



2021

OTERO COUNTY PROPERTY ASSESSMENT STUDY



WILDROSE
APPRAISAL, INCORPORATED
Audit Division



September 15, 2021

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

RE: Final Report for the 2021 Colorado Property Assessment Study

Dear Ms. Mullis:

Wildrose Appraisal Inc.-Audit Division is pleased to submit the Final Reports for the 2021 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, flowing 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.

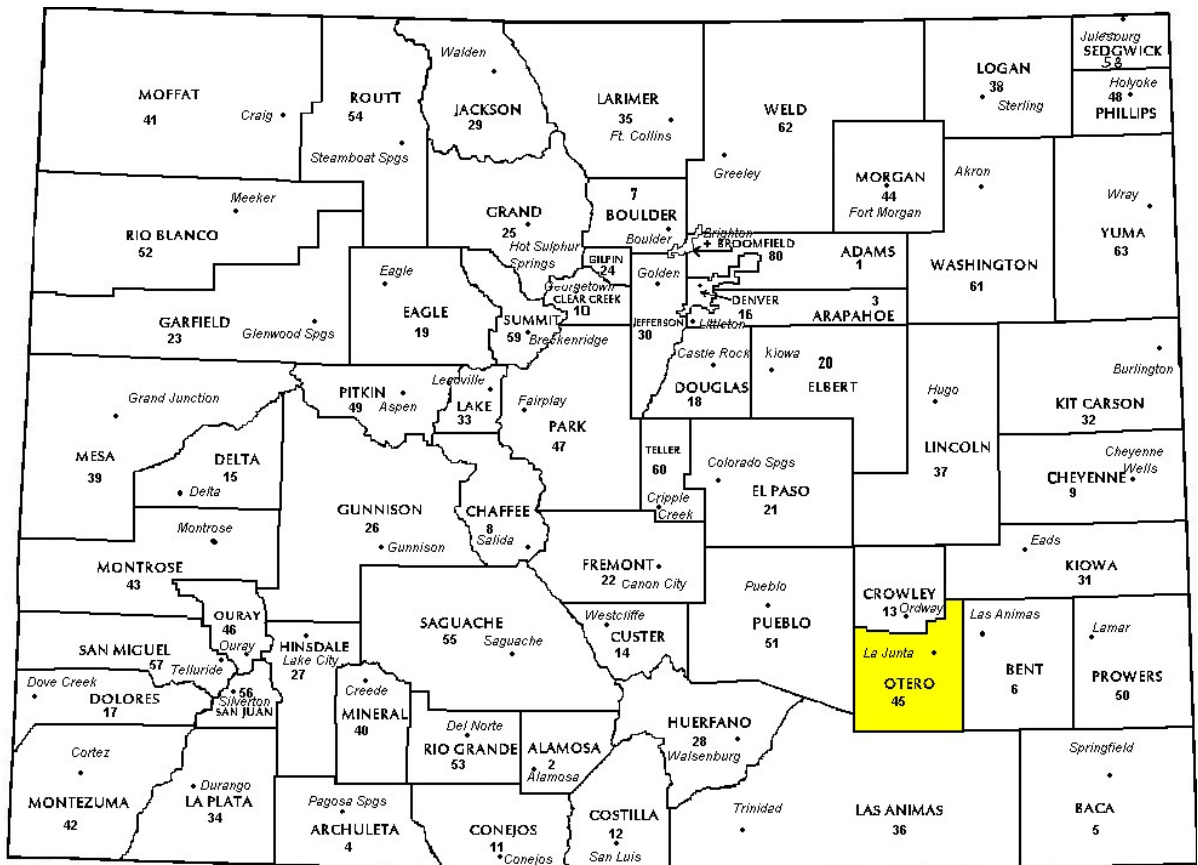
Wildrose Audit has completed the Property Assessment Study for 2021 and is pleased to report its findings for Otero County in the following report.

REGIONAL/HISTORICAL SKETCH OF OTERO COUNTY

Regional Information

Otero 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

Otero County has approximately 1,262.0 square miles and an estimated population of approximately 18,278 people with 14.9 people per square mile, according to the U.S. Census Bureau's 2020 estimated census data. This represents a -2.9 percent change from April 1, 2010 to July 1, 2019.

Otero County, formed from Bent County, was established in 1889 and has an area of 1,254 square miles. The county was named for Miguel Antonio Otero, lawyer, congressional delegate, entrepreneur and one of the founders of the town of La Junta.

La Junta, the county seat, is located in southeast Colorado on the Arkansas River east of Pueblo. La Junta, which roughly translates to "the meeting place" in Spanish, is aptly named. Half a dozen national and state highways meet at this historic crossroads, along the Santa Fe Trail and the shores of the Arkansas River. A pleasant small town, La Junta offers services for travelers and frequent cultural events such as the traditional Koshare Indian dances.

La Junta is home to two well-known museums: Bent's Old Fort National Historic Site, an important trading post in the Old West, and the Koshare Indian Museum, housed at Otero Junior College which is regarded as one of the

finest collections of Native American artifacts in the world. The Koshare Indian museum hosts a unique Boy Scout/Explorer program which trains the Scouts in both Indian dance and costumes. The Scouts give dance performances during the summer and also host many other Scout troops passing through the area.

Other pioneer and Native American structures can be seen in the Comanche National Grassland to the south, which is also home to a large section of preserved dinosaur tracks. To the north is a series of lakes and reservoirs, popular with boaters and anglers as well as animal watchers.

La Junta is also home of the Picketwire Center for Performing Arts, home of the local theater company. In 1979, the first episodes of the CBS western miniseries *The Chisholms*, starring Robert Preston, was filmed near La Junta.

During World War II, La Junta had an Army Air Force Training Base outside town. The airport, located 5 miles north of La Junta, has 77 acres of tarmac and two runways which are still in use.

(www.Wikipedia.org, www.go-colorado.com, William Bright, Colorado Place Names, 3rd Edition, Johnson Books, 2004, p. 130 and 100)

RATIO ANALYSIS

Methodology

All significant classes of property were analyzed. Sales were collected for each property class over the eighteen month period from January 1, 2019 through June 30th, 2020. Property classes with less than thirty sales had the sales period extended in six month increments up to an additional forty-two months. If this extended sales period did not produce the minimum thirty qualified sales, the Audit performed supplemental appraisals to reach the minimum.

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

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

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

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

Conclusions

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

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

The results for Otero County are:

Otero County Ratio Grid					
Property Class	Number of Qualified Sales	Unweighted Median Ratio	Price Related Differential	Coefficient of Dispersion	Time Trend Analysis
Commercial/Industrial	41	0.986	1.085	12.5	Compliant
Residential	222	0.999	1.018	7.3	Compliant
Vacant Land	N/A	N/A	N/A	N/A	N/A

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

SBOE, DPT, and Colorado State Statute valuation guidelines.

Recommendations

None



TIME TRENDING VERIFICATION

Methodology

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

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

Conclusions

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

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

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

or if there are other explanations for the observed difference.

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

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

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

Sold/Unsold Results	
Property Class	Results
Commercial/Industrial	Compliant
Residential	Compliant
Vacant Land	N/A

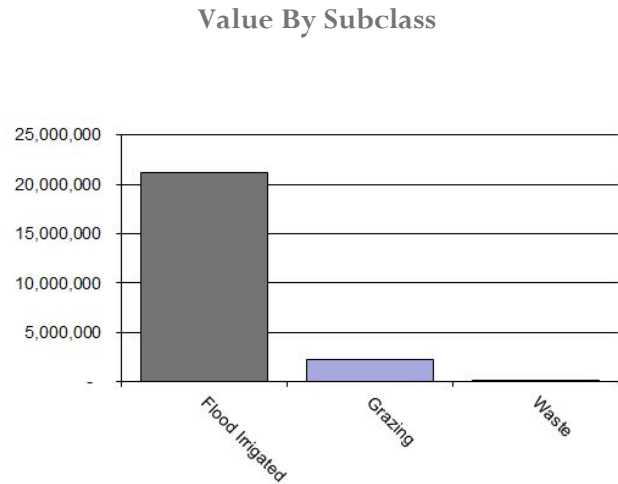
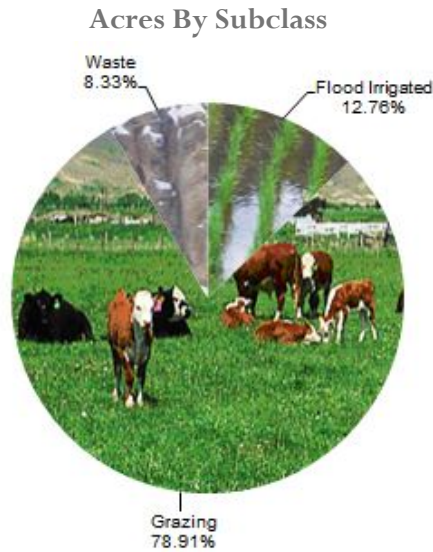
Conclusions

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

Recommendations

None

AGRICULTURAL LAND STUDY



Agricultural Land

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

and expenses, furnished by the Property Tax Administrator (PTA), were applied properly. (See Assessor Reference Library Volume 3 Chapter 5.)

Conclusions

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



Otero County Agricultural Land Ratio Grid						
Abstract Code	Land Class	Number Of Acres	County Value Per Acre	County Assessed Total Value	WRA Total Value	Ratio
4117	Flood	62,323	340.80	21,239,496	21,441,438	0.99
4147	Grazing	385,306	5.76	2,220,870	2,220,870	1.00
4167	Waste	40,670	2.42	98,346	98,346	1.00
Total/Avg		488,299	48.25	23,558,713	23,760,654	0.99

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.

Property Taxation for the valuation of agricultural outbuildings.

Recommendations

None

Conclusions

Otero County has substantially complied with the procedures provided by the Division of

Agricultural Land Under Improvements

Methodology

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

Conclusions

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

- Questionnaires
- Field Inspections
- In-Person Interviews with Owners/Tenants
- Personal Knowledge of Occupants at Assessment Date

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

- Property Record Card Analysis
- Field Inspections
- Personal Knowledge of Occupants at Assessment Date

Otero County has substantially complied with the procedures provided by the Division of Property Taxation for the valuation of land under residential improvements that may or may not be integral to an agricultural operation.

Recommendations

None

SALES VERIFICATION

According to Colorado Revised Statutes:

A representative body of sales is required when considering the market approach to appraisal.

(8) In any case in which sales prices of comparable properties within any class or subclass are utilized when considering the market approach to appraisal in the determination of actual value of any taxable property, the following limitations and conditions shall apply:

(a)(I) Use of the market approach shall require a representative body of sales, including sales by a lender or government, sufficient to set a pattern, and appraisals shall reflect due consideration of the degree of comparability of sales, including the extent of similarities and dissimilarities among properties that are compared for assessment purposes. In order to obtain a reasonable sample and to reduce sudden price changes or fluctuations, all sales shall be included in the sample that reasonably reflect a true or typical sales price during the period specified in section 39-1-104 (10.2). Sales of personal property exempt pursuant to the provisions of sections 39-3-102, 39-3-103, and 39-3-119 to 39-3-122 shall not be included in any such sample.

(b) Each such sale included in the sample shall be coded to indicate a typical, negotiated sale, as screened and verified by the assessor. (39-1-103, C.R.S.)

The assessor is required to use sales of real property only in the valuation process.

(8)(f) Such true and typical sales shall include only those sales which have been determined on an individual basis to reflect the selling price of the real property only or which have been adjusted on an individual basis to reflect the selling price of the real property only. (39-1-103, C.R.S.)

Part of the Property Assessment Study is the sales verification analysis. WRA has used the above-cited statutes as a guide in our study of the county's procedures and practices for verifying sales.

WRA reviewed the sales verification procedures in 2021 for Otero County. This study was conducted by checking selected sales from the master sales list for the current valuation period. Specifically WRA selected 36 sales listed as unqualified.

All but two of the sales selected in the sample gave reasons that were clear and supportable. Two sales had insufficient reason for disqualification.

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

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

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

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

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

statistically significant sample of unqualified sales, excluding sales that were disqualified for obvious reasons.

The following subclasses were analyzed for Otero County:

0100 Residential Lots

Conclusions

Otero County appears to be doing an adequate job of verifying their sales.

Recommendations

None

ECONOMIC AREA REVIEW AND EVALUATION

Methodology

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

VACANT LAND

Subdivision Discounting

Subdivisions were reviewed in 2021 in Otero 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

Otero County has implemented proper procedures to adequately estimate absorption periods, discount rates, and lot values for qualifying subdivisions.

Recommendations

None

POSSESSORY INTEREST PROPERTIES

Possessory Interest

Possessory interest property discovery and valuation is described in the Assessor's Reference Library (ARL) Volume 3 section 7 in accordance with the requirements of Chapter 39-1-103 (17)(a) (II) C.R.S. Possessory Interest is defined by the Property Tax Administrator's Publication ARL Volume 3, Chapter 7: A private property interest in government-owned property or the right to the occupancy and use of any benefit in government-owned property that has been granted under lease, permit, license, concession, contract, or other agreement.

Otero 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

Otero 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

Otero 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.

Otero 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
- 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.

Otero County submitted their personal property written audit plan and was current for the 2021 valuation period. The number and listing of businesses audited was also submitted and was in conformance with the written audit plan. The following audit triggers were used by the county to select accounts to be audited:

- Businesses in a selected area
- Accounts with obvious discrepancies
- New businesses filing for the first time
- Incomplete or inconsistent declarations
- Same business type or use
- Non-filing Accounts - Best Information Available
- Accounts close to the \$7,900 actual value exemption status



- Accounts protested with substantial disagreement

Conclusions

Otero County has employed adequate discovery, classification, documentation,

valuation, and auditing procedures for their personal property assessment and is in statistical compliance with SBOE requirements.

Recommendations

None

WILDROSE AUDITOR STAFF

Harry J. Fuller, *Audit Project Manager*

Suzanne Howard, *Audit Administrative Manager*

Steve Kane, *Audit Statistician*

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

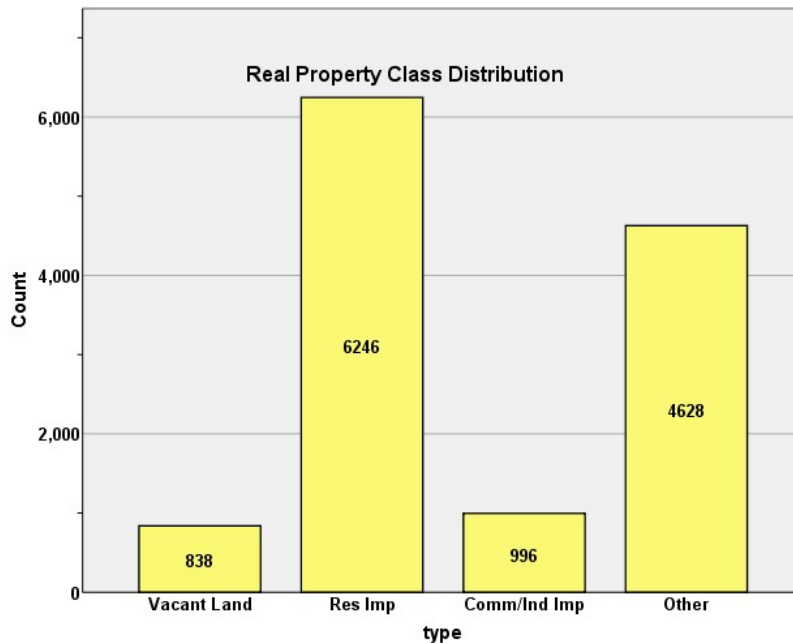
J. Andrew Rodriguez, *Field Analyst*

STATISTICAL APPENDIX

STATISTICAL COMPLIANCE REPORT FOR OTERO COUNTY 2021

I. OVERVIEW

Otero County is a major agricultural county located in southeastern Colorado. The county has a total of 12,708 real property parcels, according to data submitted by the county assessor's office in 2021. The following provides a breakdown of property classes for this county:



Based on the number of vacant land parcels in Otero County, we were not required to analyze this class of property for audit compliance.

For residential improved properties, single family properties accounted for 96.5% of all residential properties.

Commercial and industrial properties represented a much smaller proportion of property classes in comparison. Commercial/industrial sales accounted for 7.8% of all such properties in this county.

Based on the Audit questionnaire filled out by the assessor, we performed the residential sales ratio stratification using economic area and neighborhood.

II. DATA FILES

The following sales analyses were based on the requirements of the 2021 Colorado Property Assessment Study. Information was provided by the Otero Assessor's Office in April 2021. The data included all 5 property record files as specified by the Auditor.

III. RESIDENTIAL SALES RESULTS

There were 222 qualified residential sales in the 18-month sale period ending June 30, 2020. The sales ratio analysis was analyzed as follows:

Median	0.999
Price Related Differential	1.018
Coefficient of Dispersion	7.3

We next stratified the sale ratio analysis by economic area and neighborhood. The following are the results of this stratification analysis:

Economic Area Case Processing Summary

		Count	Percent
ECONAREA	1.00	128	57.7%
	2.00	58	26.1%
	3.00	7	3.2%
	4.00	12	5.4%
	5.00	17	7.7%
Overall		222	100.0%
Excluded		0	
Total		222	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion
1.00	.999	1.023	.071
2.00	.996	1.019	.090
3.00	.998	1.024	.095
4.00	1.000	1.005	.035
5.00	.998	1.004	.053
Overall	.999	1.018	.073

Neighborhoods Case Processing Summary

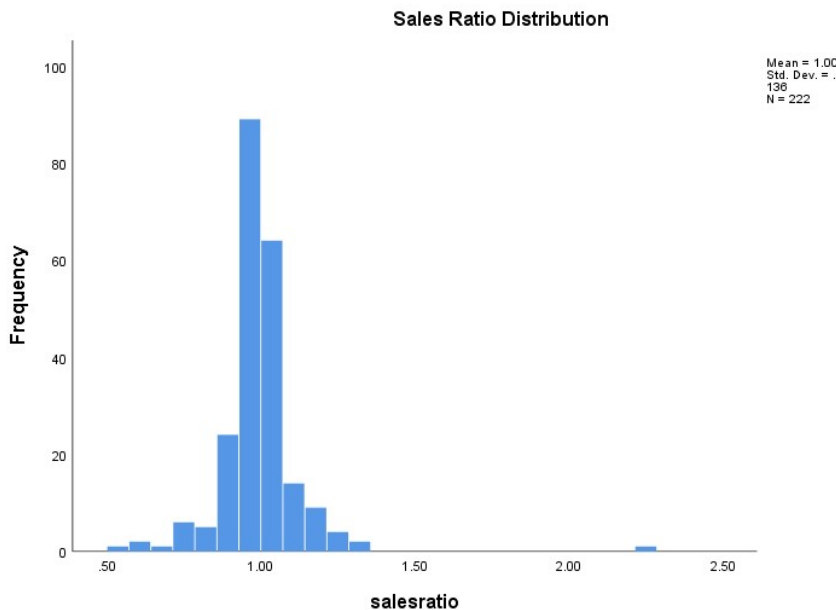
		Count	Percent
NBHD	101	58	26.1%
	102	33	14.9%
	103	10	4.5%
	104	17	7.7%
	105	4	1.8%
	106	1	0.5%
	201	38	17.1%
	202	3	1.4%
	203	9	4.1%
	204	7	3.2%
	301	5	2.3%
	402	11	5.0%
	403	2	0.9%

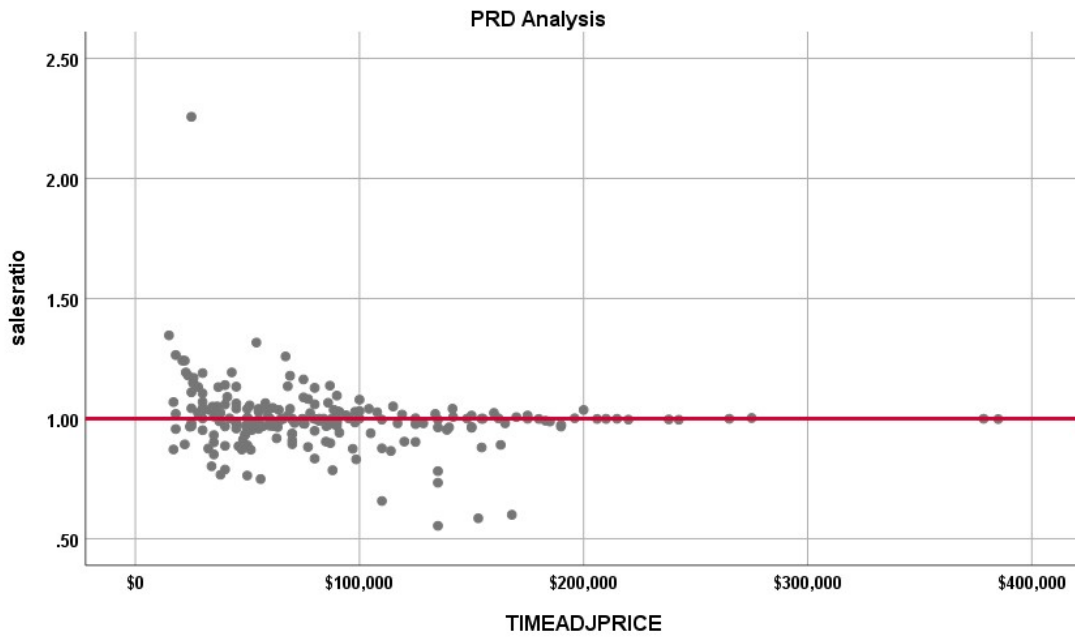
	502	15	6.8%
	9999	9	4.1%
Overall		222	100.0%
Excluded		0	
Total		222	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion
101	1.001	1.021	.090
102	1.000	1.009	.040
103	1.003	1.010	.040
104	.999	1.001	.024
105	.999	1.000	.001
106	.999	1.000	.000
201	.982	1.034	.119
202	.997	.999	.003
203	.999	1.001	.029
204	.996	1.004	.040
301	.998	1.022	.054
402	1.000	1.043	.064
403	1.003	1.014	.061
502	.998	.998	.034
9999	.802	1.084	.205
Overall	.999	1.018	.073

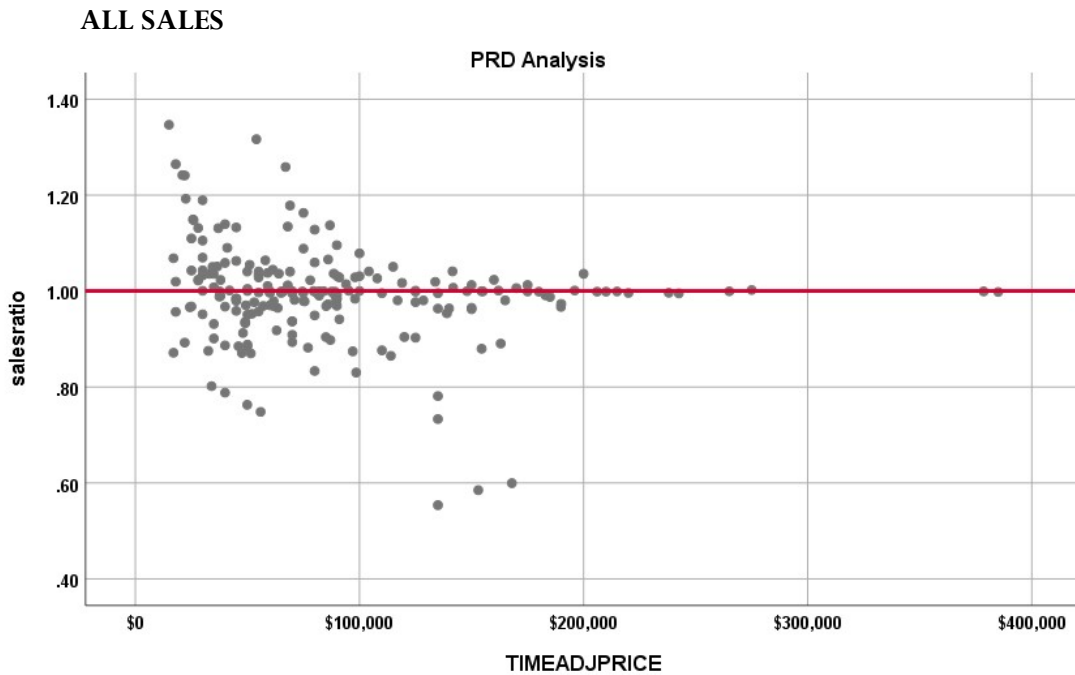
The above ratio statistics were in compliance with the standards set forth by the Colorado State Board of Equalization (SBOE) for the overall residential sales. The neighborhoods with sufficient sales for a credible analysis (101, 102, 201 and 502) all had sales ratios that were all in compliance. The following graphs describe further the sales ratio distribution for all of these properties:





Subclass 1212 PRD Analysis

We next analyzed residential properties identified as 1212 using the state abstract code system. These include single family residences, town homes and purged manufactured homes. The following indicates the distribution of sales ratios across the sale price spectrum:



The Price-Related Differential (PRD) for 1212 sales is 1.013, which is within IAAO standards for the PRD. We also performed a regression analysis between the sales ratio and the assessor's current value to further test for regressivity or progressivity in the residential sales valuation, as follows:

Coefficients^a

Model		Unstandardized Coefficients		Standardized Coefficients	t	Sig.
		B	Std. Error	Beta		
1	(Constant)	1.001	.012		80.698	.000
	CURRTOT	-8.887E-8	.000	-.052	-.746	.456

a. Dependent Variable: salesratio

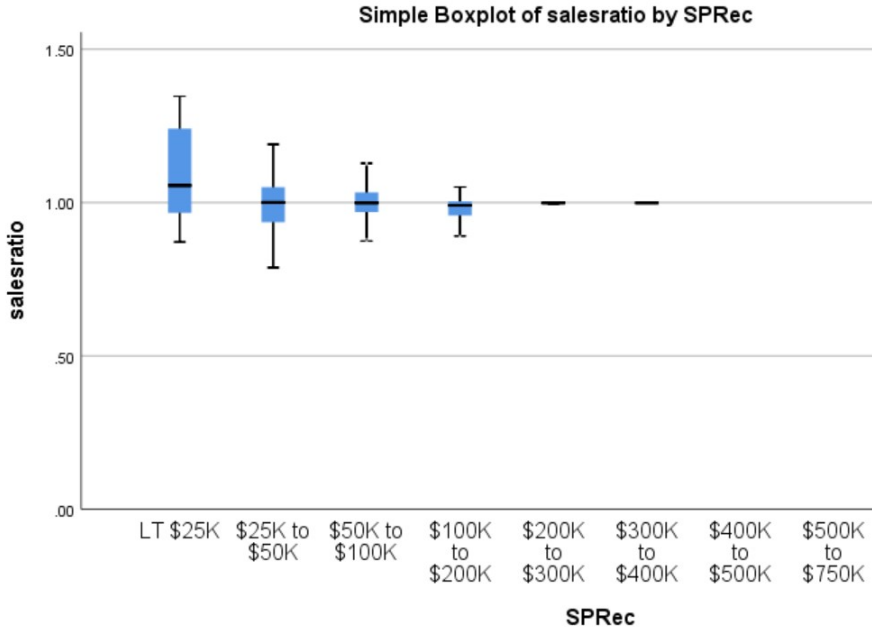
The above regression results indicate that the slope of the line is not statistically significant, meaning there is virtually no slope in the regression line and that the sale ratio distribution is similar across the entire sale price array. We also stratified the sales ratio analysis by the sale price range, as follows:

Case Processing Summary

		Count	Percent
SPRec	LT \$25K	14	6.7%
	\$25K to \$50K	53	25.4%
	\$50K to \$100K	85	40.7%
	\$100K to \$200K	47	22.5%
	\$200K to \$300K	8	3.8%
	\$300K to \$400K	2	1.0%
Overall		209	100.0%
Excluded		0	
Total		209	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
LT \$25K	1.056	1.005	.118	14.5%
\$25K to \$50K	1.001	1.008	.072	9.4%
\$50K to \$100K	.999	1.001	.053	8.3%
\$100K to \$200K	.991	.999	.066	12.5%
\$200K to \$300K	.999	1.000	.002	0.2%
\$300K to \$400K	.999	1.000	.001	0.1%
Overall	.999	1.013	.064	10.2%



Note: Blue box area in chart above denotes 25% to 75% of sales ratios per category, while the whiskers beyond the blue boxes denote 10% to 90% of the sales ratios by category.

The above box and whisker chart indicates that the sales ratio distribution was more or less consistent across the sale price range for Otero County.

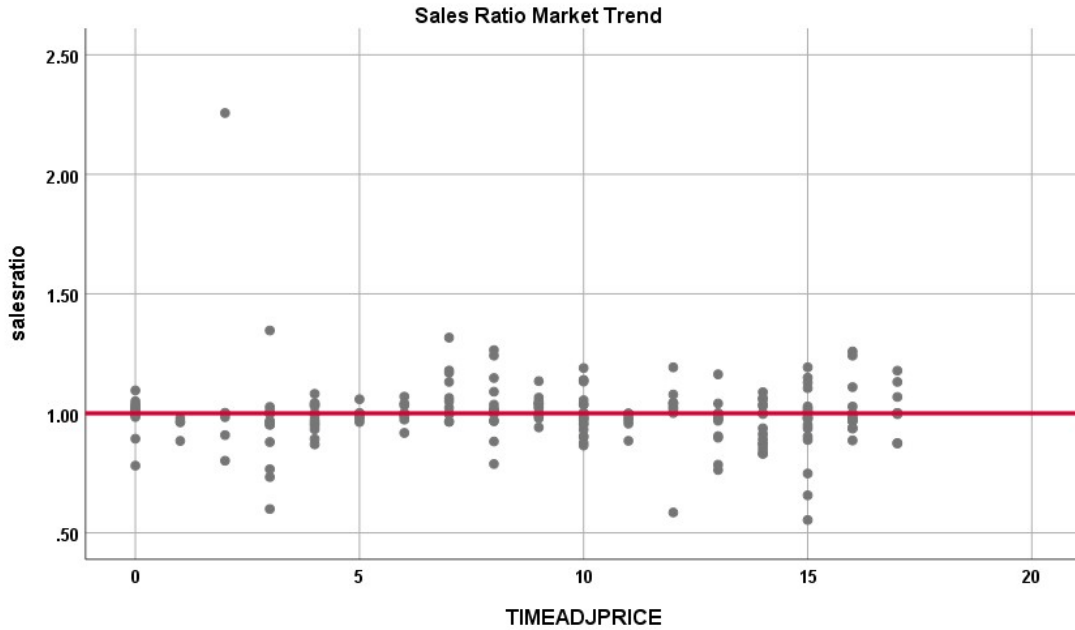
Residential Market Trend Analysis

We next analyzed the residential dataset using the 18-month sale period, with the following results:

Coefficients^a

Model		Unstandardized Coefficients	Standardized Coefficients	t	Sig.
		B	Beta		
1	(Constant)	1.011		54.117	.000
	SalePeriod	-.001	-.055	-.811	.418

a. Dependent Variable: salesratio



The above analysis indicated that no market trend was present in the sale ratio data. We concur with the assessor that no market trend adjustments were warranted.

Sold/Unsold Analysis

In terms of the valuation consistency between sold and unsold residential properties, we compared the median and mean value per square foot between residential sold and unsold groups, with the following results:

Report

VALSF			
sold	N	Median	Mean
UNSOLD	5531	\$45	\$51
SOLD	217	\$56	\$59

We also stratified this comparison analysis by neighborhood, as follows:

Report

VALSF				
ECONAREA	sold	N	Median	Mean
1.00	UNSOLD	2928	\$46	\$53
	SOLD	124	\$58	\$61
2.00	UNSOLD	1447	\$42	\$47
	SOLD	58	\$53	\$55
3.00	UNSOLD	199	\$37	\$41
	SOLD	7	\$34	\$47
4.00	UNSOLD	483	\$48	\$51
	SOLD	12	\$68	\$64
5.00	UNSOLD	468	\$48	\$51
	SOLD	16	\$65	\$60

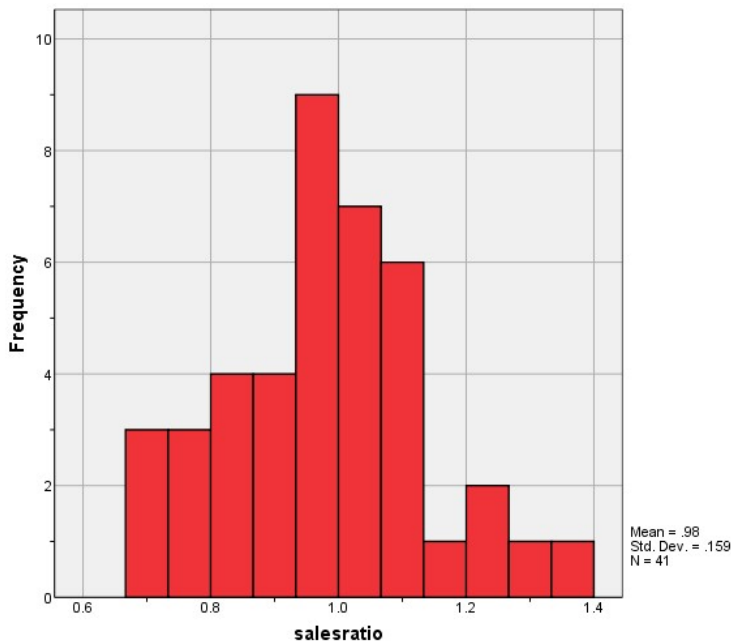
We analyzed the difference between the sold properties, which tended to have higher median and average values per square foot when compared to unsold properties. This was true for the residential class overall, as well as for most neighborhoods. Overall, sold properties were of higher quality and in superior condition as compared to unsold properties, which likely explains the difference in values per square foot. **To verify this, we will meet with the assessor as a follow-up step.**

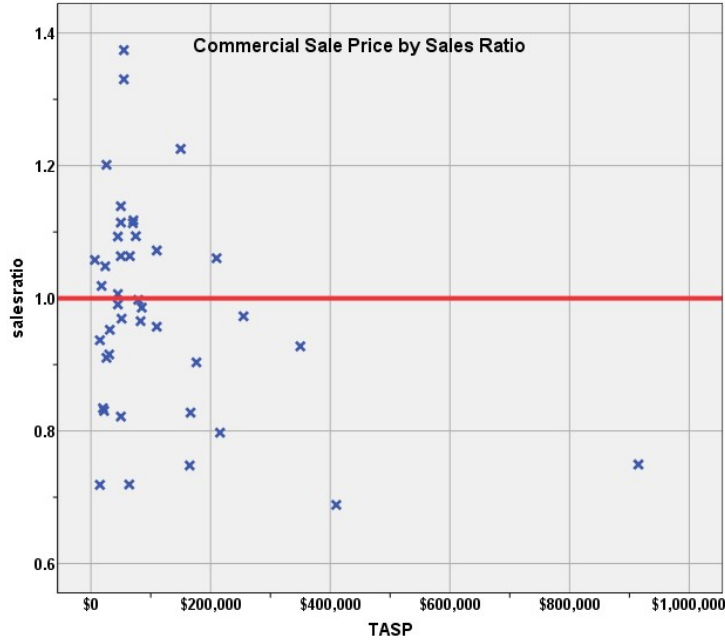
IV. COMMERCIAL/INDUSTRIAL SALE RESULTS

There were 41 qualified commercial/industrial sales in the 30 month sale period ending June 30, 2020. The sales ratio analysis results are as follows:

Median	0.986
Price Related Differential	1.085
Coefficient of Dispersion	12.5

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





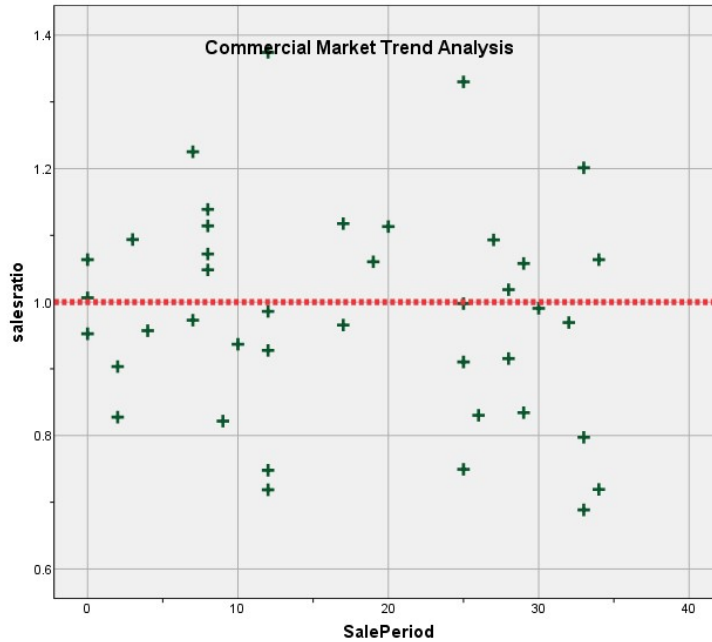
Commercial Market Trend Analysis

The commercial sales were analyzed, examining the sale ratios across the 30-month sale period with the following results:

Coefficients^a

Model		Unstandardized Coefficients	Standardized Coefficients			
		B	Std. Error	Beta	t	Sig.
1	(Constant)	1.019	.045		22.414	.000
	SalePeriod	-.002	.002	-.149	-.940	.353

a. Dependent Variable: salesratio



Based on the above results, we concluded that the assessor has adequately dealt with market trending in the commercial/industrial sale data.

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. While this is a challenge to prove in this county, given the small number of sales and the overall small number and diversity of commercial/industrial properties in general, the following results indicate that based on the median actual value, both groups were valued in a consistent manner:

Report

VALSF			
sold	N	Median	Mean
UNSOLD	940	\$20	\$29
SOLD	40	\$20	\$24

Hypothesis Test Summary

	Null Hypothesis	Test	Sig.	Decision
1	The distribution of VALSF is the same across categories of sold.	Independent-Samples Mann-Whitney U Test	.969	Retain the null hypothesis.

Asymptotic significances are displayed. The significance level is .01.

We also stratified this analysis by subclass, as follows:

Report

VALSF

ABSTRIMP	sold	N	Median	Mean
2212.00	UNSOLD	131	\$19	\$37
	SOLD	20	\$18	\$23
2220.00	UNSOLD	50	\$33	\$42
	SOLD	2	\$22	\$22
2230.00	UNSOLD	133	\$25	\$38
	SOLD	9	\$31	\$32
2235.00	UNSOLD	161	\$8	\$11
	SOLD	5	\$12	\$15

The above results indicated that sold and unsold commercial properties were valued consistently.

V. CONCLUSIONS

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

STATISTICAL ABSTRACT

Residential

Mean	95% Confidence Interval for Mean		Median	95% Confidence Interval for Median			Weighted Mean	95% Confidence Interval for Weighted Mean		Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Mean Centered
	Lower Bound	Upper Bound		Lower Bound	Upper Bound	Actual Coverage		Lower Bound	Upper Bound			
.998	.980	1.016	.999	.995	1.000	96.3%	.980	.965	.995	1.018	.073	13.7%

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

Mean	95% Confidence Interval for Mean		Median	95% Confidence Interval for Median			Weighted Mean	95% Confidence Interval for Weighted Mean		Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Mean Centered
	Lower Bound	Upper Bound		Lower Bound	Upper Bound	Actual Coverage		Lower Bound	Upper Bound			
.983	.933	1.033	.986	.928	1.060	97.2%	.906	.820	.992	1.085	.125	16.2%

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

Subclass

Case Processing Summary

		Count	Percent
ABSTRIMP	1212.00	202	91.0%
	1215.00	11	5.0%
	1220.00	2	0.9%
	1235.00	1	0.5%
	2746.00	3	1.4%
	3257.33	2	0.9%
	3513.00	1	0.5%
Overall		222	100.0%
Excluded		0	
Total		222	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
1212.00	.999	1.014	.063	10.2%
1215.00	.999	1.024	.122	15.3%
1220.00	1.457	1.528	.549	77.6%
1235.00	.802	1.000	.000	.
2746.00	.978	.993	.043	7.7%
3257.33	.936	1.003	.046	6.5%
3513.00	1.163	1.000	.000	.
Overall	.999	1.018	.073	13.7%

Improvement Age

Case Processing Summary

		Count	Percent
AgeRec	Over 100	73	32.9%
	75 to 100	29	13.1%
	50 to 75	74	33.3%
	25 to 50	26	11.7%
	5 to 25	20	9.0%
Overall		222	100.0%
Excluded		0	
Total		222	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
Over 100	1.001	1.021	.085	17.7%
75 to 100	.996	1.010	.052	7.7%
50 to 75	.992	1.010	.060	9.8%
25 to 50	1.001	1.007	.043	7.0%
5 to 25	.996	.989	.146	21.2%
Overall	.999	1.018	.073	13.7%

Improved Area

Case Processing Summary

		Count	Percent
ImpSFRec	500 to 1,000 sf	59	26.6%
	1,000 to 1,500 sf	90	40.5%
	1,500 to 2,000 sf	37	16.7%
	2,000 to 3,000 sf	33	14.9%
	3,000 sf or Higher	3	1.4%
Overall		222	100.0%
Excluded		0	
Total		222	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
500 to 1,000 sf	1.000	1.012	.067	10.1%
1,000 to 1,500 sf	1.000	1.024	.083	17.0%
1,500 to 2,000 sf	.995	1.014	.065	12.1%
2,000 to 3,000 sf	.997	.989	.064	10.7%
3,000 sf or Higher	.998	1.010	.094	14.3%
Overall	.999	1.018	.073	13.7%

Improvement Quality

Case Processing Summary

		Count	Percent
QUALITY	Average	174	78.4%
	Fair	37	16.7%
	Fair Plus	2	0.9%
	Good	7	3.2%
	Low	1	0.5%
	Low Plus	1	0.5%
Overall		222	100.0%
Excluded		0	
Total		222	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
Average	.999	1.009	.054	11.9%
Fair	.999	1.032	.118	15.7%
Fair Plus	1.024	1.000	.000	0.1%
Good	.733	1.078	.239	34.2%
Low	1.242	1.000	.000	.
Low Plus	.871	1.000	.000	.
Overall	.999	1.018	.073	13.7%

Improvement Condition

Case Processing Summary

		Count	Percent
CONDITION	Average	173	77.9%
	Fair	40	18.0%
	Good	8	3.6%
	Worn Out	1	0.5%
Overall		222	100.0%
Excluded		0	
Total		222	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
Average	.997	.999	.048	7.6%
Fair	1.048	1.018	.123	22.0%
Good	.782	1.112	.261	33.9%
Worn Out	.871	1.000	.000	.
Overall	.999	1.018	.073	13.7%

Commercial Median Ratio Stratification

Sale Price

Case Processing Summary

		Count	Percent
SPRec	LT \$25K	7	17.1%
	\$25K to \$50K	11	26.8%
	\$50K to \$100K	11	26.8%
	\$100K to \$150K	3	7.3%
	\$150K to \$200K	3	7.3%
	\$200K to \$300K	3	7.3%
	\$300K to \$500K	2	4.9%
	\$750K to \$1,000K	1	2.4%
Overall		41	100.0%
Excluded		0	
Total		41	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
LT \$25K	.937	1.007	.113	14.0%
\$25K to \$50K	1.006	.997	.092	11.4%
\$50K to \$100K	1.064	1.010	.119	16.9%
\$100K to \$150K	1.072	.986	.083	12.6%
\$150K to \$200K	.828	.998	.063	9.4%
\$200K to \$300K	.973	.999	.090	14.3%
\$300K to \$500K	.808	1.012	.148	20.9%
\$750K to \$1,000K	.749	1.000	.000	.
Overall	.986	1.085	.125	16.1%

Subclass

Case Processing Summary

		Count	Percent
ABSTRIMP	2212.00	20	48.8%
	2214.67	1	2.4%
	2215.00	1	2.4%
	2220.00	2	4.9%
	2225.00	1	2.4%
	2230.00	9	22.0%
	2235.00	6	14.6%
	9229.00	1	2.4%
Overall		41	100.0%
Excluded		0	
Total		41	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
2212.00	1.002	1.077	.090	13.4%
2214.67	1.139	1.000	.000	.
2215.00	.749	1.000	.000	.
2220.00	.817	.961	.120	17.0%
2225.00	.828	1.000	.000	.
2230.00	.966	1.059	.168	20.8%
2235.00	.996	1.007	.096	13.4%
9229.00	.719	1.000	.000	.
Overall	.986	1.085	.125	16.1%

Improvement Age

Case Processing Summary

		Count	Percent
AgeRec	Over 100	17	41.5%
	75 to 100	5	12.2%
	50 to 75	10	24.4%
	25 to 50	7	17.1%
	5 or Newer	2	4.9%
Overall		41	100.0%
Excluded		0	
Total		41	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
Over 100	.986	.981	.085	11.8%
75 to 100	1.139	.985	.083	11.1%
50 to 75	.961	1.145	.191	24.0%
25 to 50	.928	1.106	.154	18.1%
5 or Newer	.938	.993	.037	5.2%
Overall	.986	1.085	.125	16.1%

Improved Area

Case Processing Summary

		Count	Percent
ImpSFRec	500 to 1,000 sf	4	9.8%
	1,000 to 1,500 sf	6	14.6%
	1,500 to 2,000 sf	3	7.3%
	2,000 to 3,000 sf	6	14.6%
	3,000 sf or Higher	22	53.7%
Overall		41	100.0%
Excluded		0	
Total		41	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
500 to 1,000 sf	.873	.955	.107	14.1%
1,000 to 1,500 sf	1.005	1.028	.081	12.2%
1,500 to 2,000 sf	.966	.993	.070	11.6%
2,000 to 3,000 sf	.951	1.071	.163	22.1%
3,000 sf or Higher	1.022	1.111	.128	16.8%
Overall	.986	1.085	.125	16.1%

Improvement Quality

Case Processing Summary

		Count	Percent
QUALITY	Average	36	87.8%
	Fair	5	12.2%
Overall		41	100.0%
Excluded		0	
Total		41	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
Average	.994	1.099	.131	16.8%
Fair	.937	1.002	.057	8.7%
Overall	.986	1.085	.125	16.1%

Improvement Condition

Case Processing Summary

		Count	Percent
CONDITION	Average	32	78.0%
	Fair	8	19.5%
	Worn Out	1	2.4%
Overall		41	100.0%
Excluded		0	
Total		41	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
Average	.988	1.087	.117	15.5%
Fair	1.007	1.085	.161	20.2%
Worn Out	.937	1.000	.000	.
Overall	.986	1.085	.125	16.1%