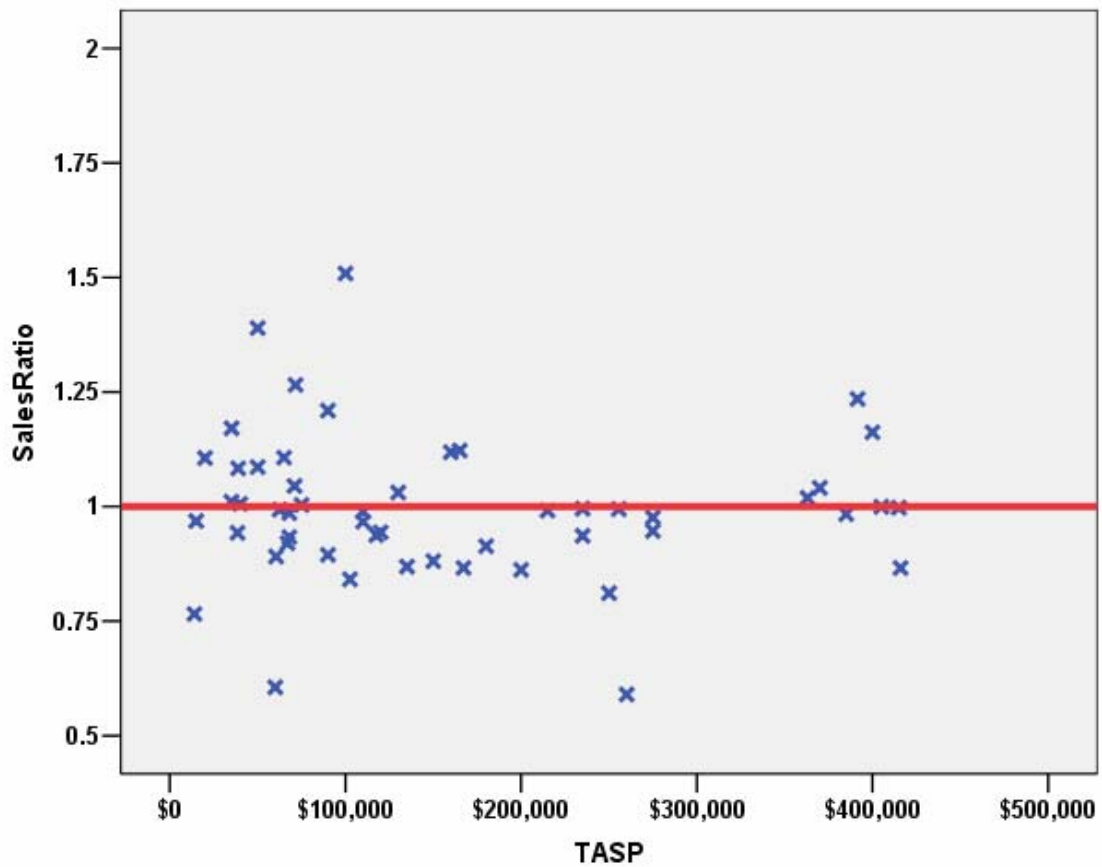
The sales ratio analysis was analyzed as follows:

Median	0.990
Price Related Differential	1.007
Coefficient of Dispersion	.109

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



Commercial Sale Price by Sales Ratio



Commercial Market Trend Analysis

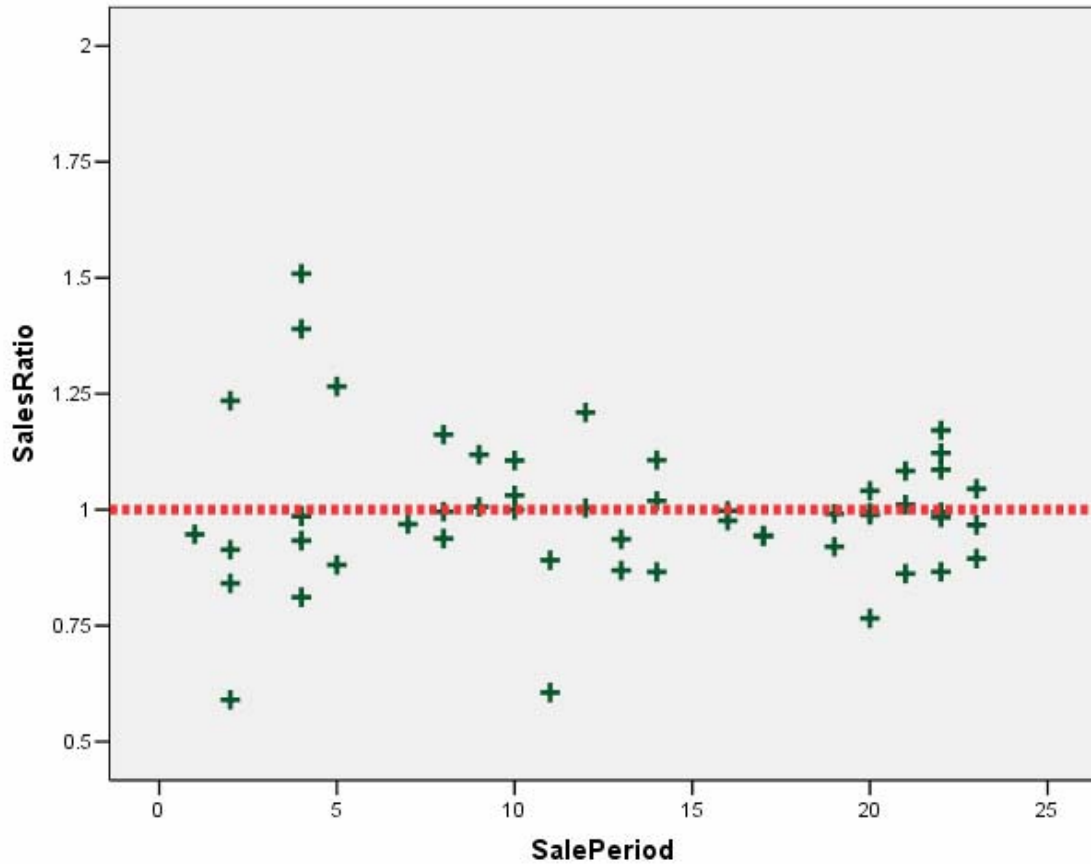
The assessor did not apply any market trend adjustment to the commercial dataset. The 52 commercial/industrial sales were analyzed, examining the sale ratios across a 24 month sale period with the following results:

Coefficients^a

Model		Unstandardized Coefficients		Standardized Coefficients	t	Sig.
		B	Std. Error	Beta		
1	(Constant)	1.015	.047		21.806	.000
	SalePeriod	-.001	.003	-.065	-.458	.649

a. Dependent Variable: SaleRatio

Commercial Market Trend Analysis



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

Sold/Unsold Analysis

We compared the median actual value per square foot between sold and unsold commercial properties to determine if the assessor was valuing each group consistently, as follows

Group	No.	Median	Mean
Unsold	738	\$42	\$72
Sold	52	\$43	\$57

Based on the above results, we concluded that the assessor was valuing sold and unsold commercial/industrial properties consistently.

V. VACANT LAND SALE RESULTS

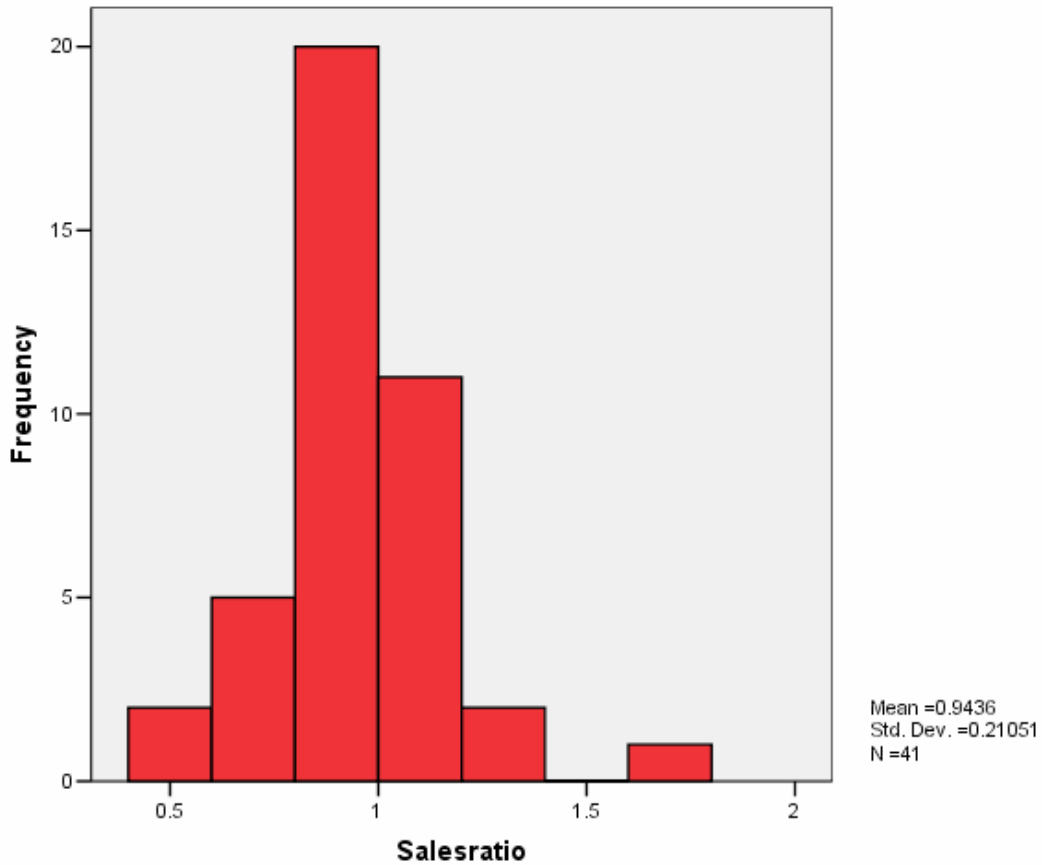
The following steps were taken to analyze vacant land sales:

1. Total sales	1,705
2. Selected qualified sales	724
3. Select vacant land sales	70
4. Select non-agricultural sales	70
5. Sales between July 1, 2006 and June 30, 2008	41

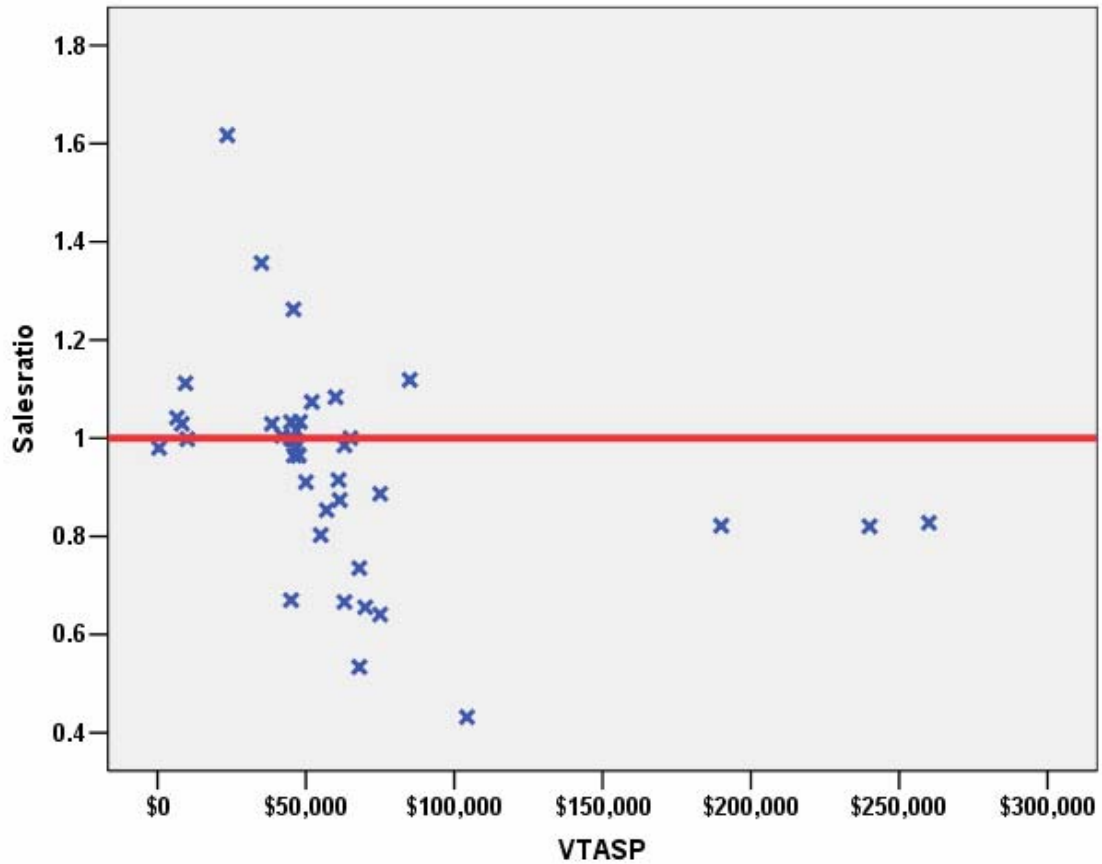
The sales ratio analysis was analyzed as follows:

Median	0.980
Price Related Differential	1.072
Coefficient of Dispersion	.146

The above tables indicate that the Morgan 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 Sale Price by Sales Ratio



Vacant Land Market Trend Analysis

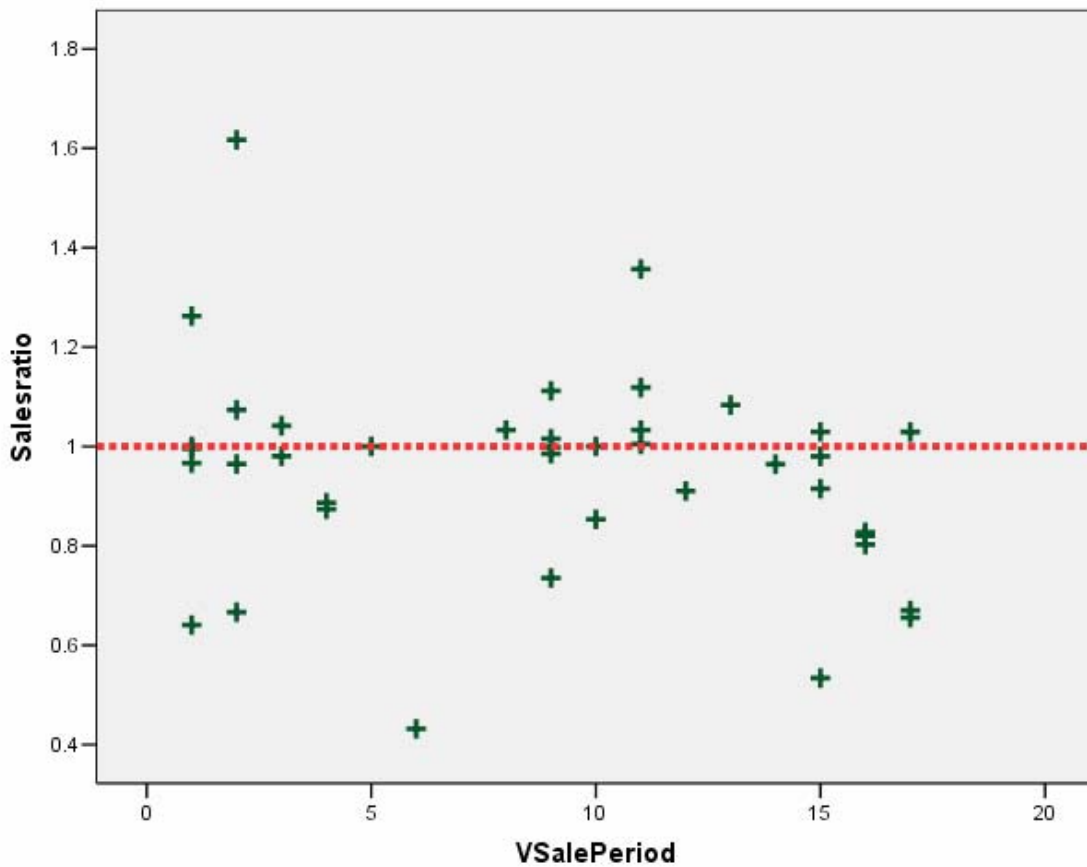
The assessor did not apply any market trend adjustment to the vacant land dataset. The 41 vacant land sales were analyzed, examining the sale ratios across the 18 month sale period with the following results:

Coefficients^a

Model		Unstandardized Coefficients		Standardized Coefficients	t	Sig.
		B	Std. Error	Beta		
1	(Constant)	1.023	.062		16.606	.000
	VSalePeriod	-.009	.006	-.236	-1.518	.137

a. Dependent Variable: Salesratio

Vacant Land Sales Market Trend Analysis



The market trend results indicated no statistically significant trend. Based on these results, we concluded that the assessor has adequately considered market trending in their vacant land valuations.

Sold/Unsold Analysis

We compared the median change in actual value between 2008 and 2009 for vacant land properties to determine if sold and unsold properties were valued consistently, as follows:

Group	No.	Median	Mean
Sold	1,030	1.00	1.01
Unsold	27	1.07	1.08

We also stratified these results by subdivision with at least 2 sales, as follows:

SUBDIVNO	Group	N	Median	Mean
98.00	Unsold	148	1.00	1.02
	Sold	3	1.00	.96
455.00	Unsold	8	1.18	1.18
	Sold	2	1.18	1.18
511.00	Unsold	20	1.81	1.74
	Sold	3	2.19	1.97
593.00	Unsold	1	1.06	1.06
	Sold	2	1.07	1.07

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

V. AGRICULTURAL IMPROVEMENTS ANALYSIS

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

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

Descriptives

Abstrimp		Statistic	Std. Error		
ImpValsF	1212	Mean	\$89.86	\$.554	
		95% Confidence Interval for Mean	\$88.78		
		Lower Bound	\$90.95		
		Upper Bound			
		5% Trimmed Mean	\$86.62		
		Median	\$84.13		
		Variance	2152.549		
		Std. Deviation	\$46.396		
		Minimum	\$1		
		Maximum	\$1,504		
		Range	\$1,503		
		Interquartile Range	\$44		
		Skewness	5.192		.029
		Kurtosis	125.663		.059
4277		Mean	\$85.70	\$ 2.980	
		95% Confidence Interval for Mean	\$79.83		
		Lower Bound	\$91.56		
		Upper Bound			
		5% Trimmed Mean	\$83.25		
		Median	\$79.17		
		Variance	2264.554		
		Std. Deviation	\$47.587		
		Minimum	\$1		
		Maximum	\$256		
		Range	\$255		
		Interquartile Range	\$63		
		Skewness	.800		.153
		Kurtosis	1.147		.304

VI. CONCLUSIONS

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

STATISTICAL ABSTRACT

Residential

Ratio Statistics for CURRTOT / TASP

Mean		1.000
95% Confidence Interval for Mean	Lower Bound	.990
	Upper Bound	1.011
Median		.995
95% Confidence Interval for Median	Lower Bound	.987
	Upper Bound	1.001
	Actual Coverage	95.0%
Weighted Mean		.985
95% Confidence Interval for Weighted Mean	Lower Bound	.974
	Upper Bound	.997
Price Related Differential		1.015
Coefficient of Dispersion		.075
Coefficient of Variation	Mean Centered	10.4%

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.

Commercial/Industrial

Ratio Statistics for CURRTOT / TASP

Mean		.996
95% Confidence Interval for Mean	Lower Bound	.951
	Upper Bound	1.040
Median		.990
95% Confidence Interval for Median	Lower Bound	.944
	Upper Bound	1.006
	Actual Coverage	96.4%
Weighted Mean		.989
95% Confidence Interval for Weighted Mean	Lower Bound	.941
	Upper Bound	1.036
Price Related Differential		1.007
Coefficient of Dispersion		.109
Coefficient of Variation	Mean Centered	16.0%

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.

Vacant Land

Ratio Statistics for CURRLND / VTASP

Mean		.944
95% Confidence Interval for Mean	Lower Bound	.877
	Upper Bound	1.010
Median		.980
95% Confidence Interval for Median	Lower Bound	.887
	Upper Bound	1.005
	Actual Coverage	97.2%
Weighted Mean		.880
95% Confidence Interval for Weighted Mean	Lower Bound	.817
	Upper Bound	.944
Price Related Differential		1.072
Coefficient of Dispersion		.146
Coefficient of Variation	Mean Centered	22.3%

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

Residential Median Ratio Stratification

Sale Price

Case Processing Summary

		Count	Percent
SPRec	\$25K to \$50K	15	4.0%
	\$50K to \$100K	79	21.1%
	\$100K to \$150K	117	31.2%
	\$150K to \$200K	88	23.5%
	\$200K to \$300K	65	17.3%
	\$300K to \$500K	10	2.7%
	\$500K to \$750K	1	.3%
Overall		375	100.0%
Excluded		0	
Total		375	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation
				Median Centered
\$25K to \$50K	1.032	1.006	.097	14.1%
\$50K to \$100K	1.018	1.004	.077	11.4%
\$100K to \$150K	.991	1.001	.075	9.8%
\$150K to \$200K	.989	1.001	.064	8.9%
\$200K to \$300K	.978	1.000	.066	8.8%
\$300K to \$500K	.938	1.002	.091	11.2%
\$500K to \$750K	.727	1.000	.000	.
Overall	.995	1.015	.075	10.4%

Age

Case Processing Summary

		Count	Percent
AgeRec	Over 100	20	5.3%
	75 to 100	61	16.3%
	50 to 75	91	24.3%
	25 to 50	89	23.7%
	5 to 25	77	20.5%
	5 or Newer	37	9.9%
Overall		375	100.0%
Excluded		0	
Total		375	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation
				Median Centered
Over 100	1.011	1.008	.067	9.0%
75 to 100	1.000	1.032	.083	11.7%
50 to 75	.963	1.016	.078	10.8%
25 to 50	1.006	1.014	.076	11.3%
5 to 25	.996	1.009	.063	8.3%
5 or Newer	.996	1.016	.067	9.7%
Overall	.995	1.015	.075	10.4%

Improved Area

Case Processing Summary

		Count	Percent
ImpSFRec	LE 500 sf	10	2.7%
	500 to 1,000 sf	110	29.3%
	1,000 to 1,500 sf	153	40.8%
	1,500 to 2,000 sf	69	18.4%
	2,000 to 3,000 sf	30	8.0%
	3,000 sf or Higher	3	.8%
Overall		375	100.0%
Excluded		0	
Total		375	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation
				Median Centered
LE 500 sf	1.021	1.010	.069	9.6%
500 to 1,000 sf	.990	1.023	.086	12.1%
1,000 to 1,500 sf	.993	1.015	.072	10.3%
1,500 to 2,000 sf	.999	1.011	.064	8.7%
2,000 to 3,000 sf	.997	1.013	.071	10.0%
3,000 sf or Higher	1.058	.998	.014	2.7%
Overall	.995	1.015	.075	10.4%

Improvement Quality

Case Processing Summary

		Count	Percent
Qual	1	1	.3%
	2	12	3.2%
	2	1	.3%
	3	8	2.1%
	3	1	.3%
	3	3	.8%
	3	1	.3%
	3	1	.3%
	3	341	90.9%
	4	1	.3%
	4	5	1.3%
Overall		375	100.0%
Excluded		0	
Total		375	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation
				Median Centered
1	1.217	1.000	.000	.
2	1.004	1.012	.069	14.2%
2	.993	1.000	.000	.
3	1.018	1.013	.047	7.4%
3	.919	1.000	.000	.
3	.931	1.029	.132	20.1%
3	.718	1.000	.000	.
3	.928	1.000	.000	.
3	.996	1.015	.074	10.2%
4	1.063	1.000	.000	.
4	.981	.996	.087	14.6%
Overall	.995	1.015	.075	10.4%

Commercial Median Ratio Stratification

Sale Price

Case Processing Summary

		Count	Percent
SPRec	LT \$25K	3	5.8%
	\$25K to \$50K	7	13.5%
	\$50K to \$100K	13	25.0%
	\$100K to \$150K	8	15.4%
	\$150K to \$200K	5	9.6%
	\$200K to \$300K	8	15.4%
	\$300K to \$500K	8	15.4%
Overall		52	100.0%
Excluded		0	
Total		52	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation
				Median Centered
LT \$25K	.969	.979	.117	17.9%
\$25K to \$50K	1.084	.990	.091	13.7%
\$50K to \$100K	.993	.978	.148	22.2%
\$100K to \$150K	.941	1.001	.053	6.9%
\$150K to \$200K	.914	1.007	.112	16.5%
\$200K to \$300K	.962	1.003	.088	16.0%
\$300K to \$500K	1.009	1.001	.076	11.6%
Overall	.990	1.007	.109	16.1%

Subclass

Case Processing Summary

		Count	Percent
PredUse	2212	17	32.7%
	2220	6	11.5%
	2225	1	1.9%
	2230	20	38.5%
	2235	3	5.8%
	3212	2	3.8%
	3215	3	5.8%
Overall		52	100.0%
Excluded		0	
Total		52	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation
				Median Centered
2212	.998	1.011	.094	12.1%
2220	.986	1.066	.124	20.7%
2225	1.019	1.000	.000	.
2230	.991	.969	.119	18.4%
2235	.969	1.004	.023	3.7%
3212	.752	1.041	.215	30.4%
3215	.995	1.051	.102	15.5%
Overall	.990	1.007	.109	16.1%

Vacant Land Median Ratio Stratification

Case Processing Summary

	Count	Percent
VPredUse 100	11	26.8%
200	4	9.8%
600	2	4.9%
1112	1	2.4%
1135	2	4.9%
1212	18	43.9%
1215	1	2.4%
2115	1	2.4%
2230	1	2.4%
Overall	41	100.0%
Excluded	0	
Total	41	

Ratio Statistics for CURRLND / VTASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation
				Median Centered
100	.874	1.083	.176	21.5%
200	.821	.940	.121	27.4%
600	1.036	.976	.037	5.2%
1112	.980	1.000	.000	.
1135	1.252	1.180	.292	41.3%
1212	.998	1.017	.091	15.0%
1215	1.015	1.000	.000	.
2115	1.119	1.000	.000	.
2230	.641	1.000	.000	.
Overall	.980	1.072	.146	21.8%