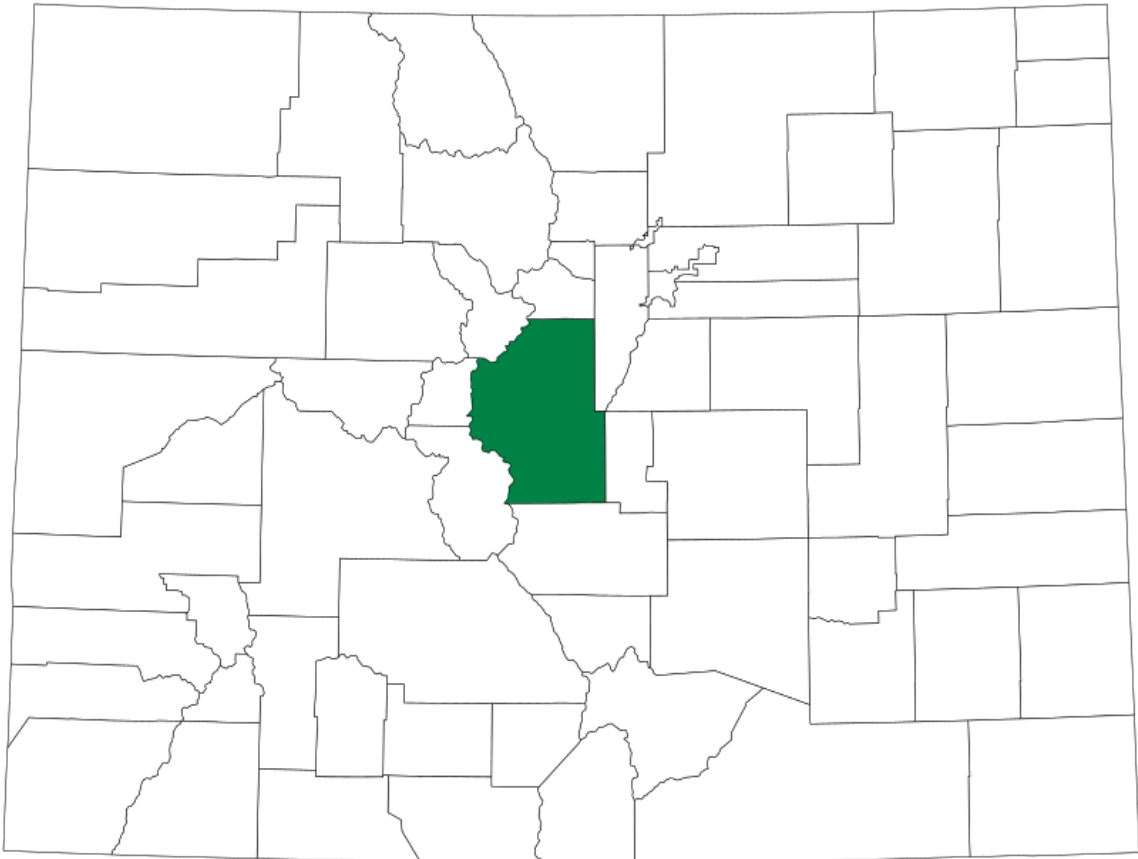


San Matteo

D A T A A N A L Y T I C S

2025 Property Assessment Study

Park County



September 15, 2025

Natalie Castle

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

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

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

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

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



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Table of Contents

- 1. Statistical Overview..... 4
- 2. Vacant Land..... 8
- 3. Residential..... 13
- 4. Commercial and Industrial..... 18
- 5. Agriculture..... 23
- 6. Agriculture Non-Integral.....25
- 7. Economic Areas..... 26
- 8. Natural Resources.....27
- 9. Personal Property..... 28
- 10. Possessory Interest..... 29
- 11. Sales Verification.....30
- 12. Subdivision Discounting.....32
- 13. Appendix..... 33

1. Statistical Overview

Compliance and Evaluations

Park County was found to be in compliance.

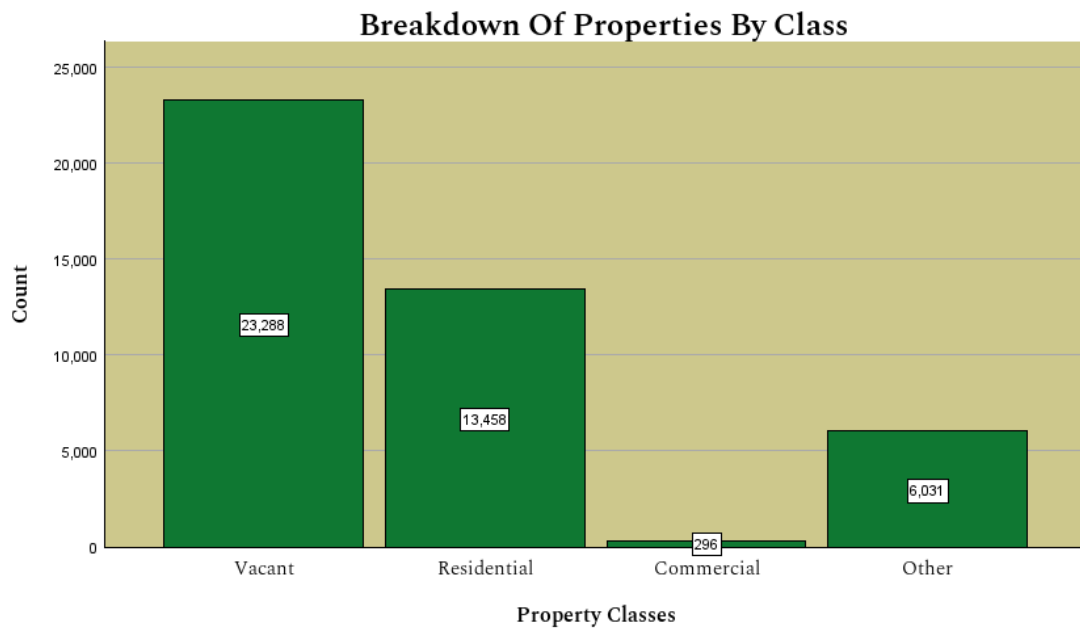
	Result	Value
Vacant Land		
Median Sales Ratio	Pass	0.98
Coefficient of Dispersion	Pass	19.48%
Time Adjustments	Pass	0.533
Price Related Differential	Sufficient	1.06
Price Related Bias	Sufficient	-0.03
Sold/Unsold Similarity	Sufficient	
Qualified Sales > 50%	No	See Section 11

	Result	Value
Residential		
Median Sales Ratio	Pass	1.00
Coefficient of Dispersion	Pass	9.43%
Time Adjustments	Pass	0.000
Price Related Differential	Sufficient	1.01
Price Related Bias	Sufficient	-0.03
Sold/Unsold Similarity	Sufficient	
Qualified Sales > 50%	Yes	

	Result	Value
Commercial/Industrial		
Median Sales Ratio	Pass	0.98
Coefficient of Dispersion	Pass	17.53%
Time Adjustments	Pass	0.060
Price Related Differential	Sufficient	1.05
Price Related Bias	Sufficient	0.01
Sold/Unsold Similarity	Sufficient	
Qualified Sales > 50%	No	See Section 11

Property Types

Below is a breakdown of the property types of the 43,073 parcels in Park County.



2. Vacant Land

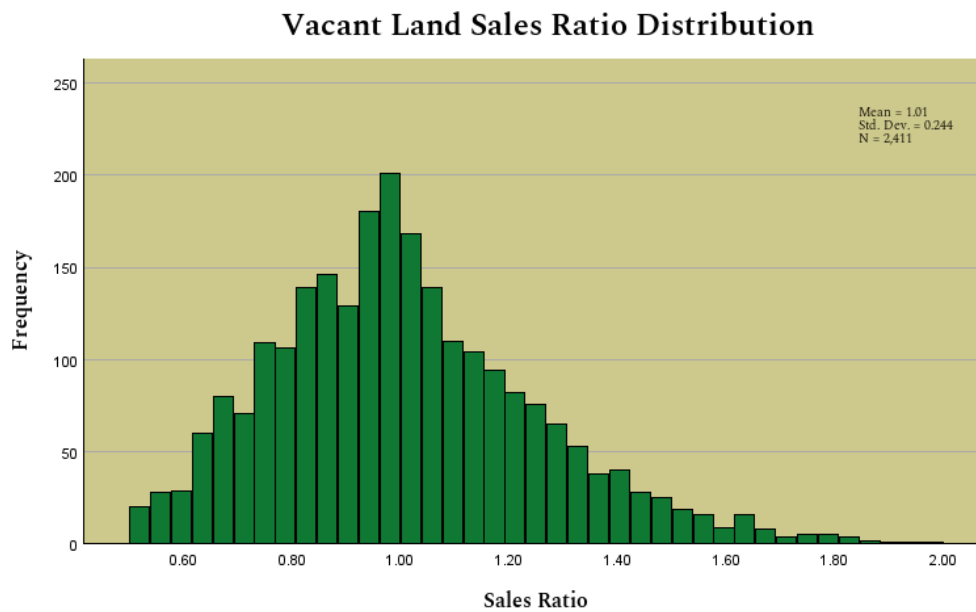
Overview

Park was found to be compliant for Vacant Land properties.

	Result	Value
Vacant Land		
Median Sales Ratio	Pass	0.98
Coefficient of Dispersion	Pass	19.48%
Time Adjustments	Pass	0.533
Price Related Differential	Sufficient	1.06
Price Related Bias	Sufficient	-0.03
Sold/Unsold Similarity	Sufficient	
Qualified Sales > 50%	No	See Section 11

Vacant Land Median Sales Ratio

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

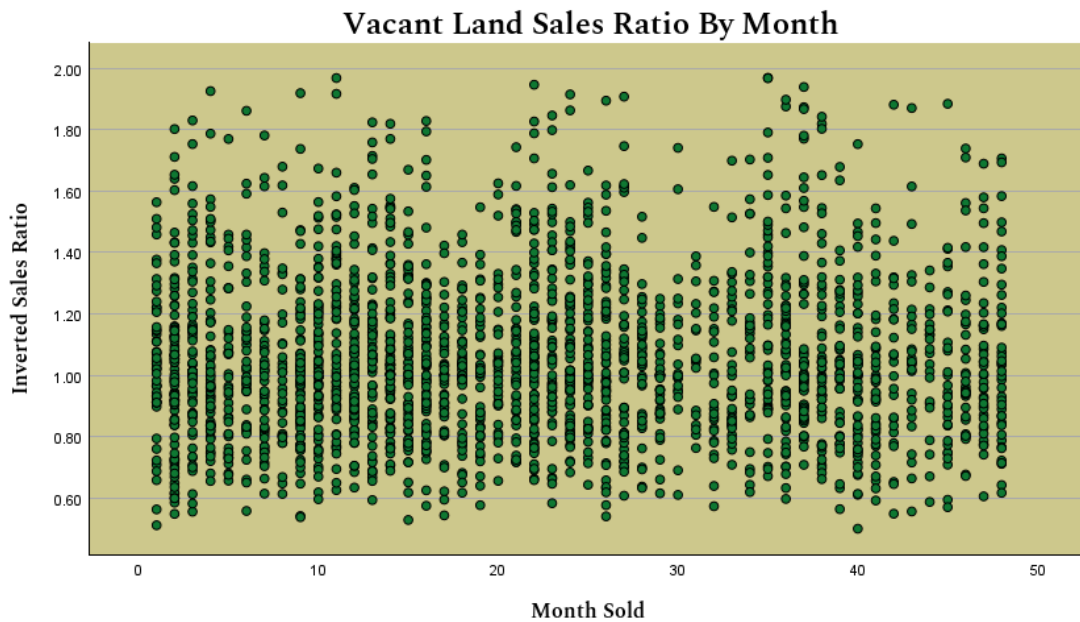


Vacant Land Coefficient of Dispersion

The Coefficient of Dispersion (COD) tests for undesirable variance in the valuations. The variance in sales ratios should be as small as possible. The COD for Vacant Land properties in Park County was calculated at 19.48% which is within the acceptable statistical standard of 20.99% or less established by the State Board of Equalization (SBOE). The COD was also calculated for all applicable class, subclass, neighborhoods, economic areas, and valuation strata identified by the auditor. See appendix for more details.

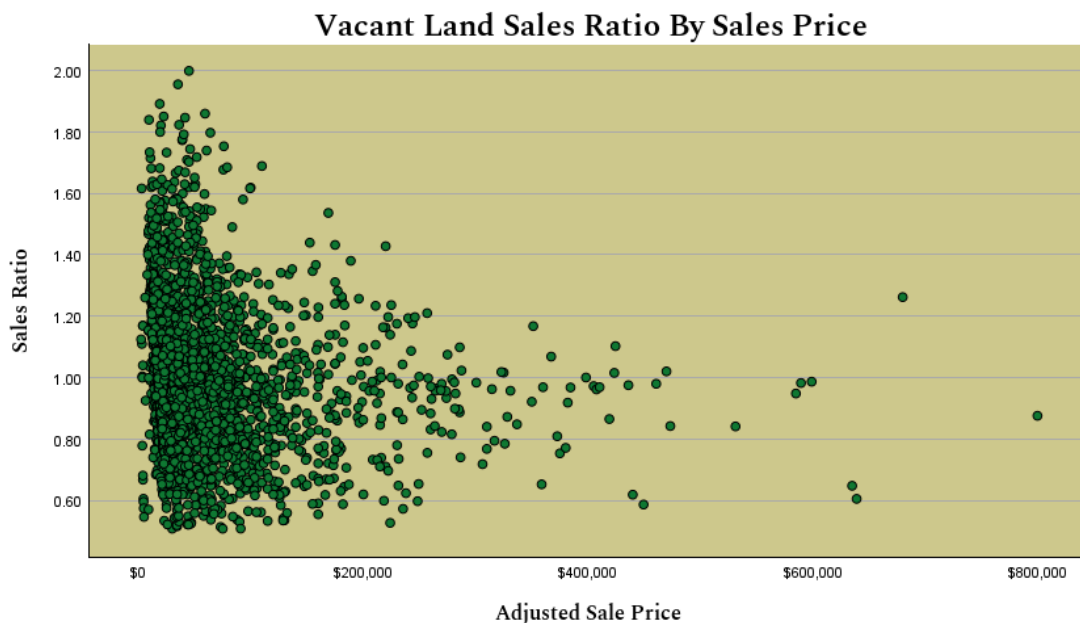
Vacant Land Market (Time)Adjustments

All previous statistics used the time-adjusted sales price to ensure that the effect of time on sales ratios has been appropriately addressed. There should be a consistent and reasonable time adjustment methodology, not one tailored to improve sales ratios. We examined the sales ratios over the 48 - month period of sales. There does not appear to be a significant effect of time on Park's Vacant Land sales ratios.



Vacant Land Price Related Differential

The Price Related Differential (PRD) tests for differences in the valuations of high and low value sold properties. Sales ratios should be consistent across the range of sale prices so the PRD should be very close to 1.00. The PRD for Park County was calculated at 1.06, which is not within the acceptable range of 0.98 to 1.03 established by the International Association of Assessing Officers (IAAO). The PRD was also calculated for all applicable class, subclass, neighborhoods, economic areas, size, and valuation strata identified by the auditor. This test, combined with the Price Related Bias results, indicates that although the measure falls outside the IAAO's acceptable range, it does not appear to present a concern. See appendix for more details.



Vacant Land Price Related Bias

The Price Related Bias (PRB) measures whether assessment levels change systematically with property value. A PRB close to 0.00 indicates that high- and low-value properties are valued consistently, without upward or downward bias in the sales ratios. For Park County, the PRB was calculated at -0.03 which is within the acceptable statistical range of -0.05 to 0.05 established by the International Association of Assessing Officers. The PRB was also analyzed across all applicable categories, including property class, subclass, neighborhood, economic area, size, and valuation strata as identified by the auditor. Additional details are provided in the appendix.

Vacant Land Sold/Unsold Comparison

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

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

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

Vacant Land Sales Qualification

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

There were 2,424 Vacant Land sales. We have confirmed that less than 50% of all sales were qualified.

3. Residential

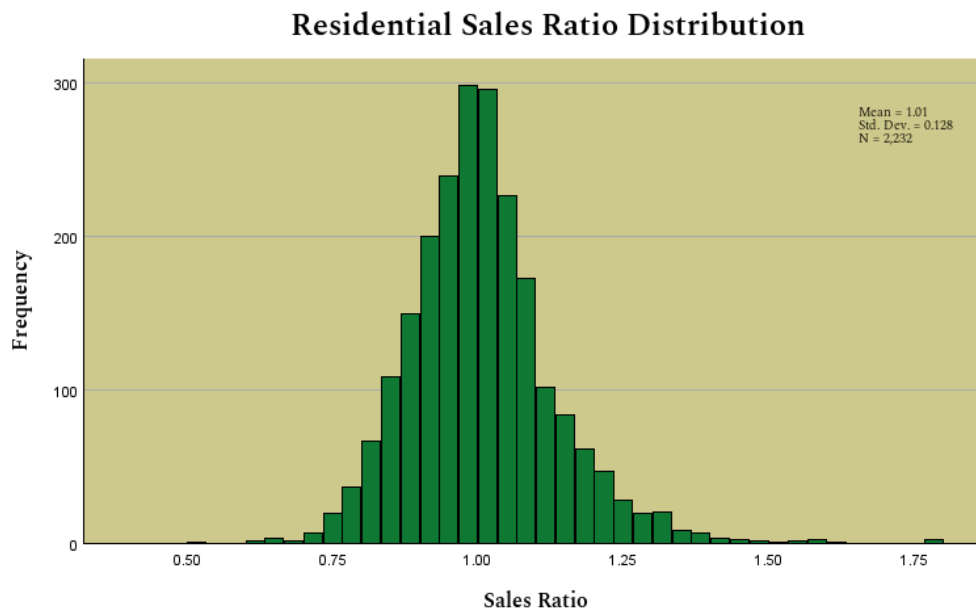
Overview

Park County was found to be compliant for Residential properties.

	Result	Value
Residential		
Median Sales Ratio	Pass	1.00
Coefficient of Dispersion	Pass	9.43%
Time Adjustments	Pass	0.000
Price Related Differential	Sufficient	1.01
Price Related Bias	Sufficient	-0.03
Sold/Unsold Similarity	Sufficient	
Qualified Sales > 50%	Yes	

Residential Median Sales Ratio

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



Residential Coefficient of Dispersion

The Coefficient of Dispersion (COD) tests for undesirable variance in the valuations. The variance in sales ratios should be as small as possible. The COD for Residential properties in Park County was calculated at 9.43% which is within the acceptable statistical standard of 15.99% or less established by the State Board of Equalization (SBOE). The COD was also calculated for all applicable class, subclass, neighborhoods, economic areas, and valuation strata identified by the auditor. See appendix for more details.

Residential Market (Time) Adjustments

All previous statistics used the time-adjusted sales price to ensure that the effect of time on sales ratios has been appropriately addressed. There should be a consistent and reasonable time adjustment methodology, not one tailored to improve sales ratios. We examined the sales ratios over the 48 - month period of sales. There does not appear to be a significant effect of time on Park County's Residential sales ratios.



Residential Price Related Differential

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



Residential Price Related Bias

The Price Related Bias (PRB) measures whether assessment levels change systematically with property value. A PRB close to 0.00 indicates that high- and low-value properties are valued consistently, without upward or downward bias in the sales ratios. For Park County, the PRB was calculated at -0.03 which is within the acceptable statistical range of -0.05 to 0.05 established by the International Association of Assessing Officers. The PRB was also analyzed across all applicable categories, including property class, subclass, neighborhood, economic area, size, and valuation strata as identified by the auditor. Additional details are provided in the appendix.

Residential Sold/Unsold Comparison

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

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

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

Residential Sales Qualification

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

There were 2,234 Residential sales. We have confirmed that more than 50% of all sales were qualified.

4. Commercial and Industrial

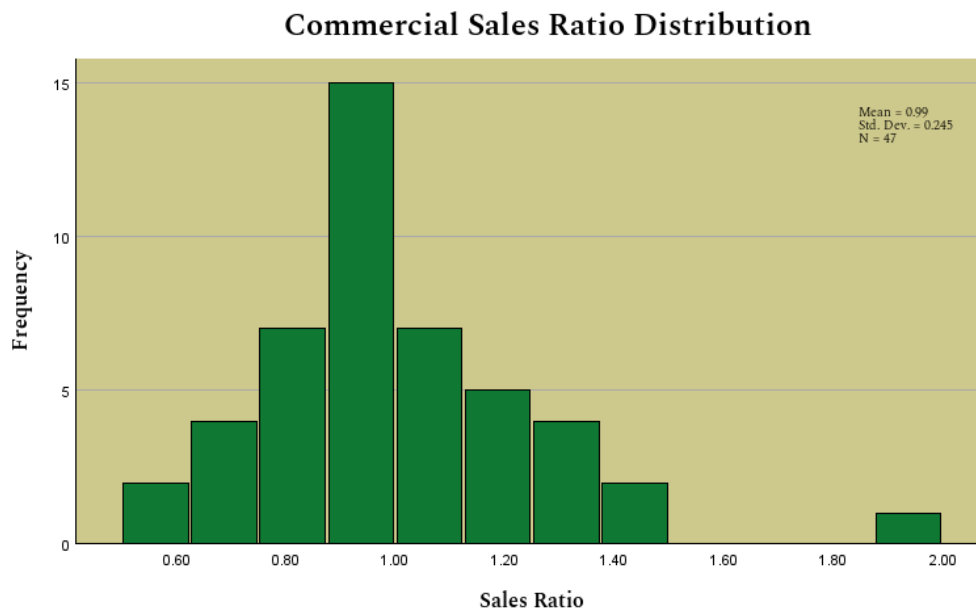
Overview

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

	Result	Value
Commercial and Industrial		
Median Sales Ratio	Pass	0.98
Coefficient of Dispersion	Pass	17.53%
Time Adjustments	Pass	0.060
Price Related Differential	Sufficient	1.05
Price Related Bias	Sufficient	0.01
Sold/Unsold Similarity	Sufficient	
Qualified Sales > 50%	No	See Section 11

Commercial Median Sales Ratio

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

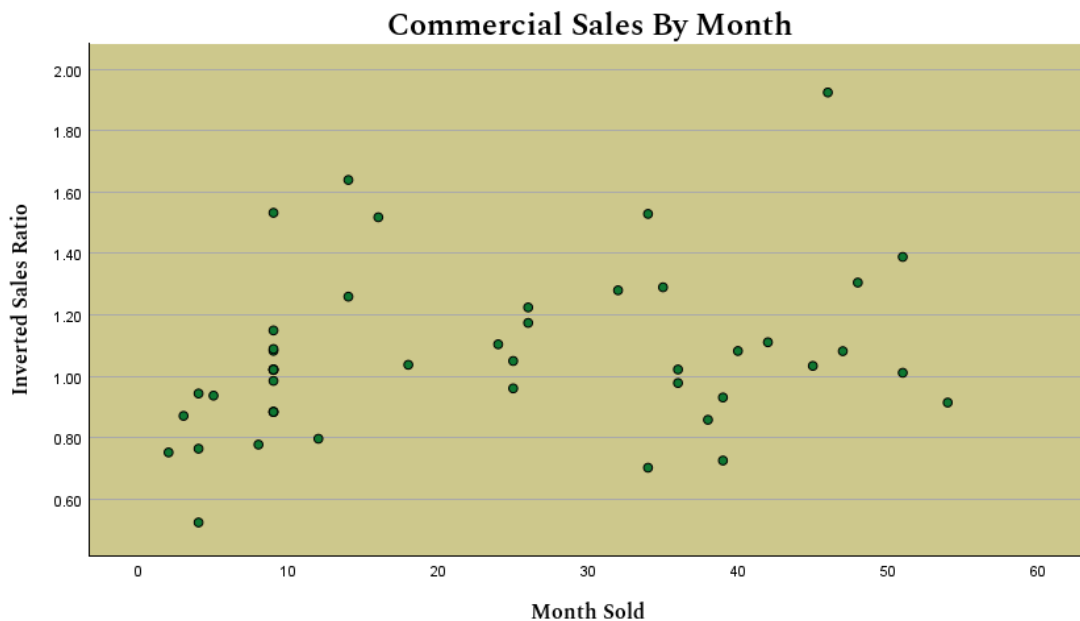


Commercial Coefficient of Dispersion

The Coefficient of Dispersion (COD) tests for undesirable variance in the valuations. The variance in sales ratios should be as small as possible. The COD for Commercial properties in Park County was calculated at 17.53% which is within the acceptable statistical standard of 20.99% or less established by the State Board of Equalization (SBOE). The COD was also calculated for all applicable class, subclass, neighborhoods, economic areas, and valuation strata identified by the auditor. See appendix for more details.

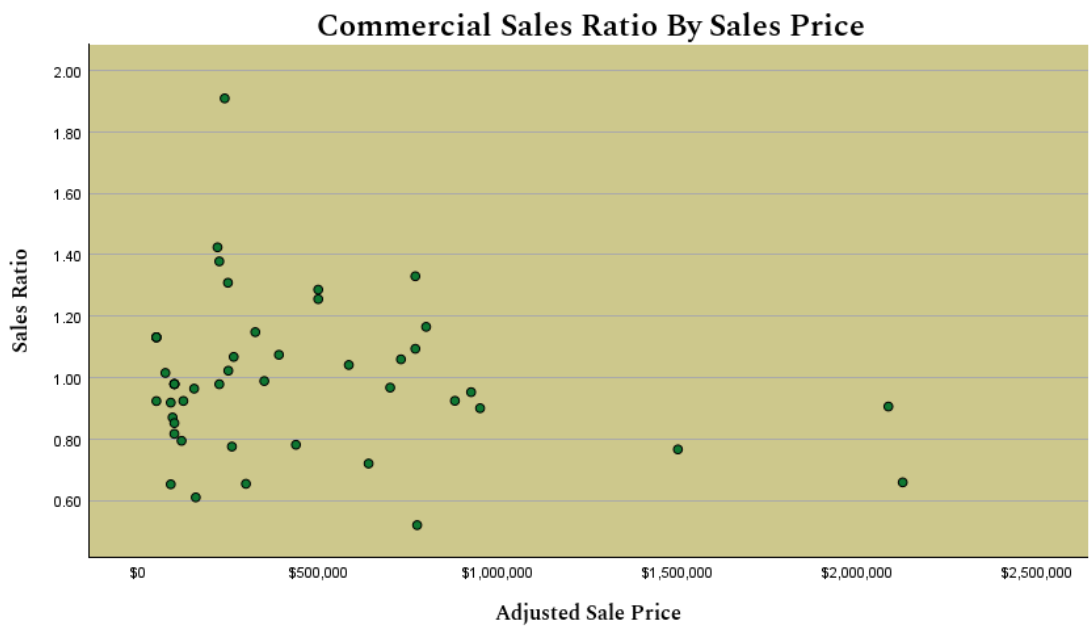
Commercial Market (Time) Adjustments

All previous statistics used the time-adjusted sales price to ensure that the effect of time on sales ratios has been appropriately addressed. There should be a consistent and reasonable time adjustment methodology, not one tailored to improve sales ratios. We examined the sales ratios over the 60 - month period of sales. There does not appear to be a significant effect of time on Park County's Commercial sales ratios.



Commercial Price Related Differential

The Price Related Differential (PRD) tests for differences in the valuations of high and low value sold properties. Sales ratios should be consistent across the range of sale prices so the PRD should be very close to 1.00. The PRD for Park County was calculated at 1.05, which is not within the acceptable range of 0.98 to 1.03 established by the International Association of Assessing Officers (IAAO) The PRD was also calculated for all applicable class, subclass, neighborhoods, economic areas, size, and valuation strata identified by the auditor. This test, combined with the Price Related Bias results, indicates that although the measure falls outside the IAAO’s acceptable range, it does not appear to present a concern. See appendix for more details.



Commercial Price Related Bias

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

Commercial Sold/Unsold Comparison

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

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

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

Commercial Sales Qualification

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

There were 47 commercial sales. We have confirmed that less than 50% of all sales were qualified.

5. Agriculture

Methodology

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

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

- Aerial photos are available and used for land classification
- Soil conservation guidelines determine land productivity classes
- Expenses reflect a ten-year average of typical landlord costs
- Grazing land is classified by its ten-year carrying capacity
- Forest land is classified properly and valued like surrounding parcels
- Acreage totals for all classes and subclasses are verified
- A 13% capitalization rate is correctly applied

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

Conclusions

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

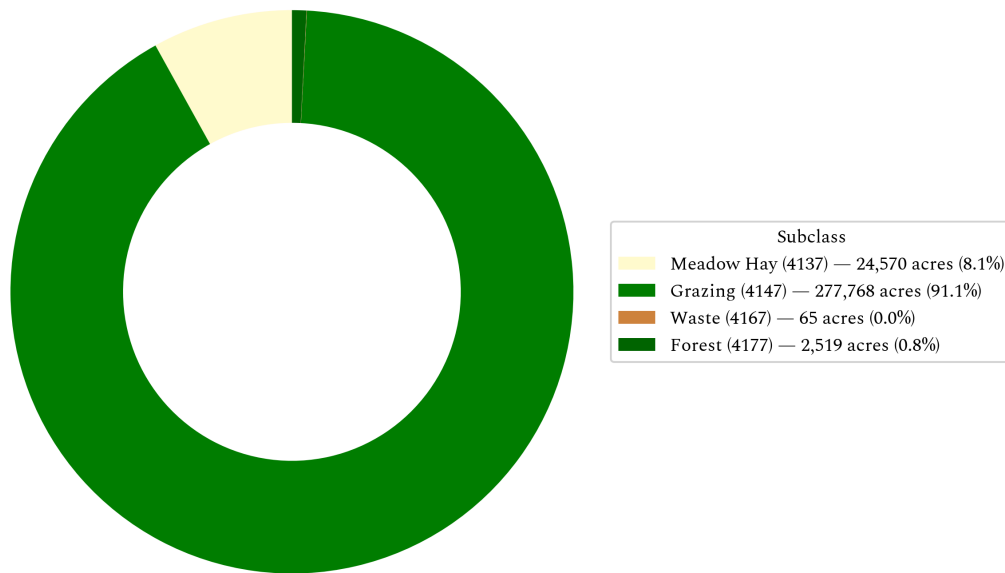
Recommendations

None

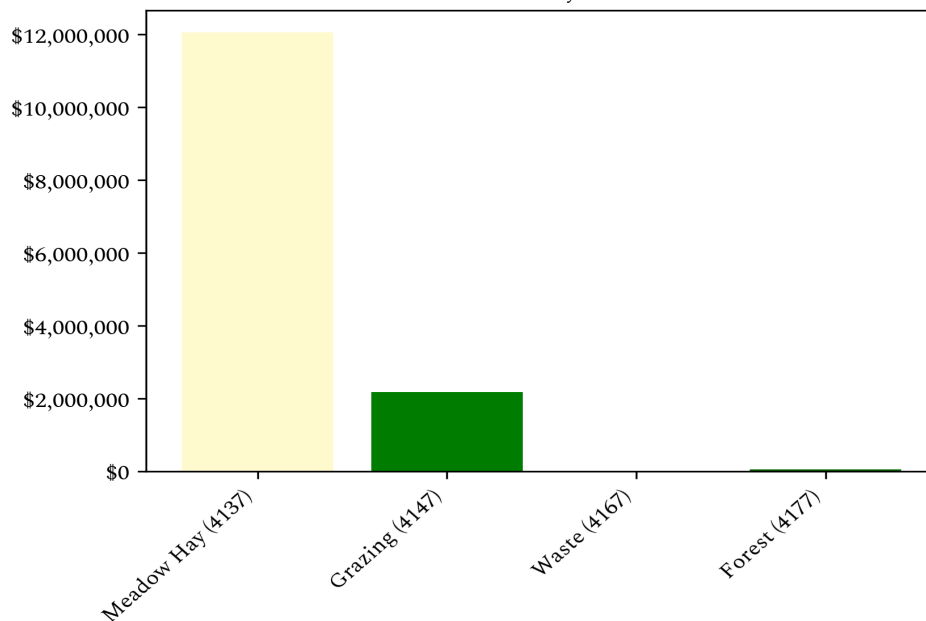
Agricultural Land Breakdown

Abstract	Class	Acres	Actual Value	Actual Value/Acre	Assessed Value
4137	Meadow Hay	24,570.13	\$12,049,558	\$490.41	\$3,253,590
4147	Grazing	277,768.08	\$2,175,400	\$7.83	\$8,057,307
4167	Waste	65	\$430.30	\$6.62	\$110
4177	Forest	2,519.29	\$63,988	\$25.40	\$17,290

Acres by Subclass



Actual Value by Subclass



6. Agriculture Non-Integral

Methodology

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

For Residential Improvements on a Farm or Ranch

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

- Questionnaires
- Field Inspections
- Phone Interviews
- Written Correspondence
- Personal Knowledge of Occupants
- Aerial Photography

For Residential Improvements Not Integral to Agriculture

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

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

Conclusions

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

Recommendations

None

7. Economic Areas

Methodology

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

Conclusions

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

Recommendations

None

8. Natural Resources

Earth and Stone

Methodology

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

Conclusions

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

Recommendations

None

Producing Mines

Methodology

In accordance with the **Assessor's Reference Library (ARL), Volume 3, Chapter 6: Valuation of Natural Resources for Producing Mines**, the process begins by determining the gross value of the ore extracted during the previous year. From this, all treatment, reduction, transportation, and sales costs are deducted to calculate gross proceeds. Next, extraction costs are subtracted from the gross proceeds to arrive at net proceeds. For assessment purposes, the greater of 25% of gross proceeds or 100% of net proceeds is used to establish the property's assessed value.

Conclusions

The county applied the correct formulas and state guidelines to producing mines resources.

Recommendations

None

9. Personal Property

Methodology

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

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

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

- Public record documents
- Local publications
- Personal observation

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

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

- Non-filing taxpayers
- Businesses with no deletions or additions for 2 or more years
- Same business type or use
- Accounts with greater than 10% change
- New businesses filing for the first time

Conclusions

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

Recommendations

None

10. Possessory Interest

Methodology

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

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

Conclusions

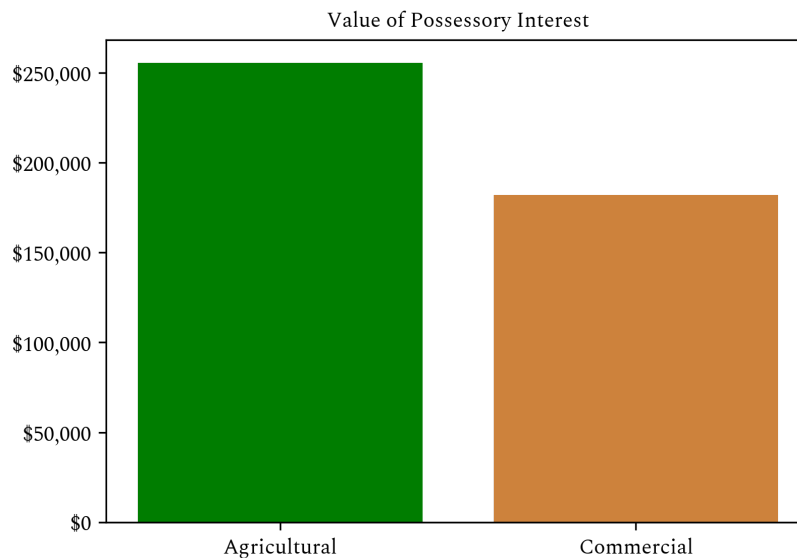
Park County established an effective discovery process to ensure that possessory interest properties were added to the tax roll. The county consistently applied the proper procedures and valuation methods according to State guidelines, resulting in accurate and compliant assessments.

Recommendations

None

Possessory Interest Breakdown

Possessory Interest Type	Value
Agricultural	\$255,462.84
Commercial	\$182,078



11. Sales Verification

Methodology

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

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

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

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

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

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

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

SMDA examined Park County's sales verification practices for the 2025 valuation period by reviewing a selection of sales from Park County's master sales list. A total of 99 unqualified sales were analyzed. Of these, 93 sales provided clear and supportable reasons for disqualification, while six sales lacked sufficient justification.

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

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

Conclusions

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

Qualified commercial sales represented less than 50% of the total over the five-year period. Given the variety of commercial subclasses and the limited number of sales, the County's sales verification is considered sufficient.

Recommendations

None

12. Subdivision Discounting

Methodology

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

Conclusions

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

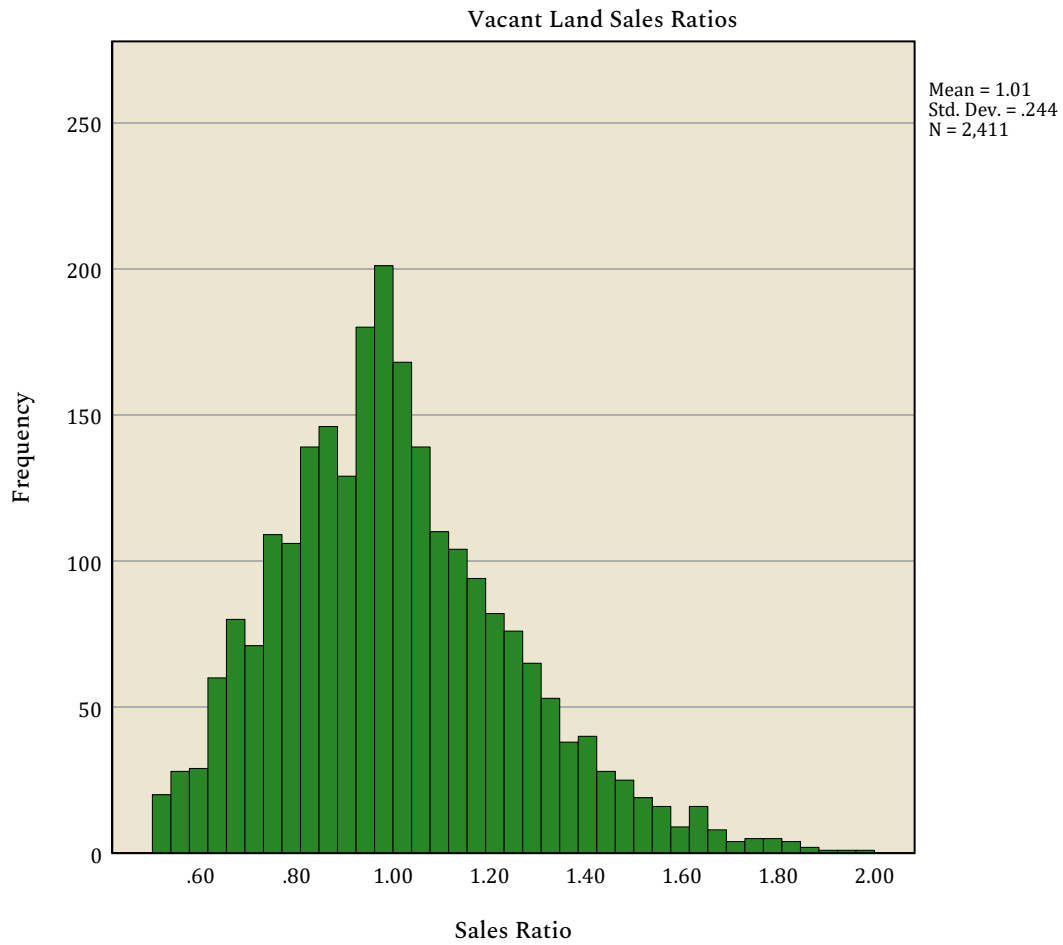
Recommendations

None

13. Appendix

OVERALL Vacant Land: Sales Ratio Distribution

Graph



OVERALL Vacant Land: Central Tendencies

Ratio Statistics

Ratio Statistics for Current Total Value /
Adjusted Sale Price

N	Median	Coefficient of Dispersion
2424	.982	.195

Ratio Statistics

Ratio Statistics for Current Total
Value / Adjusted Sale Price

Price Related Bias	Price Related Differential
-.027	1.058

OVERALL Vacant Land: Sales Price by Sales Ratio

Regression

		Coefficients ^a				
		Unstandardized Coefficients		Standardized Coefficients		
Model		B	Std. Error	Beta	t	Sig.
1	(Constant)	1.049	.007		157.678	<.001
	Adjusted Sale Price	-6.712E-7	.000	-.200	-10.039	<.001

a. Dependent Variable: Sales Ratio

Graph



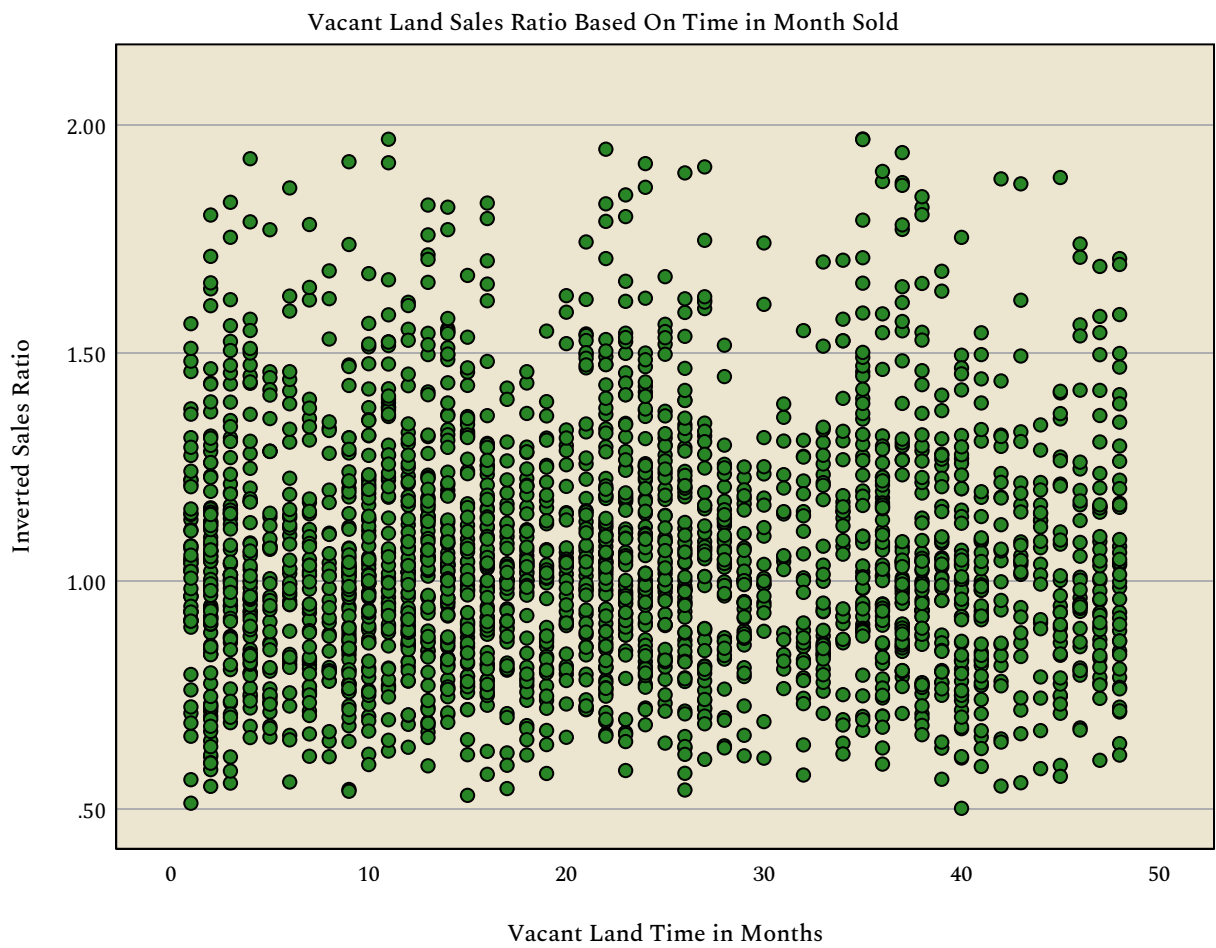
OVERALL Vacant Land: Months by Inverted Sales Ratio

Regression

		Coefficients ^a				
		Unstandardized Coefficients		Standardized Coefficients		
Model		B	Std. Error	Beta	t	Sig.
1	(Constant)	1.054	.011		99.112	<.001
	Vacant Land Time in Months	.000	.000	.013	.623	.533

a. Dependent Variable: Inverted Sales Ratio

Graph



OVERALL Vacant Land: Descriptive Statistics

Frequencies

		Statistics		
		Previous Total Value	Current Total Value	Difference in Total Value
N	Valid	2424	2424	2424
	Missing	0	0	0
Mean		\$61,130.46	\$63,221.12	\$2,090.66
Median		\$40,987.50	\$42,133.00	\$261.00
Percentiles	2.5	\$12,141.13	\$13,541.75	-\$23,882.62
	25	\$20,242.25	\$20,675.25	-\$1,311.00
	50	\$40,987.50	\$42,133.00	\$261.00
	75	\$71,381.75	\$75,753.00	\$5,521.00
	97.5	\$265,252.13	\$256,308.38	\$32,415.88

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

Nonparametric Tests

Hypothesis Test Summary

	Null Hypothesis	Test	Sig. ^{a,b}
1	The distribution of Current Total Value is the same across categories of Vacant Land Sold vs. Unsold.	Independent-Samples Mann-Whitney U Test	<.001

Hypothesis Test Summary

	Decision
1	Reject the null hypothesis.

- a. The significance level is .050.
- b. Asymptotic significance is displayed.

Independent-Samples Mann-Whitney U Test

Current Total Value across Vacant Land Sold vs. Unsold

Independent-Samples Mann-Whitney U Test Summary

Total N	22120
Mann-Whitney U	16878444.500
Wilcoxon W	213264915.500
Test Statistic	16878444.500
Standard Error	289944.378
Standardized Test Statistic	-20.459
Asymptotic Sig.(2-sided test)	<.001

Nonparametric Tests

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

Hypothesis Test Summary

	Null Hypothesis	Test	Sig. ^{a,b}
1	The distribution of Difference in Total Value is the same across categories of Vacant Land Sold vs. Unsold.	Independent-Samples Mann-Whitney U Test	<.001

Hypothesis Test Summary

	Decision
1	Reject the null hypothesis.

a. The significance level is .050.

b. Asymptotic significance is displayed.

Independent-Samples Mann-Whitney U Test

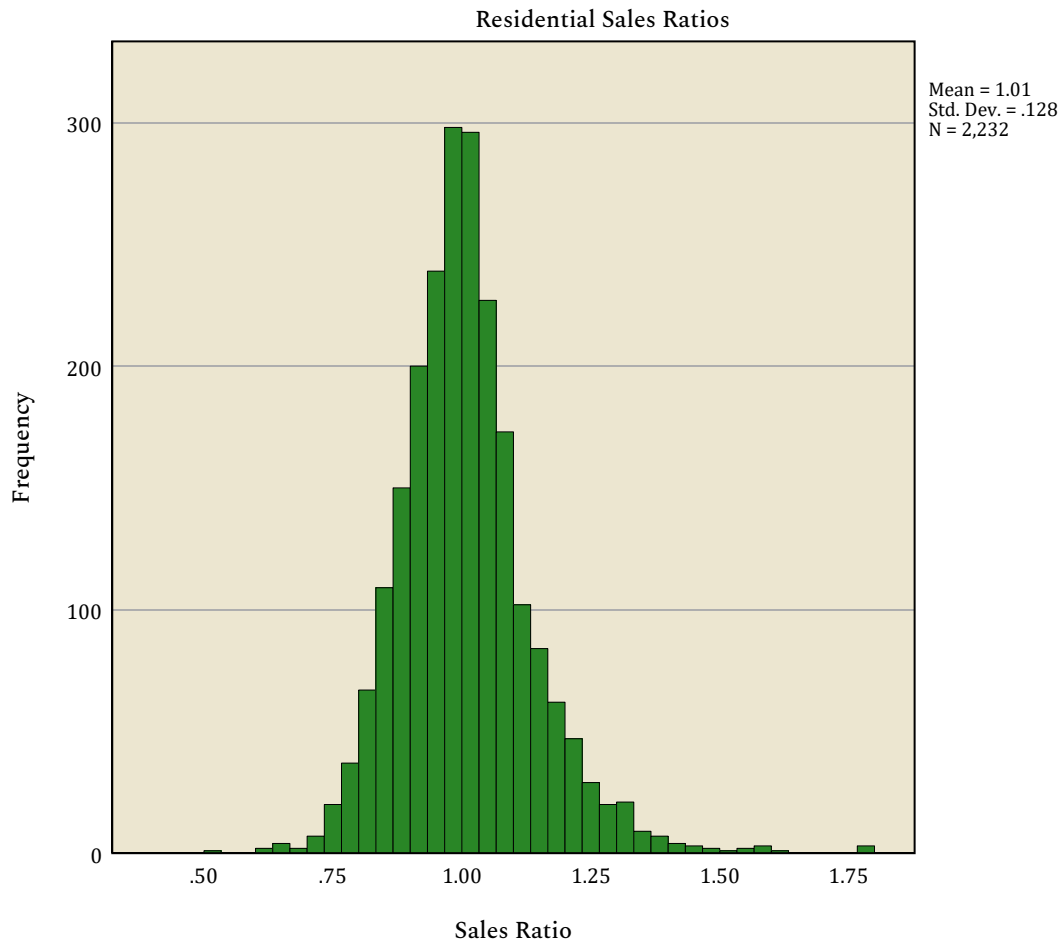
Difference in Total Value across Vacant Land Sold vs. Unsold

Independent-Samples Mann-Whitney U Test Summary

Total N	21075
Mann-Whitney U	19008452.500
Wilcoxon W	195869480.500
Test Statistic	19008452.500
Standard Error	273645.572
Standardized Test Statistic	-8.473
Asymptotic Sig.(2-sided test)	<.001

OVERALL Residential: Sales Ratio Distribution

Graph



OVERALL Residential: Central Tendencies

Ratio Statistics

Ratio Statistics for Current Total Value /
Adjusted Sale Price

N	Median	Coefficient of Dispersion
2234	.998	.094

Ratio Statistics

Ratio Statistics for Current Total
Value / Adjusted Sale Price

Price Related Bias	Price Related Differential
-.028	1.013

OVERALL Residential: Sales Price by Sales Ratio

Regression

		Coefficients ^a				
		Unstandardized Coefficients		Standardized Coefficients		
Model		B	Std. Error	Beta	t	Sig.
1	(Constant)	1.089	.007		151.939	<.001
	Adjusted Sale Price	-1.355E-7	.000	-.253	-12.374	<.001

a. Dependent Variable: Sales Ratio

Graph



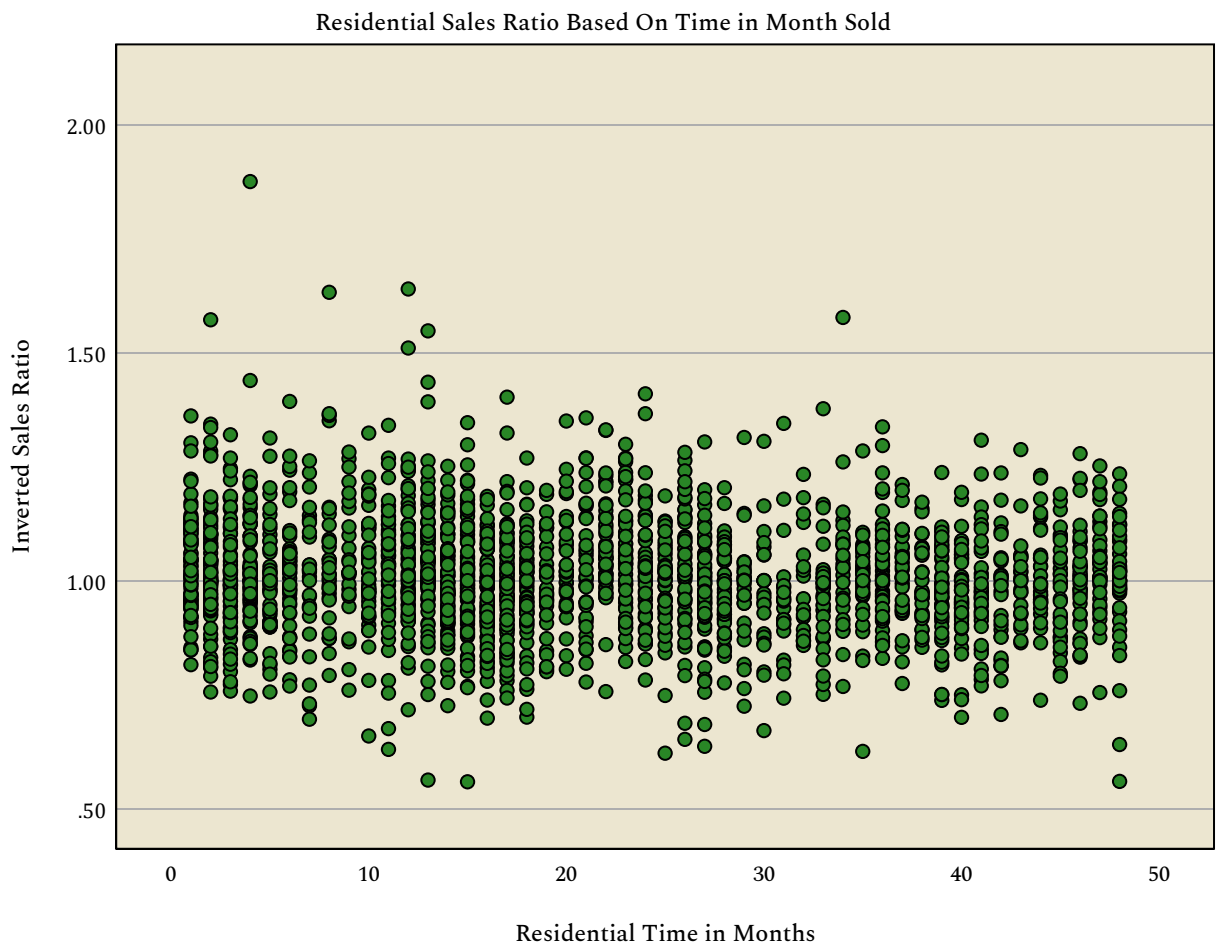
OVERALL Residential: Months by Inverted Sales Ratio

Regression

		Coefficients ^a				
		Unstandardized Coefficients		Standardized Coefficients		
Model		B	Std. Error	Beta	t	Sig.
1	(Constant)	1.028	.005		206.480	<.001
	Residential Time in Months	-.001	.000	-.095	-4.505	<.001

a. Dependent Variable: Inverted Sales Ratio

Graph



OVERALL Residential: Descriptive Statistics

Frequencies

		Statistics		
		Previous Price Per Foot	Price Per Foot	Difference in Price Per Foot
N	Valid	2234	2234	2234
	Missing	0	0	0
Mean		\$362.91	\$350.59	.99
Median		\$338.44	\$331.65	.97
Percentiles	2.5	\$189.18	\$202.67	.77
	25	\$285.25	\$280.79	.90
	50	\$338.44	\$331.65	.97
	75	\$422.14	\$399.53	1.04
	97.5	\$641.96	\$583.73	1.28

Frequencies

		Statistics		
		Previous Total Value	Current Total Value	Difference in Total Value
N	Valid	2234	2234	2234
	Missing	0	0	0
Mean		\$621,276.27	\$603,543.68	-\$17,732.59
Median		\$584,733.00	\$564,839.00	-\$18,442.00
Percentiles	2.5	\$255,237.63	\$257,140.63	-\$175,919.37
	25	\$462,601.75	\$449,808.50	-\$57,750.00
	50	\$584,733.00	\$564,839.00	-\$18,442.00
	75	\$731,357.50	\$718,123.75	\$21,529.75
	97.5	\$1,212,034.13	\$1,154,424.38	\$137,391.13

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

Nonparametric Tests

Hypothesis Test Summary

	Null Hypothesis	Test	Sig. ^{a,b}
1	The distribution of Difference in Total Value is the same across categories of Residential Sold vs Unsold.	Independent-Samples Mann-Whitney U Test	.132

Hypothesis Test Summary

	Decision
1	Retain the null hypothesis.

- a. The significance level is .050.
- b. Asymptotic significance is displayed.

Independent-Samples Mann-Whitney U Test

Difference in Total Value across Residential Sold vs Unsold

Independent-Samples Mann-Whitney U Test Summary

Total N	12334
Mann-Whitney U	10745696.000
Wilcoxon W	62546627.000
Test Statistic	10745696.000
Standard Error	150187.765
Standardized Test Statistic	-1.506
Asymptotic Sig.(2-sided test)	.132

Nonparametric Tests

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

Hypothesis Test Summary

	Null Hypothesis	Test	Sig. ^{a,b}
1	The distribution of Price Per Foot is the same across categories of Residential Sold vs Unsold.	Independent-Samples Mann-Whitney U Test	<.001

Hypothesis Test Summary

	Decision
1	Reject the null hypothesis.

- a. The significance level is .050.
- b. Asymptotic significance is displayed.

Independent-Samples Mann-Whitney U Test

Price Per Foot across Residential Sold vs Unsold

Independent-Samples Mann-Whitney U Test Summary

Total N	12348
Mann-Whitney U	10513641.000
Wilcoxon W	62111202.000
Test Statistic	10513641.000
Standard Error	151304.357
Standardized Test Statistic	-4.027
Asymptotic Sig.(2-sided test)	<.001

Nonparametric Tests

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

Hypothesis Test Summary

	Null Hypothesis	Test	Sig. ^{a,b}
1	The distribution of Difference in Price Per Foot is the same across categories of Residential Sold vs Unsold.	Independent-Samples Mann-Whitney U Test	.002

Hypothesis Test Summary

	Decision
1	Reject the null hypothesis.

- a. The significance level is .050.
- b. Asymptotic significance is displayed.

Independent-Samples Mann-Whitney U Test

Difference in Price Per Foot across Residential Sold vs Unsold

Independent-Samples Mann-Whitney U Test Summary

Total N	12348
Mann-Whitney U	10646157.000
Wilcoxon W	62264037.000
Test Statistic	10646157.000
Standard Error	151250.140
Standardized Test Statistic	-3.100
Asymptotic Sig.(2-sided test)	.002

OVERALL Residential: Unit Value Comparison

Summarize

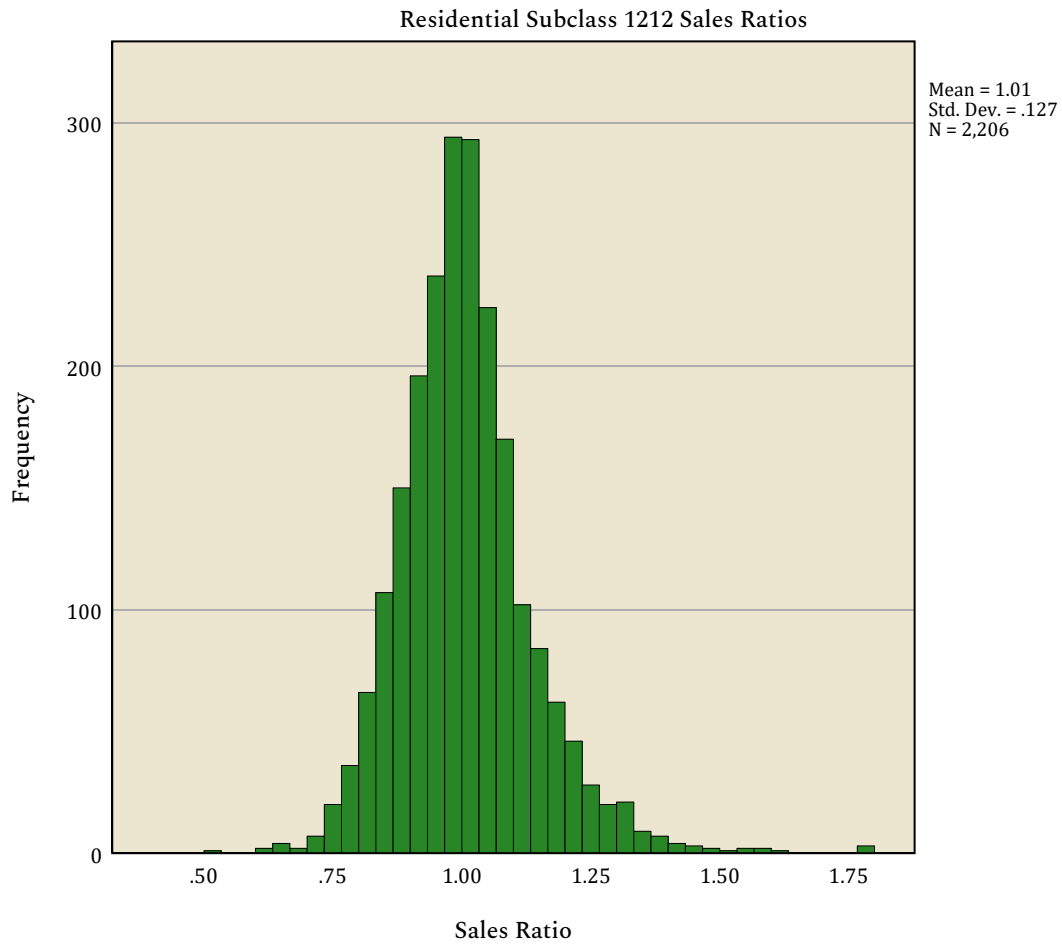
Sold vs Unsold

Difference in Price Per Foot

Residential Sold vs Unsold	N	Median	Mean
SOLD	2234	.97	.99
UNSOLD	10764	.96	1.04
Total	12998	.96	1.03

Residential Subclass 1212: Sales Ratio Distribution

Graph



Residential Subclass 1212: Central Tendencies

Ratio Statistics

Ratio Statistics for Current Total Value /
Adjusted Sale Price

N	Median	Coefficient of Dispersion
2207	.998	.094

Ratio Statistics

Ratio Statistics for Current Total
Value / Adjusted Sale Price

Price Related Bias	Price Related Differential
-.029	1.013

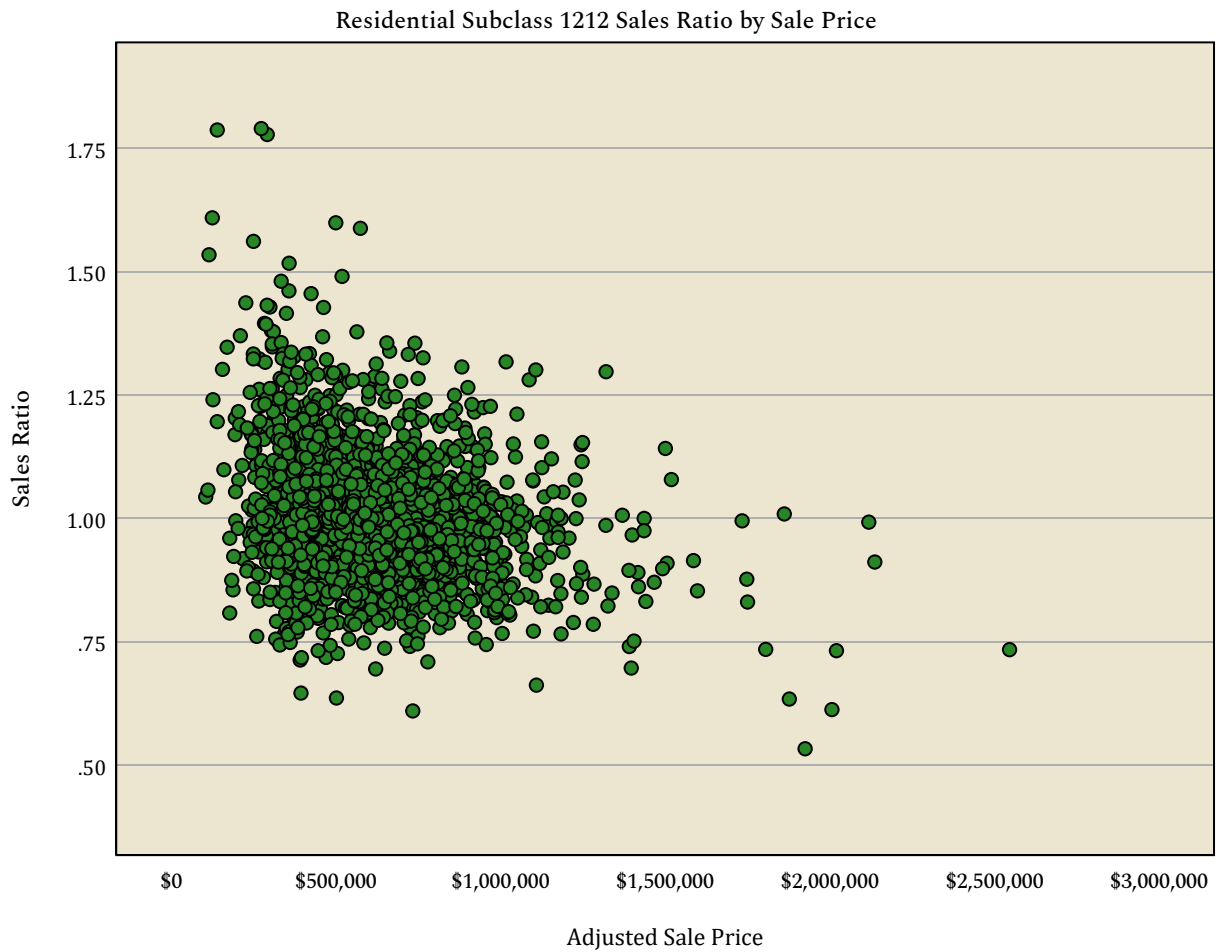
Residential Subclass 1212: Sales Price by Sales Ratio

Regression

		Coefficients ^a				
		Unstandardized Coefficients		Standardized Coefficients		
Model		B	Std. Error	Beta	t	Sig.
1	(Constant)	1.091	.007		151.162	<.001
	Adjusted Sale Price	-1.372E-7	.000	-.257	-12.484	<.001

a. Dependent Variable: Sales Ratio

Graph



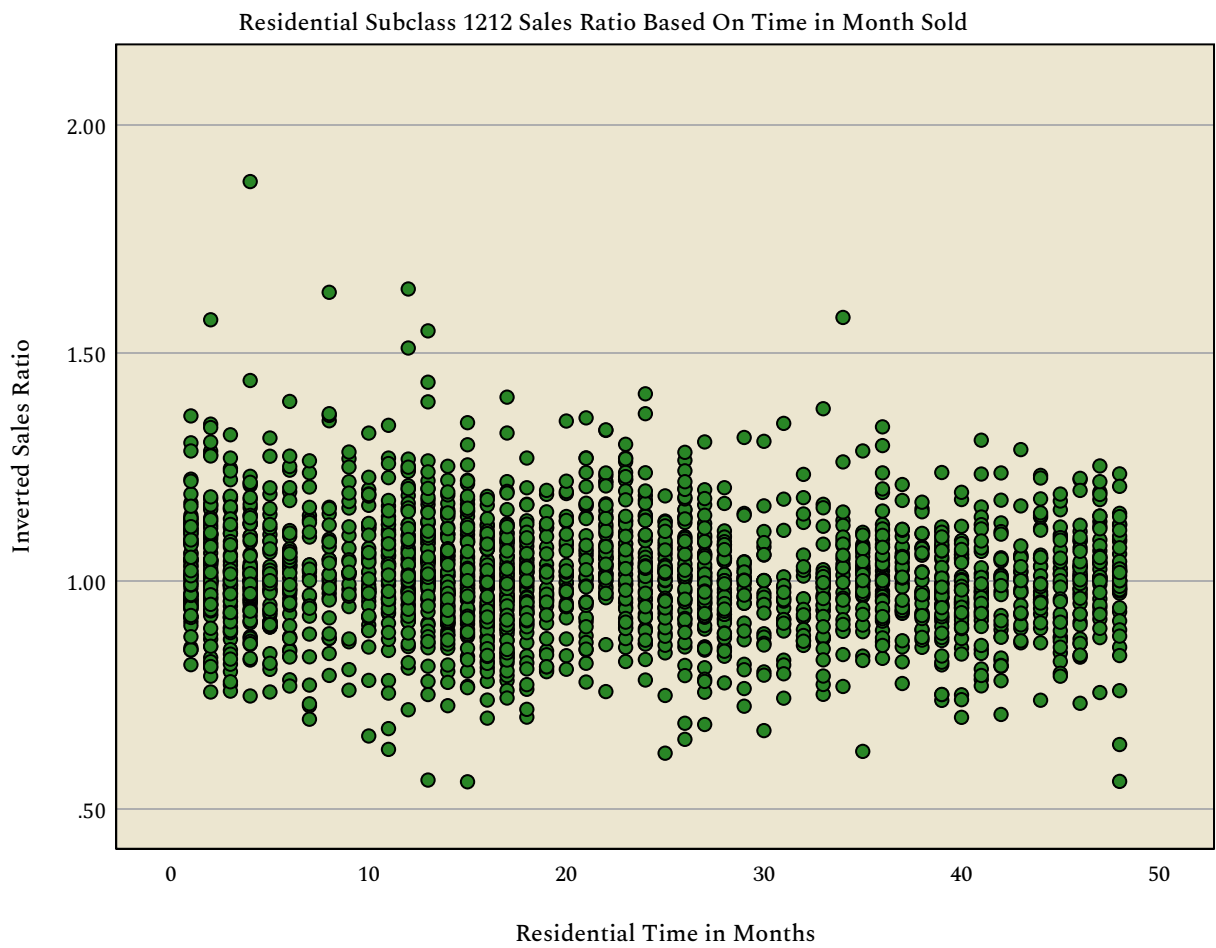
Residential Subclass 1212: Months by Inverted Sales Ratio

Regression

		Coefficients ^a				
		Unstandardized Coefficients		Standardized Coefficients		
Model		B	Std. Error	Beta	t	Sig.
1	(Constant)	1.027	.005		210.677	<.001
	Residential Time in Months	-.001	.000	-.096	-4.507	<.001

a. Dependent Variable: Inverted Sales Ratio

Graph



Residential Subclass 1212: Descriptive Statistics

Frequencies

		Statistics		
		Previous Price Per Foot	Price Per Foot	Difference in Price Per Foot
N	Valid	2207	2207	2207
	Missing	0	0	0
Mean		\$363.76	\$351.35	.99
Median		\$339.44	\$331.94	.97
Percentiles	2.5	\$191.27	\$204.08	.77
	25	\$285.94	\$281.73	.90
	50	\$339.44	\$331.94	.97
	75	\$423.07	\$400.61	1.04
	97.5	\$641.97	\$585.49	1.28

Frequencies

		Statistics		
		Previous Total Value	Current Total Value	Difference in Total Value
N	Valid	2207	2207	2207
	Missing	0	0	0
Mean		\$624,275.62	\$606,254.20	-\$18,021.43
Median		\$586,248.00	\$566,002.00	-\$18,589.00
Percentiles	2.5	\$268,034.00	\$265,221.20	-\$175,172.00
	25	\$465,480.00	\$454,009.00	-\$58,118.00
	50	\$586,248.00	\$566,002.00	-\$18,589.00
	75	\$732,642.00	\$719,894.00	\$21,661.00
	97.5	\$1,213,352.40	\$1,153,219.40	\$137,241.80

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

Nonparametric Tests

Hypothesis Test Summary

	Null Hypothesis	Test	Sig. ^{a,b}
1	The distribution of Difference in Total Value is the same across categories of Residential Sold vs Unsold.	Independent-Samples Mann-Whitney U Test	.160

Hypothesis Test Summary

	Decision
1	Retain the null hypothesis.

- a. The significance level is .050.
- b. Asymptotic significance is displayed.

Independent-Samples Mann-Whitney U Test

Difference in Total Value across Residential Sold vs Unsold

Independent-Samples Mann-Whitney U Test Summary

Total N	12195
Mann-Whitney U	10511886.000
Wilcoxon W	61169031.000
Test Statistic	10511886.000
Standard Error	147609.659
Standardized Test Statistic	-1.405
Asymptotic Sig.(2-sided test)	.160

Nonparametric Tests

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

Hypothesis Test Summary

	Null Hypothesis	Test	Sig. ^{a,b}
1	The distribution of Price Per Foot is the same across categories of Residential Sold vs Unsold.	Independent-Samples Mann-Whitney U Test	<.001

Hypothesis Test Summary

	Decision
1	Reject the null hypothesis.

- a. The significance level is .050.
- b. Asymptotic significance is displayed.

Independent-Samples Mann-Whitney U Test

Price Per Foot across Residential Sold vs Unsold

Independent-Samples Mann-Whitney U Test Summary

Total N	12205
Mann-Whitney U	10260429.500
Wilcoxon W	60706419.500
Test Statistic	10260429.500
Standard Error	148585.625
Standardized Test Statistic	-3.985
Asymptotic Sig.(2-sided test)	<.001

Nonparametric Tests

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

Hypothesis Test Summary

	Null Hypothesis	Test	Sig. ^{a,b}
1	The distribution of Difference in Price Per Foot is the same across categories of Residential Sold vs Unsold.	Independent-Samples Mann-Whitney U Test	.003

Hypothesis Test Summary

	Decision
1	Reject the null hypothesis.

- a. The significance level is .050.
- b. Asymptotic significance is displayed.

Independent-Samples Mann-Whitney U Test

Difference in Price Per Foot across Residential Sold vs Unsold

Independent-Samples Mann-Whitney U Test Summary

Total N	12205
Mann-Whitney U	10406405.500
Wilcoxon W	60862440.500
Test Statistic	10406405.500
Standard Error	148558.637
Standardized Test Statistic	-2.977
Asymptotic Sig.(2-sided test)	.003

Residential Subclass 1212: Unit Comparison Method

Summarize

Sold vs Unsold Percent Change for Subclass 1212

Difference in Price Per Foot

Residential Sold vs Unsold	N	Median	Mean
SOLD	2207	.97	.99
UNSOLD	10642	.96	1.05
Total	12849	.96	1.04

Summarize

Sold vs Unsold Percent Change for Subclass 1212 by Economic Area

Difference in Price Per Foot

economic_area	Residential Sold vs Unsold	N	Median	Mean
	UNSOLD	94	.91	.97
	Total	94	.91	.97
	SOLD	797	.99	1.00
1	UNSOLD	3342	.98	1.00
	Total	4139	.98	1.00
	SOLD	69	.88	.91
2	UNSOLD	385	.89	1.10
	Total	454	.89	1.07
	SOLD	36	.90	.92
3	UNSOLD	81	.90	.91
	Total	117	.90	.91
	SOLD	342	.92	.97
4	UNSOLD	1394	.92	1.04
	Total	1736	.92	1.03
	SOLD	150	1.11	1.13
5	UNSOLD	989	1.11	1.25
	Total	1139	1.11	1.24
	SOLD	322	.95	.99
6	UNSOLD	1219	.95	1.06
	Total	1541	.95	1.04

Residential Subclass 1212: Unit Comparison Method

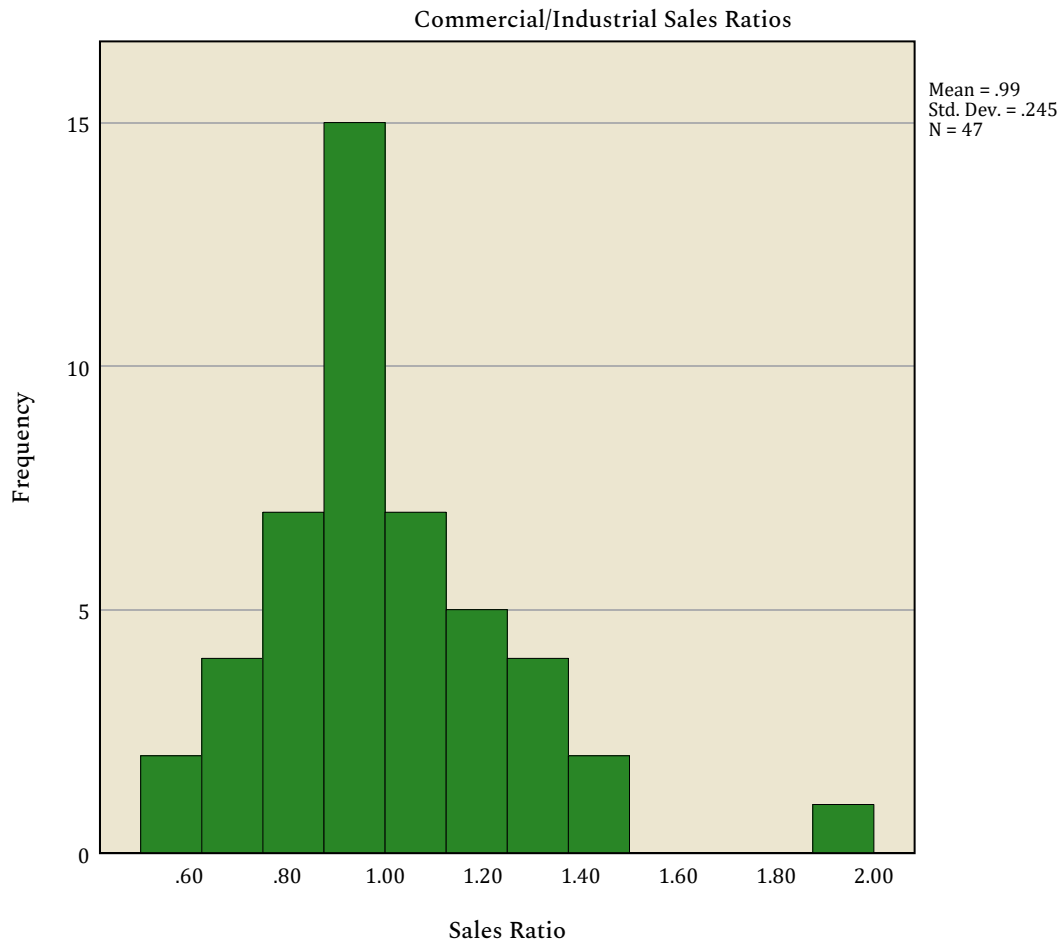
Sold vs Unsold Percent Change for Subclass 1212 by Economic Area

Difference in Price Per Foot

economic_area	Residential Sold vs Unsold	N	Median	Mean
7	SOLD	315	.93	.95
	UNSOLD	1850	.92	1.03
	Total	2165	.92	1.02
8	SOLD	176	.98	1.01
	UNSOLD	1288	.96	1.02
	Total	1464	.97	1.02
Total	SOLD	2207	.97	.99
	UNSOLD	10642	.96	1.05
	Total	12849	.96	1.04

OVERALL Commercial/Industrial: Sales Ratio Distribution

Graph



OVERALL Commercial/Industrial: Central Tendencies

Ratio Statistics

Ratio Statistics for Current Total Value /
Adjusted Sale Price

N	Median	Coefficient of Dispersion
47	.979	.175

Ratio Statistics

Ratio Statistics for Current Total
Value / Adjusted Sale Price

Price Related Bias	Price Related Differential
.008	1.051

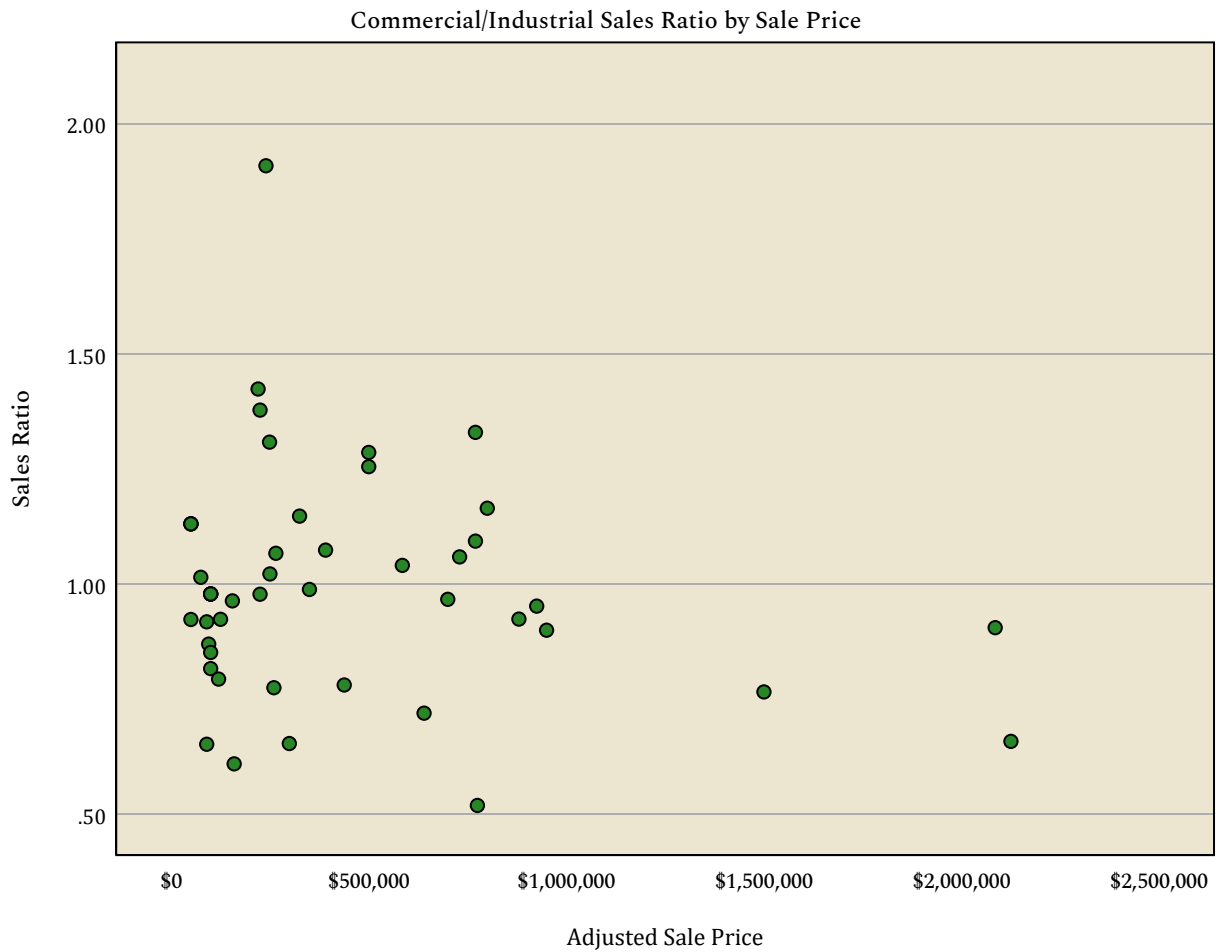
OVERALL Commercial/Industrial: Sales Price by Sales Ratio

Regression

		Coefficients ^a				
		Unstandardized Coefficients		Standardized Coefficients		
Model		B	Std. Error	Beta	t	Sig.
1	(Constant)	1.035	.048		21.371	<.001
	Adjusted Sale Price	-9.427E-8	.000	-.184	-1.259	.215

a. Dependent Variable: Sales Ratio

Graph



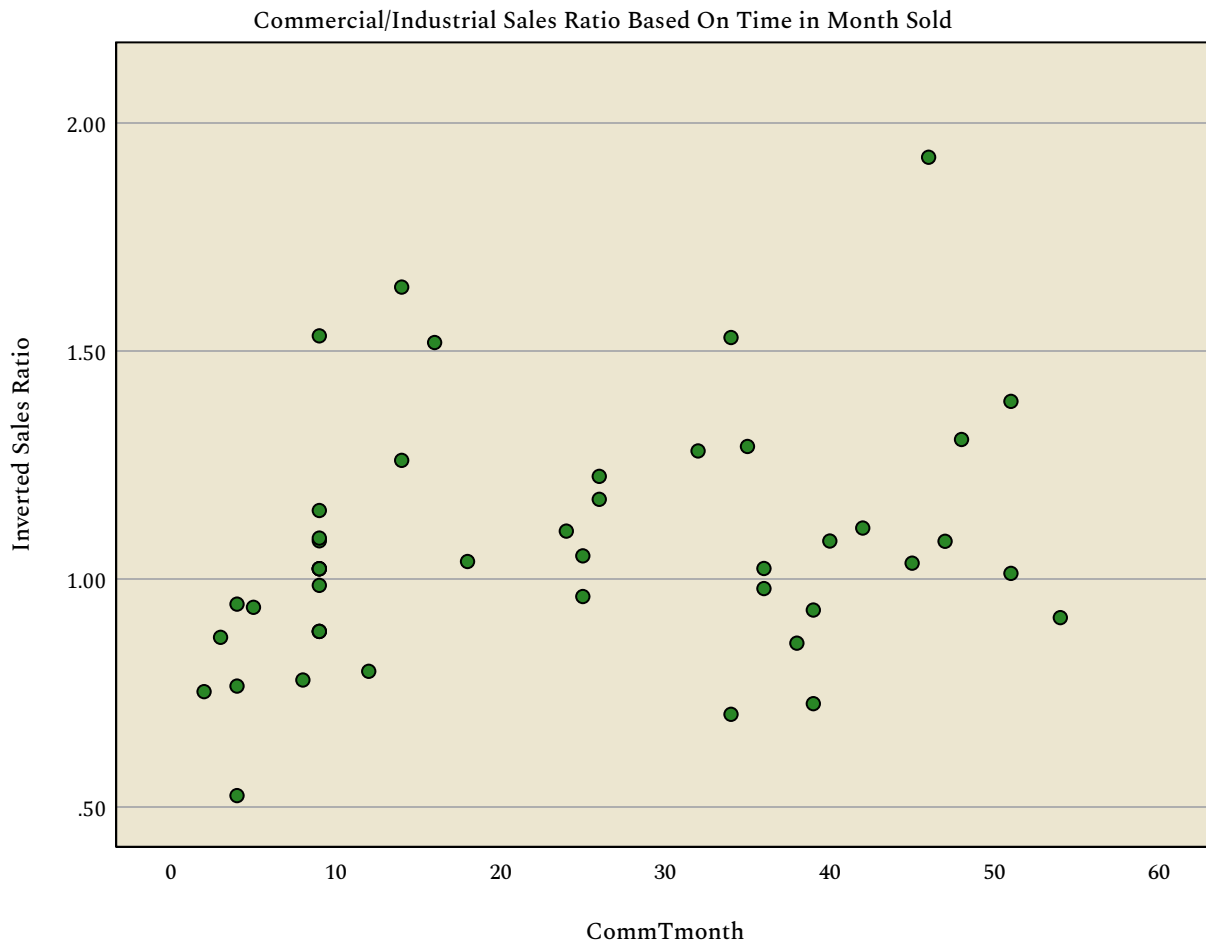
OVERALL Commercial/Industrial: Months by Inverted Sales Ratio

Regression

		Coefficients ^a				
		Unstandardized Coefficients		Standardized Coefficients		
Model		B	Std. Error	Beta	t	Sig.
1	(Constant)	.962	.066		14.640	<.001
	CommTmonth	.005	.002	.277	1.931	.060

a. Dependent Variable: Inverted Sales Ratio

Graph



OVERALL Commercial/Industrial: Descriptive Statistics

Frequencies

		Statistics		
		Previous Price Per Foot	Price Per Foot	Difference in Price Per Foot
N	Valid	47	47	47
	Missing	0	0	0
Mean		\$175.88	\$191.53	1.08
Median		\$154.95	\$175.00	1.00
Percentiles	2.5	\$63.15	\$62.50	.79
	25	\$116.33	\$128.71	.97
	50	\$154.95	\$175.00	1.00
	75	\$224.48	\$225.00	1.13
	97.5	\$509.20	\$572.16	2.09

Frequencies

		Statistics		
		Previous Total Value	Current Total Value	Difference in Total Value
N	Valid	47	47	47
	Missing	0	0	0
Mean		\$379,348.77	\$416,027.96	\$36,679.19
Median		\$252,253.00	\$310,060.00	\$0.00
Percentiles	2.5	\$48,246.00	\$48,246.00	-\$100,616.60
	25	\$97,875.00	\$97,280.00	-\$13,783.00
	50	\$252,253.00	\$310,060.00	\$0.00
	75	\$580,193.00	\$643,036.00	\$62,633.00
	97.5	\$1,502,309.40	\$1,790,615.80	\$391,379.60

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

Nonparametric Tests

Hypothesis Test Summary

	Null Hypothesis	Test	Sig. ^{a,b}
1	The distribution of Difference in Total Value is the same across categories of CommSOLDFLG.	Independent-Samples Mann-Whitney U Test	.099

Hypothesis Test Summary

	Decision
1	Retain the null hypothesis.

- a. The significance level is .050.
- b. Asymptotic significance is displayed.

Independent-Samples Mann-Whitney U Test

Difference in Total Value across CommSOLDFLG

Independent-Samples Mann-Whitney U Test Summary

Total N	244
Mann-Whitney U	5183.000
Wilcoxon W	25083.000
Test Statistic	5183.000
Standard Error	427.555
Standardized Test Statistic	1.650
Asymptotic Sig.(2-sided test)	.099

Nonparametric Tests

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

Hypothesis Test Summary

	Null Hypothesis	Test	Sig. ^{a,b}
1	The distribution of Price Per Foot is the same across categories of CommSOLDFLG.	Independent-Samples Mann-Whitney U Test	.612

Hypothesis Test Summary

	Decision
1	Retain the null hypothesis.

- a. The significance level is .050.
- b. Asymptotic significance is displayed.

Independent-Samples Mann-Whitney U Test

Price Per Foot across CommSOLDFLG

Independent-Samples Mann-Whitney U Test Summary

Total N	244
Mann-Whitney U	4335.500
Wilcoxon W	24036.500
Test Statistic	4335.500
Standard Error	431.209
Standardized Test Statistic	-.507
Asymptotic Sig.(2-sided test)	.612

Nonparametric Tests

Hypothesis Test Summary

	Null Hypothesis	Test	Sig. ^{a,b}
1	The distribution of Difference in Price Per Foot is the same across categories of CommSOLDFLG.	Independent-Samples Mann-Whitney U Test	.017

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

Hypothesis Test Summary

	Decision
1	Reject the null hypothesis.

- a. The significance level is .050.
- b. Asymptotic significance is displayed.

Independent-Samples Mann-Whitney U Test

Difference in Price Per Foot across CommSOLDFLG

Independent-Samples Mann-Whitney U Test Summary

Total N	244
Mann-Whitney U	5408.500
Wilcoxon W	25508.500
Test Statistic	5408.500
Standard Error	423.839
Standardized Test Statistic	2.379
Asymptotic Sig.(2-sided test)	.017

OVERALL Commercial/Industrial: Unit Value Comparison

Summarize

Sold vs Unsold

Difference in Price Per Foot

CommSOLDFLG	N	Median	Mean
SOLD	47	1.00	1.08
UNSOLD	211	1.08	1.10
Total	258	1.06	1.10

Summarize

Sold vs Unsold

Difference in Price Per Foot

Improvement Abstract Codes	CommSOLDFLG	N	Median	Mean
2212	SOLD	22	1.04	1.04
	UNSOLD	107	1.05	1.06
	Total	129	1.05	1.06
2215	SOLD	4	1.28	1.42
	UNSOLD	6	1.04	1.07
	Total	10	1.05	1.21
2220	SOLD	6	1.11	1.25
	UNSOLD	43	1.10	1.09
	Total	49	1.10	1.11
2230	SOLD	3	1.00	.99
	UNSOLD	30	1.11	1.16
	Total	33	1.08	1.15
2235	SOLD	1	1.13	1.13
	UNSOLD	17	1.14	1.21
	Total	18	1.14	1.20
2245	SOLD	11	1.00	.99
	UNSOLD	4	1.30	1.30
	Total	15	1.00	1.07
3212	UNSOLD	1	1.14	1.14
	Total	1	1.14	1.14

OVERALL Commercial/Industrial: Unit Value Comparison

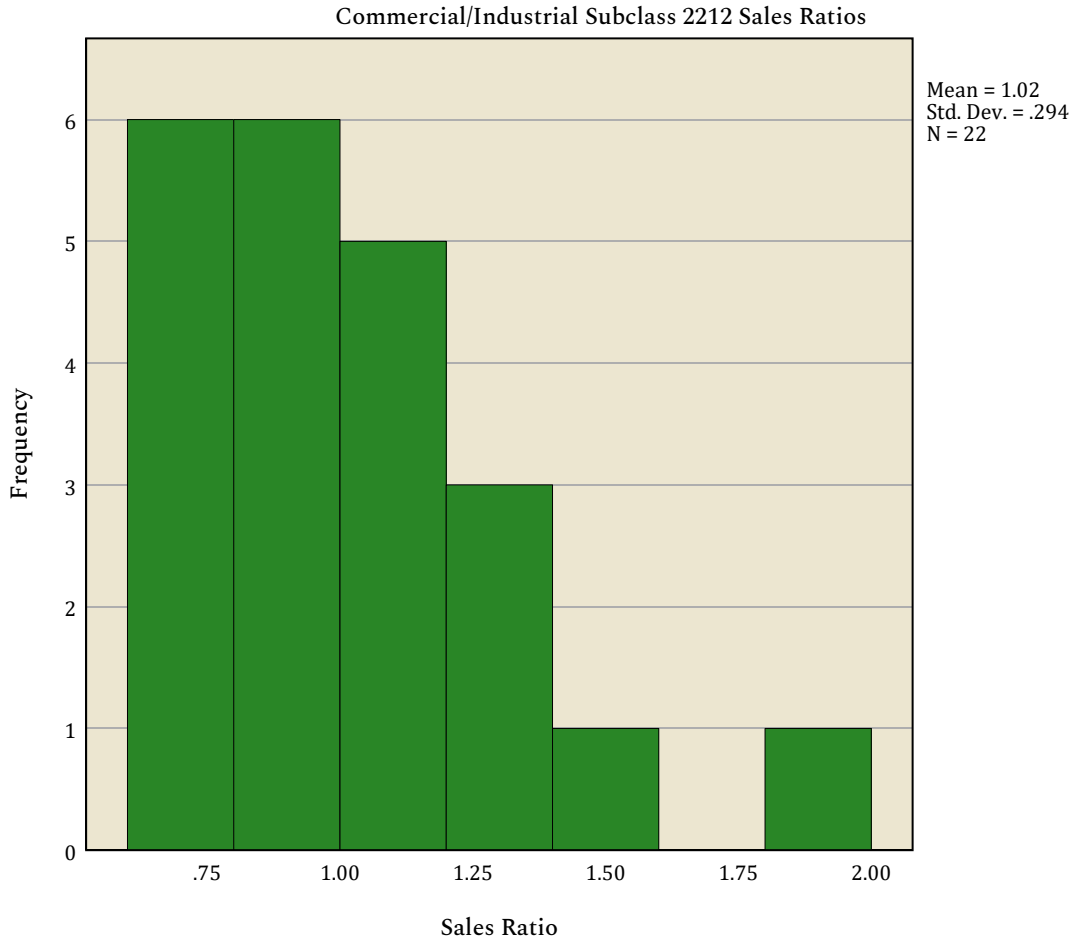
Sold vs Unsold

Difference in Price Per Foot

Improvement Abstract Codes	CommSOLDFLG	N	Median	Mean
3215	UNSOLD	3	1.07	1.06
	Total	3	1.07	1.06
Total	SOLD	47	1.00	1.08
	UNSOLD	211	1.08	1.10
	Total	258	1.06	1.10

Commercial/Industrial Subclass 2212: Sales Ratio Distribution

Graph



Commercial/Industrial Subclass 2212: Central Tendencies

Ratio Statistics

Ratio Statistics for Current Total Value /
Adjusted Sale Price

N	Median	Coefficient of Dispersion
22	.960	.221

Ratio Statistics

Ratio Statistics for Current Total
Value / Adjusted Sale Price

Price Related Bias	Price Related Differential
.009	1.077

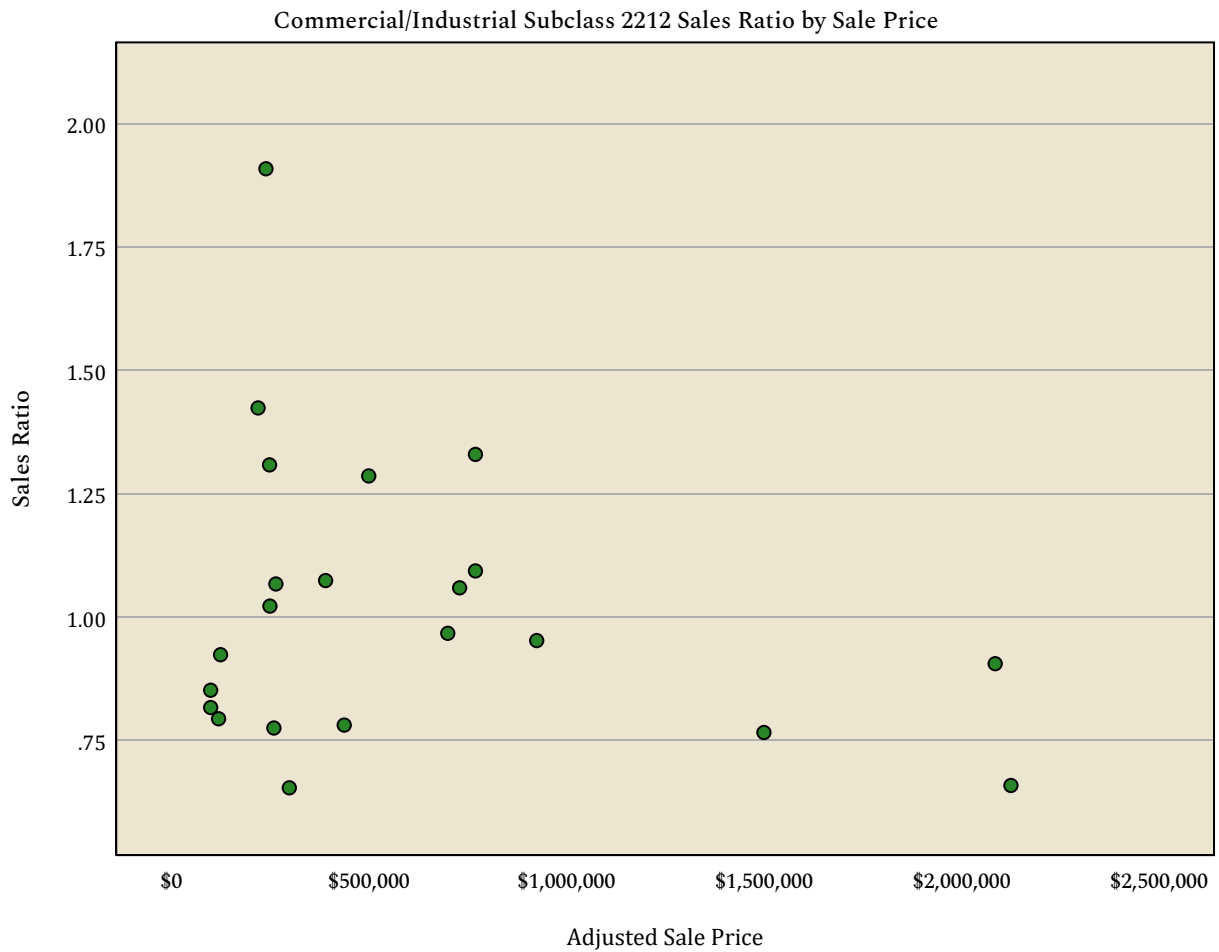
Commercial/Industrial Subclass 2212: Sales Price by Sales Ratio

Regression

		Coefficients ^a				
		Unstandardized Coefficients		Standardized Coefficients		
Model		B	Std. Error	Beta	t	Sig.
1	(Constant)	1.097	.089		12.338	<.001
	Adjusted Sale Price	-1.301E-7	.000	-.263	-1.220	.237

a. Dependent Variable: Sales Ratio

Graph



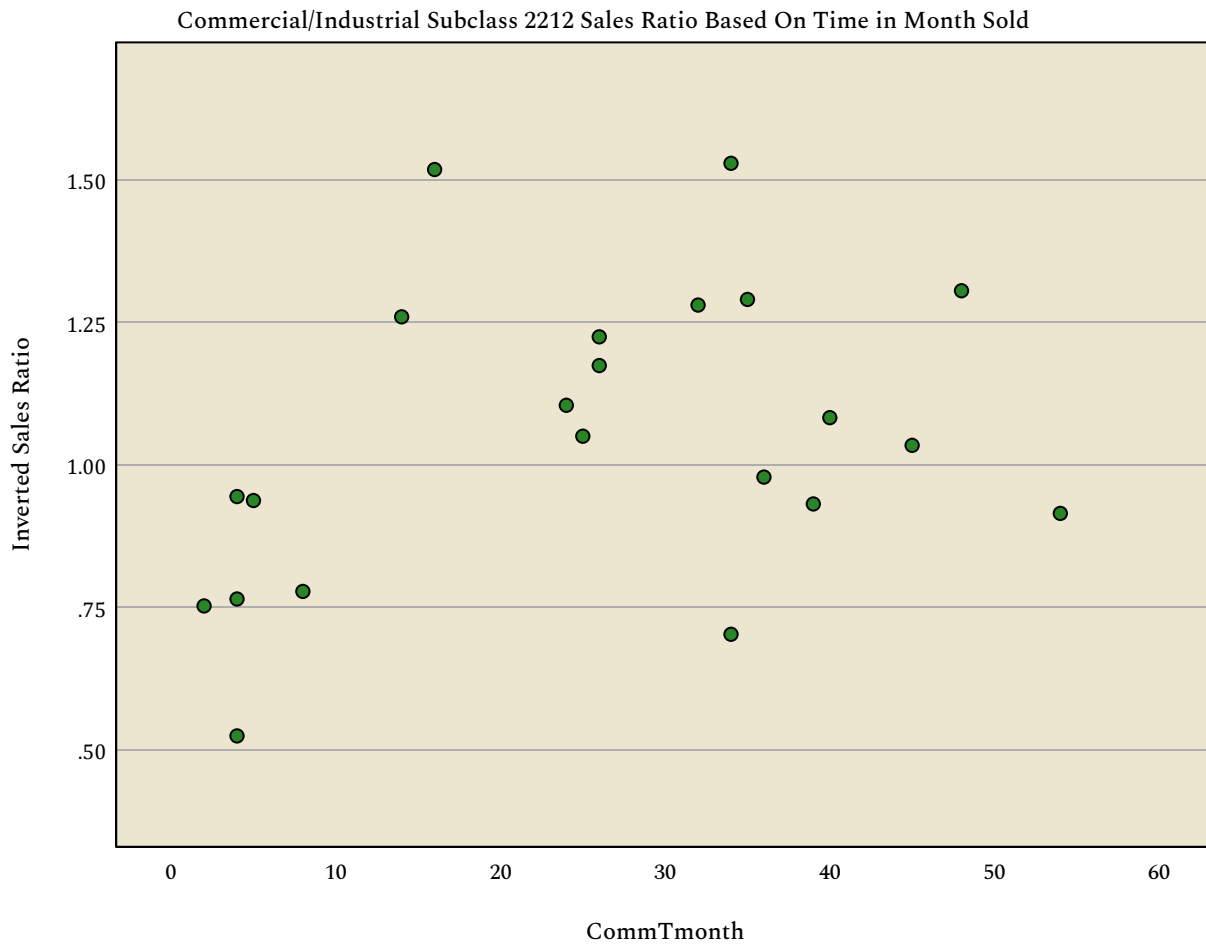
Commercial/Industrial Subclass 2212: Months by Inverted Sales Ratio

Regression

		Coefficients ^a				
		Unstandardized Coefficients		Standardized Coefficients		
Model		B	Std. Error	Beta	t	Sig.
1	(Constant)	.900	.101		8.944	<.001
	CommTmonth	.006	.003	.362	1.735	.098

a. Dependent Variable: Inverted Sales Ratio

Graph



Commercial/Industrial Subclass 2212: Descriptive Statistics

Frequencies

		Statistics		
		Previous Price Per Foot	Price Per Foot	Difference in Price Per Foot
N	Valid	22	22	22
	Missing	0	0	0
Mean		\$195.88	\$205.23	1.04
Median		\$165.92	\$204.50	1.04
Percentiles	2.5	\$83.59	\$71.52	.78
	25	\$111.09	\$108.55	.90
	50	\$165.92	\$204.50	1.04
	75	\$232.62	\$265.21	1.15
	97.5	.	.	.

Frequencies

		Statistics		
		Previous Total Value	Current Total Value	Difference in Total Value
N	Valid	22	22	22
	Missing	0	0	0
Mean		\$532,568.55	\$565,884.64	\$33,316.09
Median		\$345,552.50	\$380,919.00	\$14,930.50
Percentiles	2.5	\$95,459.00	\$81,676.00	-\$111,160.00
	25	\$239,698.00	\$200,058.25	-\$21,279.75
	50	\$345,552.50	\$380,919.00	\$14,930.50
	75	\$800,789.50	\$851,771.50	\$67,692.50
	97.5	.	.	.

Commercial/Industrial Subclass 2212: Mann-Whitney U-Test (Rank-sum)

Nonparametric Tests

Hypothesis Test Summary

	Null Hypothesis	Test	Sig. ^{a,b}
1	The distribution of Difference in Total Value is the same across categories of CommSOLDFLG.	Independent-Samples Mann-Whitney U Test	.598

Hypothesis Test Summary

	Decision
1	Retain the null hypothesis.

a. The significance level is .050.

b. Asymptotic significance is displayed.

Independent-Samples Mann-Whitney U Test

Difference in Total Value across CommSOLDFLG

Independent-Samples Mann-Whitney U Test Summary

Total N	121
Mann-Whitney U	1127.000
Wilcoxon W	6177.000
Test Statistic	1127.000
Standard Error	146.115
Standardized Test Statistic	.527
Asymptotic Sig.(2-sided test)	.598

Nonparametric Tests

Commercial/Industrial Subclass 2212: Mann-Whitney U-Test (Rank-sum)

Hypothesis Test Summary

	Null Hypothesis	Test	Sig. ^{a,b}
1	The distribution of Price Per Foot is the same across categories of CommSOLDFLG.	Independent-Samples Mann-Whitney U Test	.291

Hypothesis Test Summary

	Decision
1	Retain the null hypothesis.

- a. The significance level is .050.
- b. Asymptotic significance is displayed.

Independent-Samples Mann-Whitney U Test

Price Per Foot across CommSOLDFLG

Independent-Samples Mann-Whitney U Test Summary

Total N	121
Mann-Whitney U	932.000
Wilcoxon W	5882.000
Test Statistic	932.000
Standard Error	148.774
Standardized Test Statistic	-1.055
Asymptotic Sig.(2-sided test)	.291

Nonparametric Tests

Hypothesis Test Summary

	Null Hypothesis	Test	Sig. ^{a,b}
1	The distribution of Difference in Price Per Foot is the same across categories of CommSOLDFLG.	Independent-Samples Mann-Whitney U Test	.951

Commercial/Industrial Subclass 2212: Mann-Whitney U-Test (Rank-sum)

Hypothesis Test Summary

Decision	
1	Retain the null hypothesis.

- a. The significance level is .050.
- b. Asymptotic significance is displayed.

Independent-Samples Mann-Whitney U Test

Difference in Price Per Foot across CommSOLDFLG

Independent-Samples Mann-Whitney U Test Summary

Total N	121
Mann-Whitney U	1041.000
Wilcoxon W	6091.000
Test Statistic	1041.000
Standard Error	146.115
Standardized Test Statistic	-.062
Asymptotic Sig.(2-sided test)	.951

Commercial/Industrial Subclass 2212: Unit Comparison Method

Summarize

Sold vs Unsold Percent Change for Subclass 2212

Difference in Price Per Foot

CommSOLDFLG	N	Median	Mean
SOLD	22	1.04	1.04
UNSOLD	107	1.05	1.06
Total	129	1.05	1.06

Commercial/Industrial Subclass 2212: Economic Area Analysis

Ratio Statistics

Ratio Statistics for Current Total Value / Adjusted Sale Price

Group	N	Median	Coefficient of Dispersion
	10	8421.450	.420
1	15	.781	6525.875
4	2	13559.017	1.000
5	2	.938	.015
6	16	1.084	5053.603
7	2	1.841	.369
8	7	.986	2480.679
Overall	54	1.063	4534.806

Ratio Statistics

Ratio Statistics for Current Total Value / Adjusted Sale Price

Group	N	Price Related Bias	Price Related Differential
	10	-.082	3123.266
1	15	-7836.439	5986.481
4	2	-.143	9652.051
5	2	.010	.989
6	16	-3147.440	8065.200
7	2	-2.468	1.116
8	7	-3514.776	2515.007
Overall	54	-2066.251	5839.868

Summarize

Commercial/Industrial Subclass 2212: Economic Area Analysis

Sold vs Unsold Percent Change for Subclass 2212 by Economic Area

Difference in Price Per Foot

economic_area	CommSOLDFLG	N	Median	Mean
	SOLD	3	.86	.86
	UNSOLD	17	.86	.92
	Total	20	.86	.91
1	SOLD	6	1.11	1.06
	UNSOLD	30	1.08	1.09
	Total	36	1.09	1.09
4	UNSOLD	8	.99	1.03
	Total	8	.99	1.03
5	SOLD	2	1.14	1.14
	UNSOLD	4	1.01	1.06
	Total	6	1.07	1.08
6	SOLD	9	1.05	1.09
	UNSOLD	27	1.06	1.11
	Total	36	1.06	1.10
7	UNSOLD	4	1.00	.98
	Total	4	1.00	.98
8	SOLD	2	.94	.94
	UNSOLD	17	1.11	1.11
	Total	19	1.09	1.09
Total	SOLD	22	1.04	1.04
	UNSOLD	107	1.05	1.06
	Total	129	1.05	1.06

Final Analysis: OVERALL Statistical Abstract.

Ratio Statistics

Ratio Statistics for Current Total Value / Adjusted Sale Price

Group	N	Mean	95% Confidence Interval for Mean		Median
			Lower Bound	Upper Bound	
Vacant Land	2424	1.004	.994	1.014	.982
Residential	2234	1.007	1.001	1.012	.998
Commercial/Industrial	47	.994	.922	1.065	.979
Overall	4705	1.005	.999	1.011	.992

Ratio Statistics for Current Total Value / Adjusted Sale Price

Group	95% Confidence Interval for Median			Weighted Mean	95% Confidence Interval for ...
	Lower Bound	Upper Bound	Actual Coverage		Lower Bound
Vacant Land	.970	.992	95.1%	.949	.936
Residential	.992	1.000	95.1%	.993	.988
Commercial/Industrial	.923	1.041	96.0%	.945	.853
Overall	.987	.997	95.3%	.988	.983

Ratio Statistics for Current Total Value / Adjusted Sale Price

Group	95% Confidence Interval for ...	Price Related Differential	Coefficient of Dispersion
	Upper Bound		
Vacant Land	.962	1.058	.195
Residential	.999	1.013	.094
Commercial/Industrial	1.038	1.051	.175
Overall	.993	1.017	.146

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.