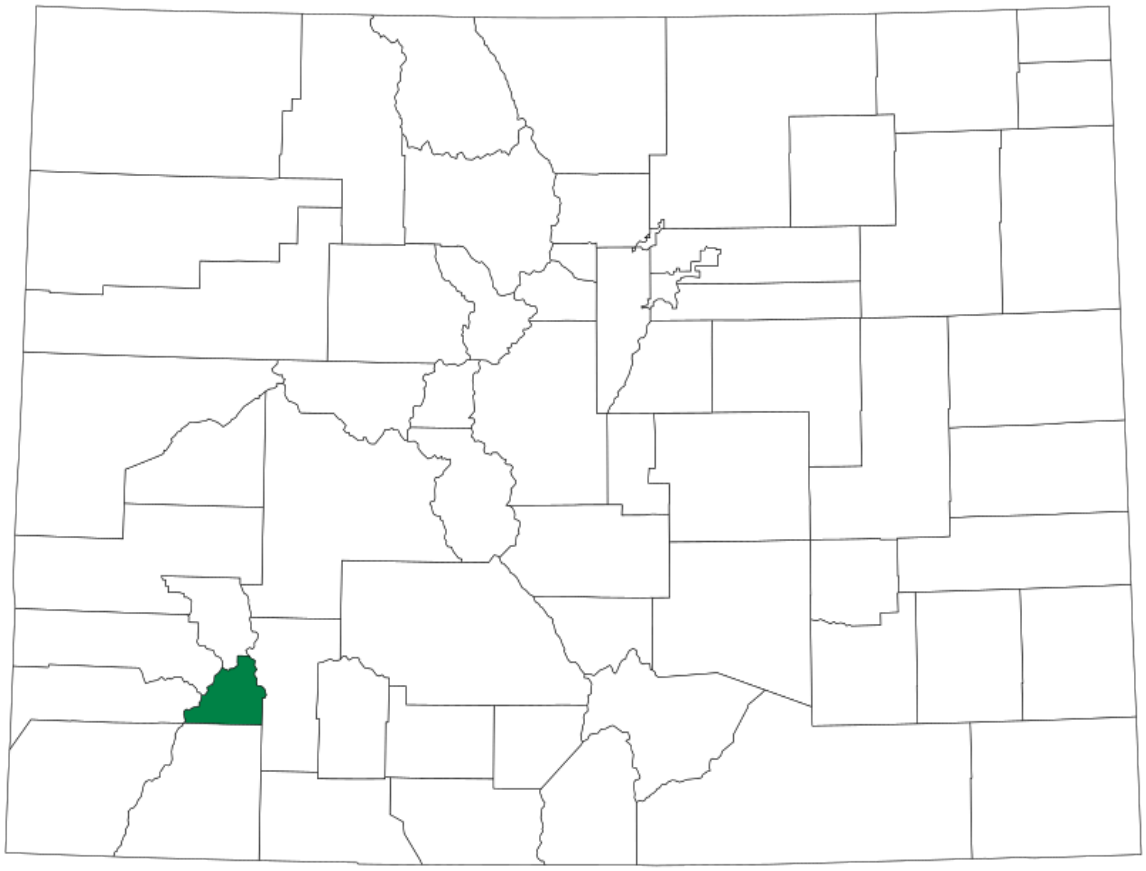
San Matteo

DATA ANALYTICS

2025 Property Assessment Study

San Juan 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 San Juan County**. This report summarizes the results of both a procedural review and a statistical analysis.

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

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

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

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San Matteo
DATA ANALYTICS

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1. Statistical Overview

Compliance and Evaluations

San Juan County was found to be in compliance.

	Result	Value
Vacant Land		
Median Sales Ratio	Pass	0.97
Coefficient of Dispersion	Pass	9.00%
Time Adjustments	Pass	0.248
Price Related Differential	Sufficient	1.01
Price Related Bias	Sufficient	-0.02
Sold/Unsold Similarity	Sufficient	
Qualified Sales > 50%	Yes	

	Result	Value
Residential		
Median Sales Ratio	Pass	1.03
Coefficient of Dispersion	Pass	9.70%
Time Adjustments	Pass	0.053
Price Related Differential	Sufficient	1.02
Price Related Bias	Sufficient	-0.03
Sold/Unsold Similarity	Sufficient	
Qualified Sales > 50%	Yes	

	Result	Value
Commercial/Industrial		
Median Sales Ratio	Pass	0.97
Coefficient of Dispersion	Pass	9.34%
Time Adjustments	Pass	0.780
Price Related Differential	Sufficient	1.01
Price Related Bias	Sufficient	0.01
Sold/Unsold Similarity	Sufficient	
Qualified Sales > 50%	Yes	

Property Types

Below is a breakdown of the property types of the 2,805 parcels in San Juan County.

2. Vacant Land

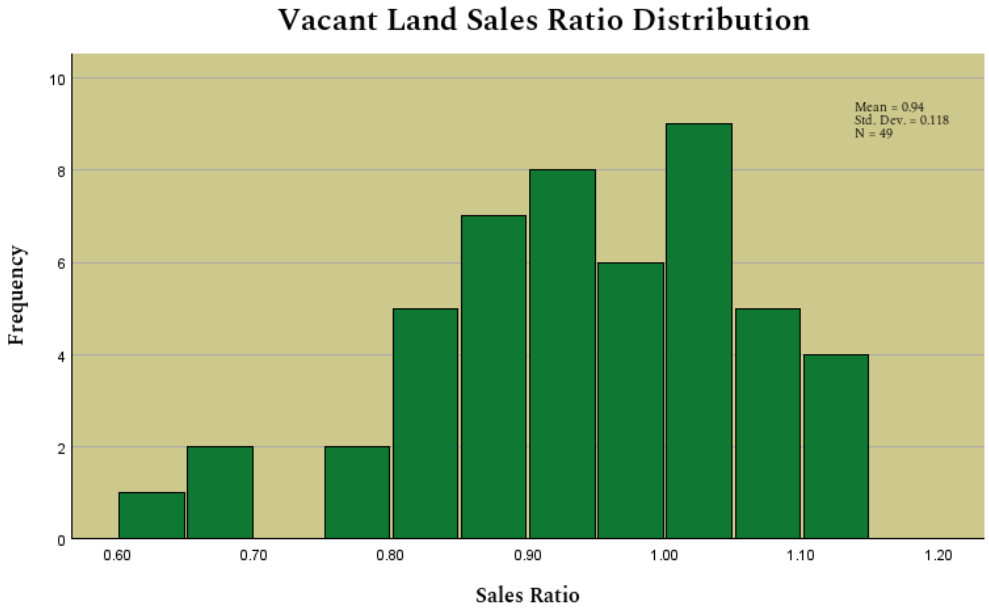
Overview

San Juan was found to be compliant for Vacant Land properties.

	Result	Value
Vacant Land		
Median Sales Ratio	Pass	0.97
Coefficient of Dispersion	Pass	9.00%
Time Adjustments	Pass	0.248
Price Related Differential	Sufficient	1.01
Price Related Bias	Sufficient	-0.02
Sold/Unsold Similarity	Sufficient	
Qualified Sales > 50%	Yes	

Vacant Land Median Sales Ratio

The median sales ratio (MSR) tests how close the Assessor's valuations (estimates of market value) are to the true market value. The distribution of these sales ratios should be centered around 1.00. The Vacant Land MSR for San Juan County was calculated to be 0.97, which is within the acceptable statistical range of 0.95 to 1.05 established by the State Board of Equalization (SBOE). We trimmed one sale 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.

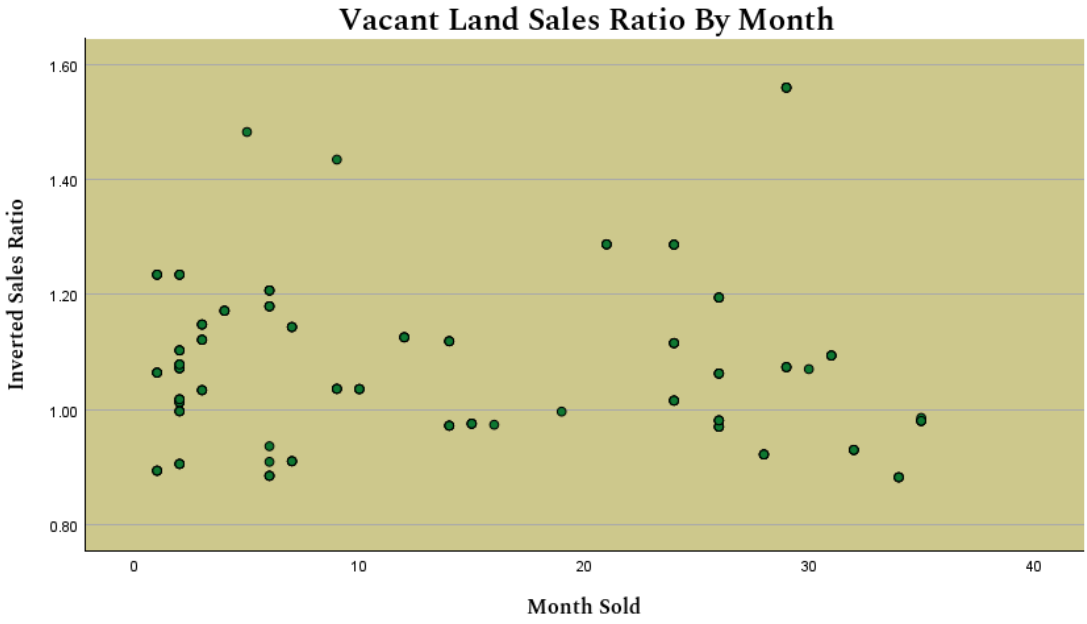


Vacant Land Coefficient of Dispersion

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 San Juan County was calculated at 9.00% 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.

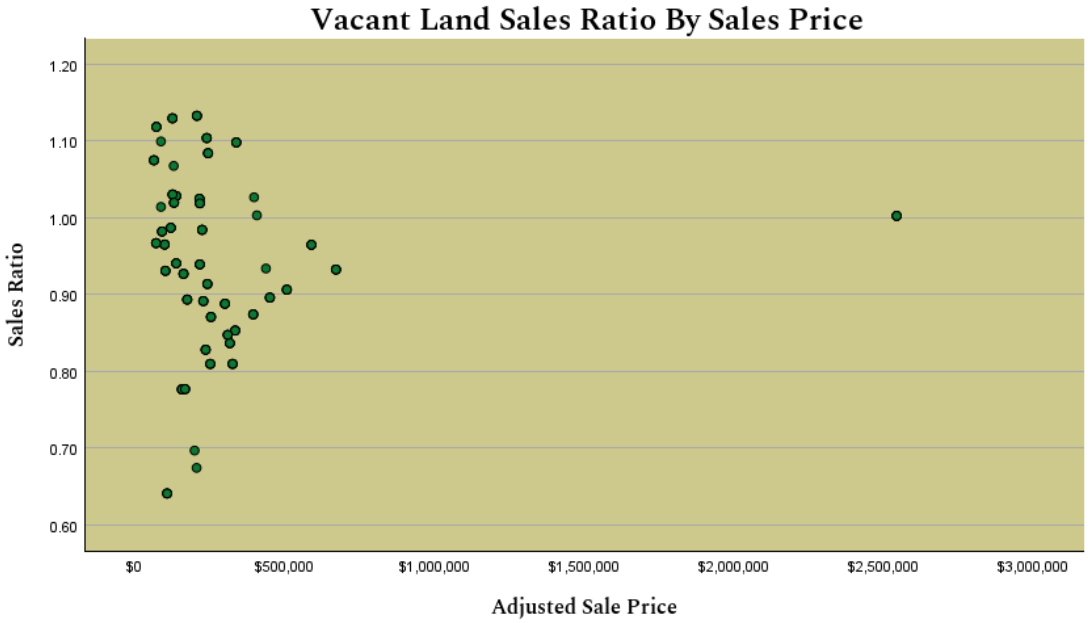
Vacant Land Market (Time) Adjustments

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 36 - month period of sales. There does not appear to be a significant effect of time on San Juan'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 San Juan 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).



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 San Juan County, the PRB was calculated at -0.02 which is within the acceptable statistical range of -0.05 to 0.05 established by the International Association of Assessing Officers.

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

3. Residential

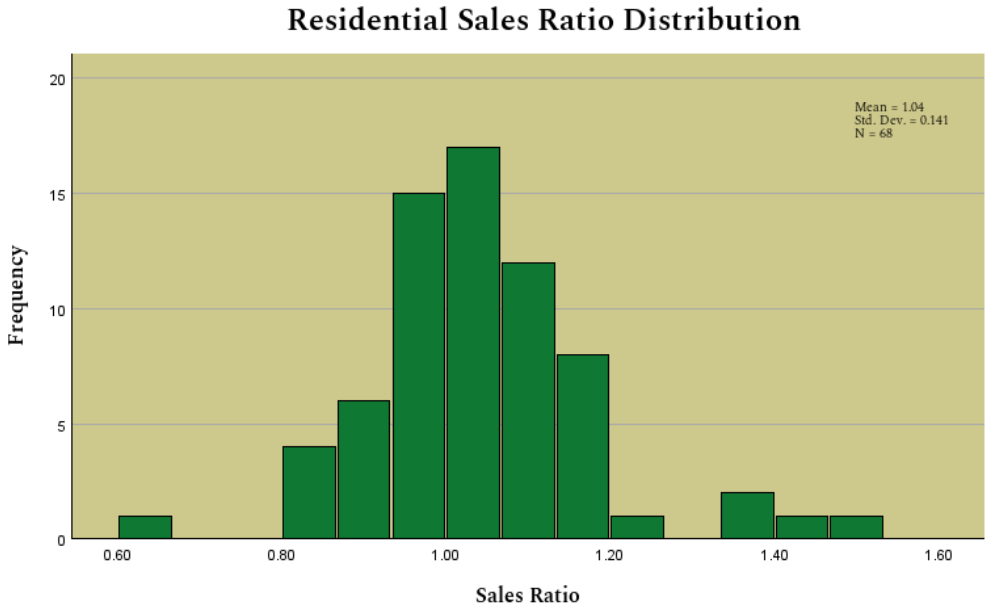
Overview

San Juan County was found to be compliant for Residential properties.

	Result	Value
Residential		
Median Sales Ratio	Pass	1.03
Coefficient of Dispersion	Pass	9.70%
Time Adjustments	Pass	0.053
Price Related Differential	Sufficient	1.02
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 San Juan County was calculated to be 1.03, 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 San Juan County was calculated at 9.70% 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 36 - month period of sales. There does not appear to be a significant effect of time on your 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 San Juan County was calculated at 1.02, which is within the acceptable range of 0.98 to 1.03 established by the International Association of Assessing Officers (IAAO).

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 San Juan 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.

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

4. Commercial and Industrial

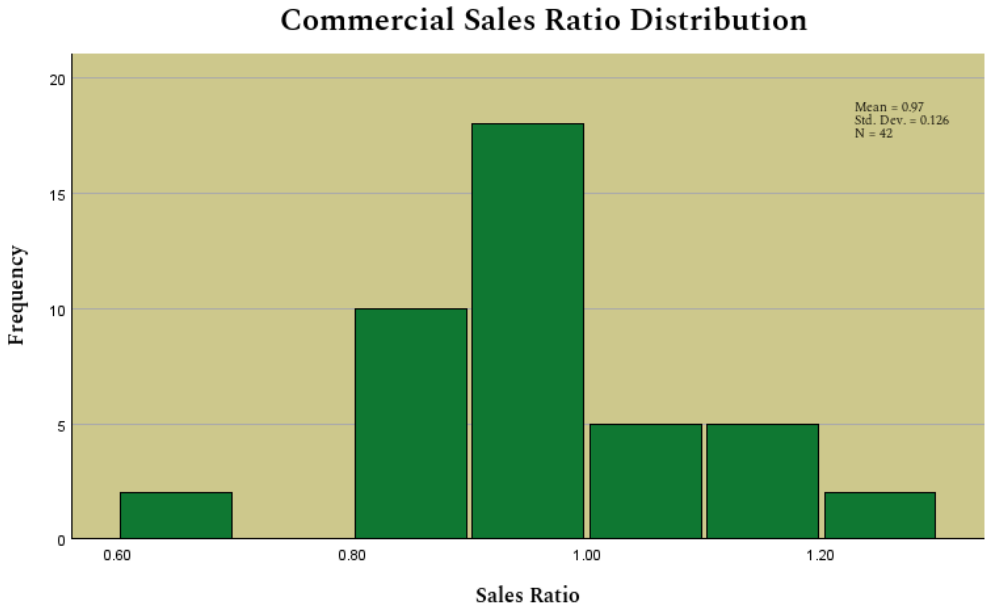
Overview

San Juan was found to be compliant for Commercial and Industrial properties.

	Result	Value
Commercial and Industrial		
Median Sales Ratio	Pass	0.97
Coefficient of Dispersion	Pass	9.34%
Time Adjustments	Pass	0.780
Price Related Differential	Sufficient	1.01
Price Related Bias	Sufficient	0.01
Sold/Unsold Similarity	Sufficient	
Qualified Sales > 50%	Yes	

Commercial Median Sales Ratio

The median sales ratio (MSR) tests how close the Assessor's valuations (estimates of market value) are to the true market value. The distribution of these sales ratios should be centered around 1.00. The Commercial MSR for San Juan County was calculated to be 0.97, 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.

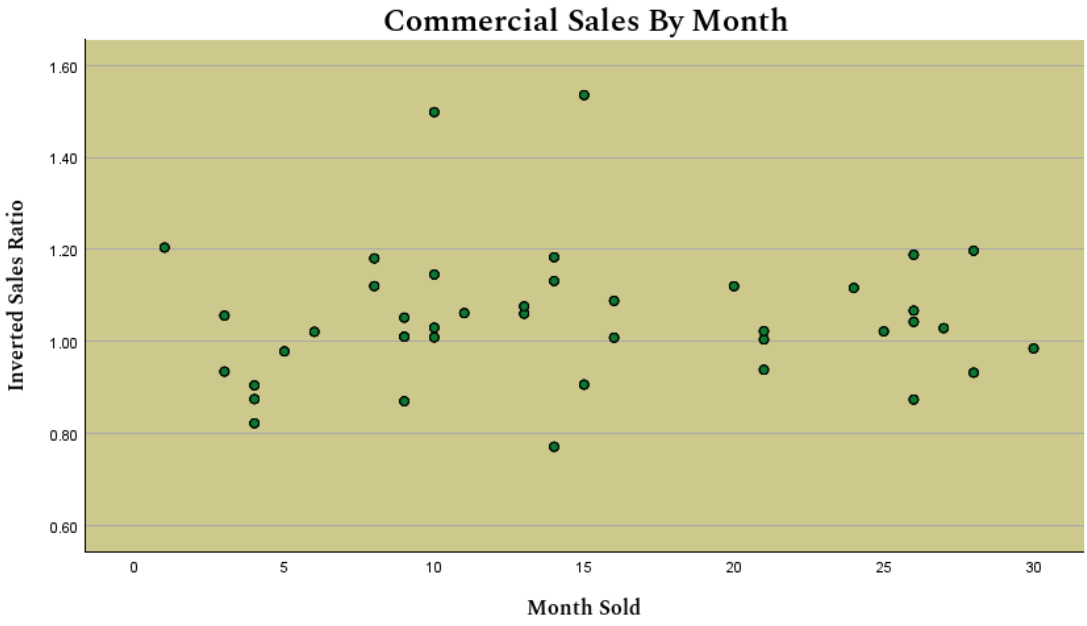


Commercial Coefficient of Dispersion

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 San Juan County was calculated at 9.34% 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 36 - month period of sales. There does not appear to be a significant effect of time on San Juan 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 San Juan 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)

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 San Juan 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.

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

5. Agriculture

Methodology

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

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

• 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 San Juan 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.

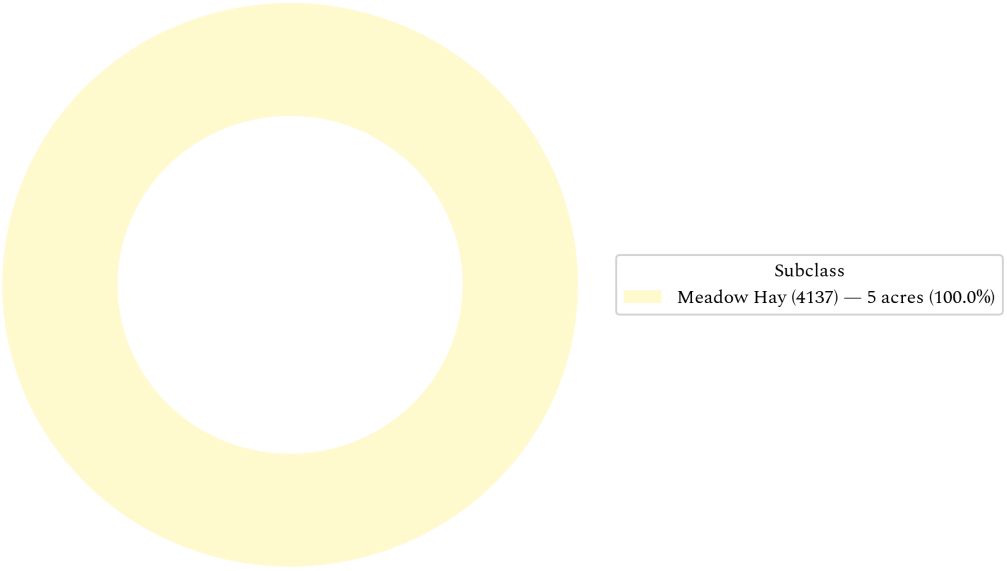
Recommendations

None

Agricultural Land Breakdown

Abstract	Class	Acres	Actual Value	Actual Value/Acre	Assessed Value
4137	Meadow Hay	5	$1,438	$287.60	$388.00

Acres by Subclass



6. Agriculture Non-Integral

Methodology

SMDA reviewed San Juan 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 San Juan 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, San Juan County applied the following discovery methods:

- Field Inspections
- In Person Interviews

For Residential Improvements Not Integral to Agriculture

San Juan County has not indicated any methods used to discover land under a residential improvement that is determined to be not integral under 39-1-102, C.R.S.:

Conclusions

San Juan 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

San Juan 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

San Juan County does not have Earth and Stone, Oil and Gas, Producing Mines, or Coal Mines, and is not subject to procedural review for Natural Resources.

9. Personal Property

Methodology

SMDA reviewed San Juan 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, San Juan County used several methods:

- Public record documents
- MLS listing or sold books
- Local publications
- Personal observation
- Questionnaires

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

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

- Accounts close to $56,000 actual value exemption status
- Non-filing taxpayers
- Businesses with no deletions or additions for 2 or more years
- Accounts with omitted property
- Incomplete or inconsistent declarations
- Accounts with greater than 10% change
- New businesses filing for the first time
- Accounts with obvious discrepancies

Conclusions

San Juan 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 San Juan 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 San Juan County's assessment procedures for compliance with these guidelines for **agricultural, commercial and ski** 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

The county is currently waiting on documentation from relevant government entities and will provide an update to the auditor as soon as they are able to finalize the possessory interest valuation.

Recommendations

None

11. Sales Verification

Methodology

As part of the Property Assessment Study, SMDA conducted an evaluation of San Juan 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 San Juan County's sales verification practices for the 2025 valuation period by reviewing a selection of sales from San Juan County's master sales list. A total of 21 unqualified sales were analyzed. Of these, 20 sales provided clear and supportable reasons for disqualification, while one sale 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 San Juan County maintained a sufficient percentage of qualified sales, an in-depth subclass analysis was not required.

Conclusions

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

Recommendations

None

12. Subdivision Discounting

Methodology

SMDA reviewed San Juan County's subdivision discounting practices to ensure compliance with **§39-1-103(14), C.R.S.** San Juan County did not apply subdivision discounting.

Conclusions

San Juan County is excused from the procedural review.

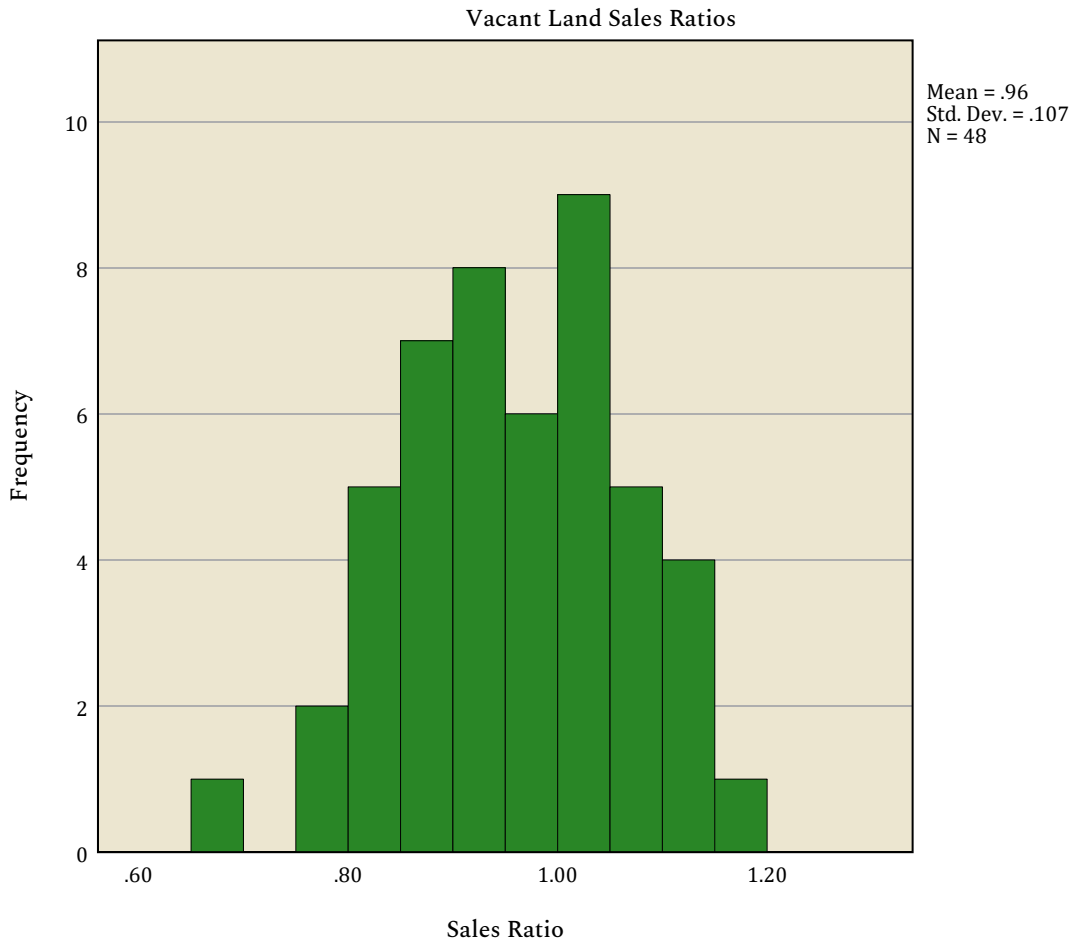
Recommendations

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
48	.965	.090

Ratio Statistics

Ratio Statistics for Current Total Value / Adjusted Sale Price

Price Related Bias	Price Related Differential
-.023	1.007

OVERALL Vacant Land: Sales Price by Sales Ratio

Regression

Coefficients[a]

Model		Unstandardized Coefficients		Standardized Coefficients		
		B	Std. Error	Beta	t	Sig.
1	(Constant)	.964	.020		48.468	<.001
	Adjusted Sale Price	-1.577E-8	.000	-.053	-.362	.719

a. Dependent Variable: Sales Ratio

Graph

OVERALL Vacant Land: Months by Inverted Sales Ratio

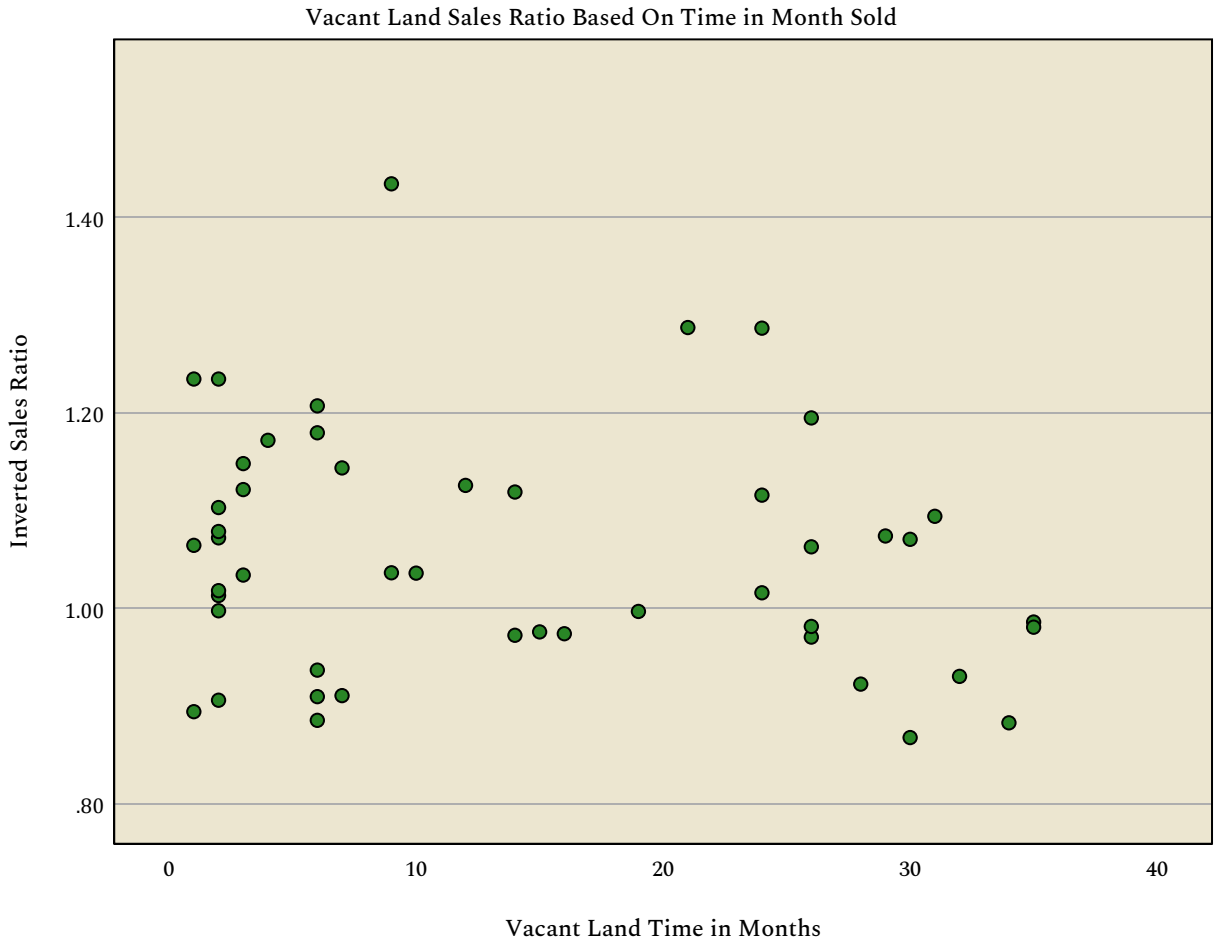
Regression

Coefficients[a]

Model		Unstandardized Coefficients		Standardized Coefficients		
		B	Std. Error	Beta	t	Sig.
1	(Constant)	1.082	.028		38.779	<.001
	Vacant Land Time in Months	-.002	.002	-.177	-1.218	.229

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	48	48	48
	Missing	0	0	0
Mean		$170,235.88	$271,821.23	$101,585.35
Median		$137,184.00	$205,000.00	$77,750.00
Percentiles	2.5	$20,627.35	$70,000.00	-$2,699.00
	25	$77,591.00	$131,250.00	$48,172.75
	50	$137,184.00	$205,000.00	$77,750.00
	75	$160,110.25	$267,892.00	$102,335.00
	97.5	$1,286,856.50	$2,117,384.40	$845,745.10

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	.009

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	336
Mann-Whitney U	4971.500
Wilcoxon W	47457.500
Test Statistic	4971.500
Standard Error	606.016
Standardized Test Statistic	-2.601
Asymptotic Sig.(2-sided test)	.009

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

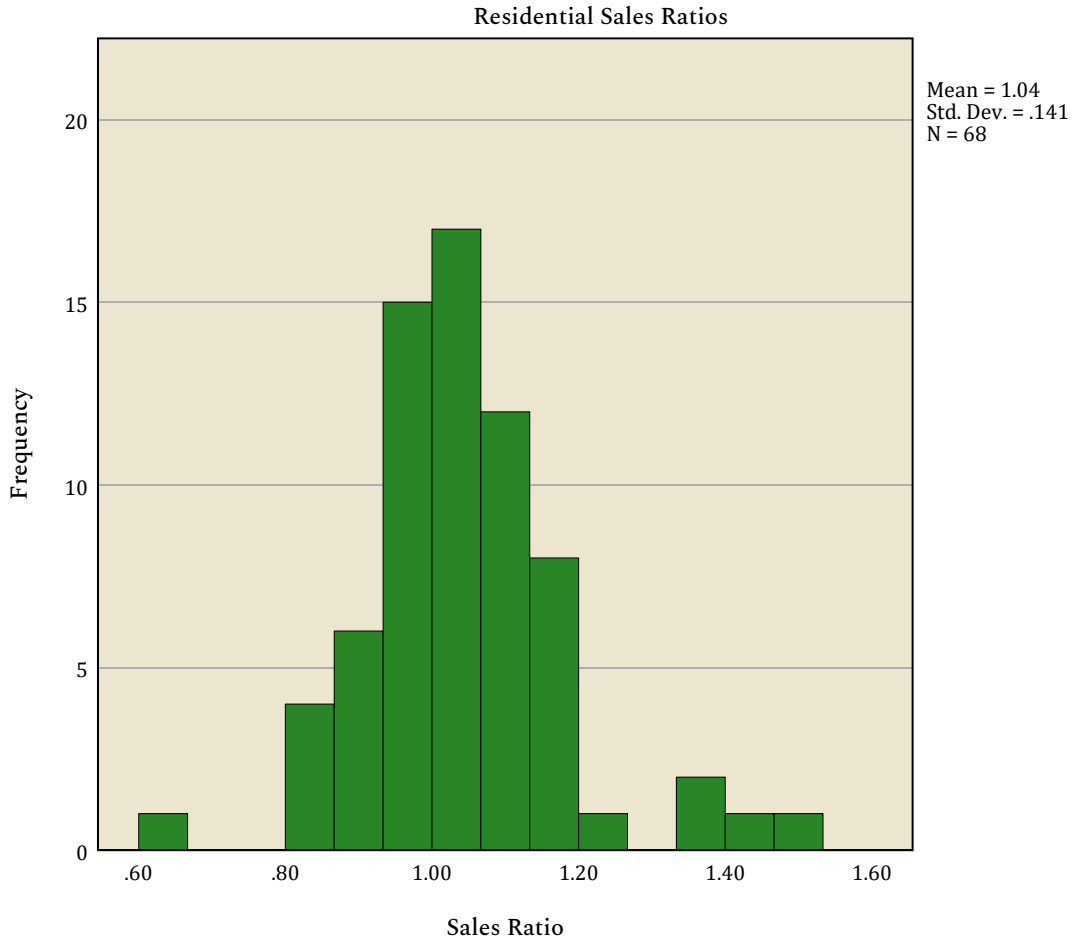
Difference in Total Value across Vacant Land Sold vs. Unsold

Independent-Samples Mann-Whitney U Test Summary

Total N	328
Mann-Whitney U	4342.000
Wilcoxon W	44245.000
Test Statistic	4342.000
Standard Error	596.187
Standardized Test Statistic	-3.596
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
68	1.034	.097

Ratio Statistics

Ratio Statistics for Current Total Value / Adjusted Sale Price

Price Related Bias	Price Related Differential
-.034	1.024

OVERALL Residential: Sales Price by Sales Ratio

Regression

Coefficients[a]

Model		Unstandardized Coefficients		Standardized Coefficients		
		B	Std. Error	Beta	t	Sig.
1	(Constant)	1.114	.032		34.344	<.001
	Adjusted Sale Price	-1.053E-7	.000	-.297	-2.531	.014

a. Dependent Variable: Sales Ratio

Graph

OVERALL Residential: Months by Inverted Sales Ratio

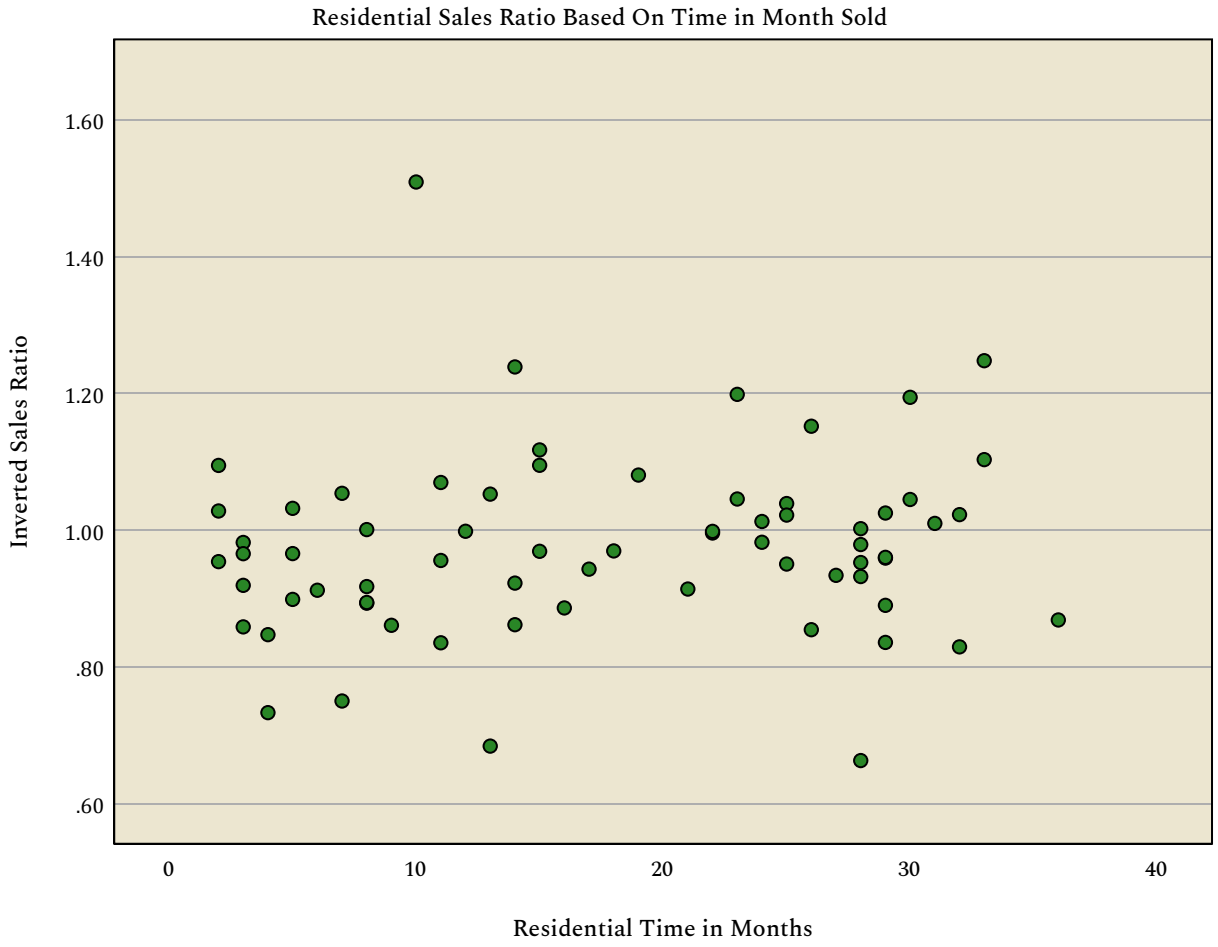
Regression

Coefficients[a]

Model		Unstandardized Coefficients		Standardized Coefficients		
		B	Std. Error	Beta	t	Sig.
1	(Constant)	.949	.032		29.543	<.001
	Residential Time in Months	.002	.002	.118	.961	.340

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	68	68	68
	Missing	0	0	0
Mean		$347.17	$413.54	1.20
Median		$343.13	$413.04	1.20
Percentiles	2.5	$168.64	$118.26	.59
	25	$264.66	$332.21	1.10
	50	$343.13	$413.04	1.20
	75	$387.76	$474.74	1.29
	97.5	$687.60	$767.94	1.83

Frequencies

Statistics

		Previous Total Value	Current Total Value	Difference in Total Value
N	Valid	68	68	68
	Missing	0	0	0
Mean		$567,600.15	$683,355.79	$115,755.65
Median		$515,016.50	$644,470.50	$115,485.00
Percentiles	2.5	$165,860.60	$102,929.27	-$78,537.67
	25	$356,013.00	$419,352.75	$55,675.25
	50	$515,016.50	$644,470.50	$115,485.00
	75	$703,255.00	$850,573.00	$147,462.00
	97.5	$1,750,908.97	$1,862,784.45	$435,918.32

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	.021

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 Residential Sold vs Unsold

Independent-Samples Mann-Whitney U Test Summary

Total N	464
Mann-Whitney U	5751.000
Wilcoxon W	97986.000
Test Statistic	5751.000
Standard Error	762.778
Standardized Test Statistic	-2.303
Asymptotic Sig.(2-sided test)	.021

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	.396

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 Residential Sold vs Unsold

Independent-Samples Mann-Whitney U Test Summary

Total N	466
Mann-Whitney U	8399.000
Wilcoxon W	101064.000
Test Statistic	8399.000
Standard Error	776.163
Standardized Test Statistic	.849
Asymptotic Sig.(2-sided test)	.396

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	.067

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 Residential Sold vs Unsold

Independent-Samples Mann-Whitney U Test Summary

Total N	466
Mann-Whitney U	5960.000
Wilcoxon W	99488.000
Test Statistic	5960.000
Standard Error	756.047
Standardized Test Statistic	-1.831
Asymptotic Sig.(2-sided test)	.067

OVERALL Residential: Unit Value Comparison

Summarize

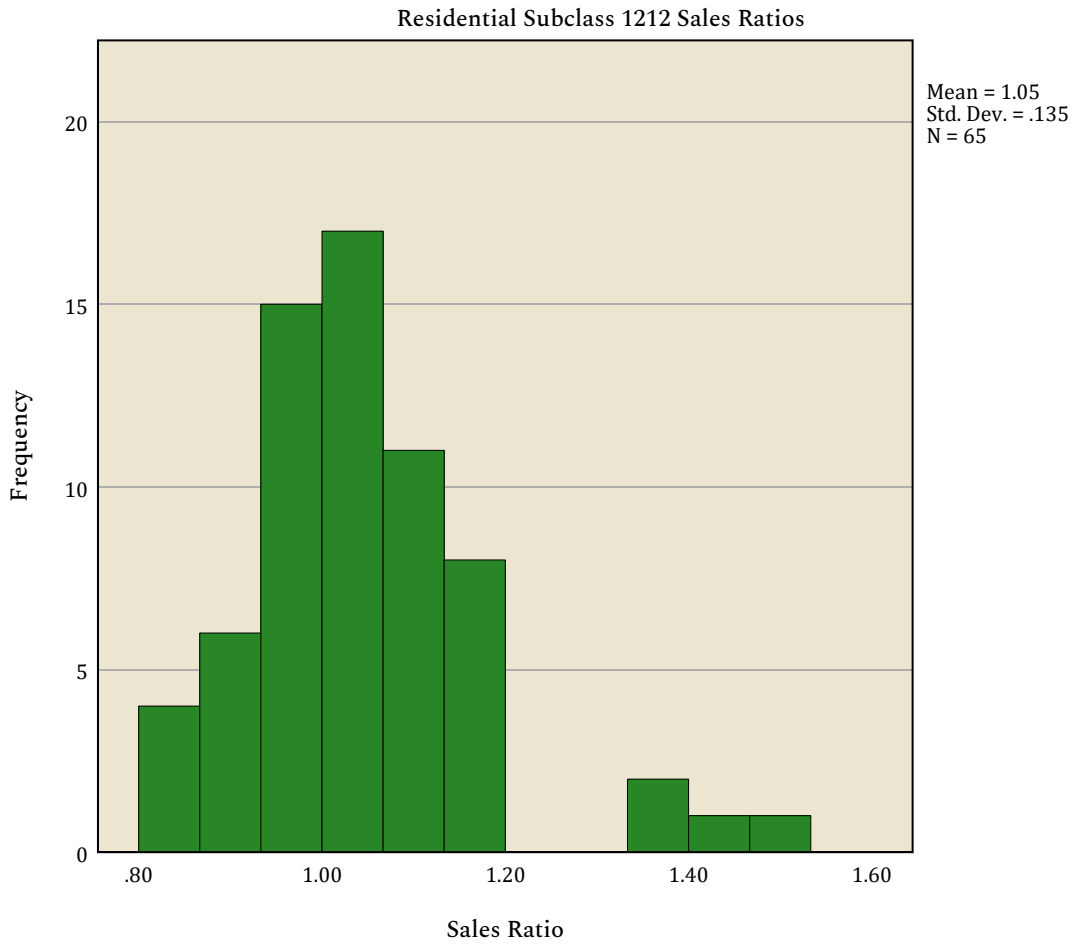
Sold vs Unsold

Difference in Price Per Foot

Residential Sold vs Unsold	N	Median	Mean
SOLD	38	1.14	1.16
UNSOLD	454	1.11	1.16
Total	492	1.12	1.16

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
65	1.032	.093

Ratio Statistics

Ratio Statistics for Current Total Value / Adjusted Sale Price

Price Related Bias	Price Related Differential
-.037	1.026

Residential Subclass 1212: Sales Price by Sales Ratio

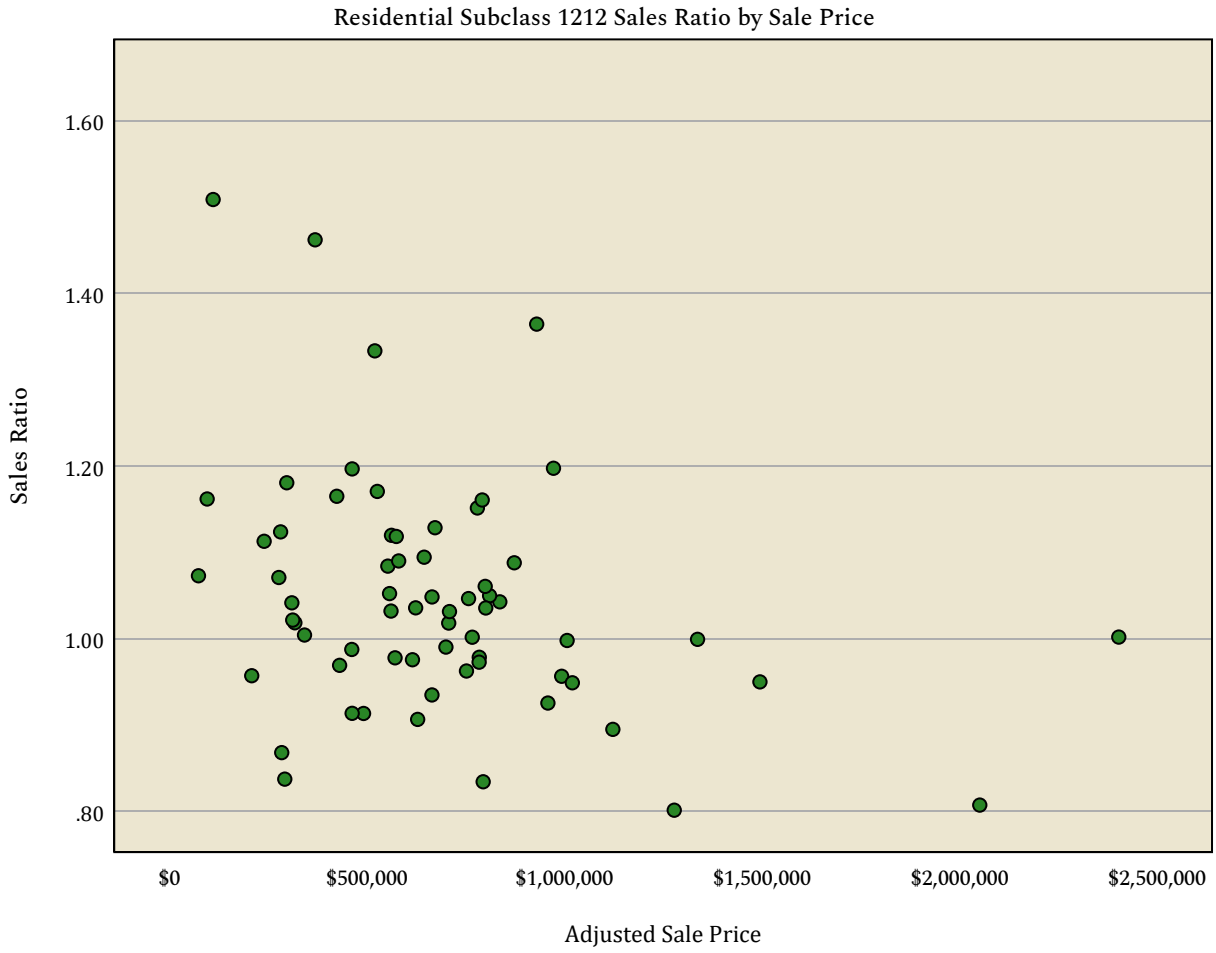
Regression

Coefficients[a]

Model		Unstandardized Coefficients		Standardized Coefficients		
		B	Std. Error	Beta	t	Sig.
1	(Constant)	1.120	.031		35.823	<.001
	Adjusted Sale Price	-1.093E-7	.000	-.328	-2.758	.008

a. Dependent Variable: Sales Ratio

Graph



Residential Subclass 1212: Months by Inverted Sales Ratio

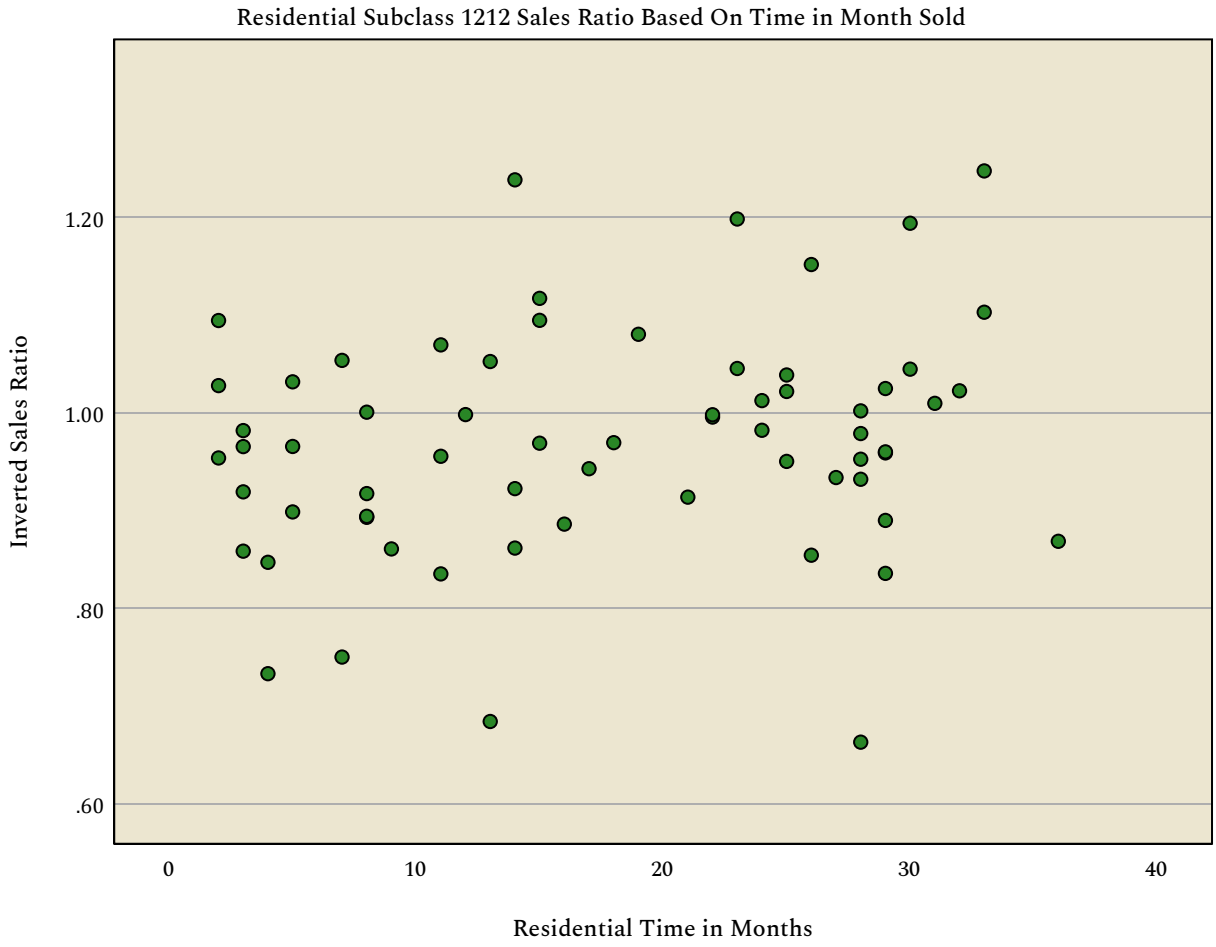
Regression

Coefficients[a]

Model		Unstandardized Coefficients		Standardized Coefficients		
		B	Std. Error	Beta	t	Sig.
1	(Constant)	.928	.029		32.422	<.001
	Residential Time in Months	.002	.001	.213	1.727	.089

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	65	65	65
	Missing	0	0	0
Mean		$350.35	$415.55	1.20
Median		$344.78	$413.88	1.20
Percentiles	2.5	$166.63	$117.77	.58
	25	$274.66	$332.57	1.10
	50	$344.78	$413.88	1.20
	75	$394.49	$482.58	1.27
	97.5	$688.00	$770.73	1.87

Frequencies

Statistics

		Previous Total Value	Current Total Value	Difference in Total Value
N	Valid	65	65	65
	Missing	0	0	0
Mean		$576,340.98	$691,735.91	$115,394.92
Median		$515,584.00	$646,090.00	$115,602.00
Percentiles	2.5	$163,864.40	$100,517.35	-$81,697.95
	25	$361,699.00	$436,247.50	$55,397.50
	50	$515,584.00	$646,090.00	$115,602.00
	75	$705,862.00	$861,934.50	$146,780.00
	97.5	$1,794,384.15	$1,919,142.30	$448,574.05

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	.040

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 Residential Sold vs Unsold

Independent-Samples Mann-Whitney U Test Summary

Total N	431
Mann-Whitney U	5157.000
Wilcoxon W	84558.000
Test Statistic	5157.000
Standard Error	687.622
Standardized Test Statistic	-2.051
Asymptotic Sig.(2-sided test)	.040

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	.327

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 Residential Sold vs Unsold

Independent-Samples Mann-Whitney U Test Summary

Total N	434
Mann-Whitney U	7295.500
Wilcoxon W	87896.500
Test Statistic	7295.500
Standard Error	692.600
Standardized Test Statistic	.980
Asymptotic Sig.(2-sided test)	.327

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	.126

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 Residential Sold vs Unsold

Independent-Samples Mann-Whitney U Test Summary

Total N	433
Mann-Whitney U	5373.000
Wilcoxon W	85974.000
Test Statistic	5373.000
Standard Error	681.242
Standardized Test Statistic	-1.531
Asymptotic Sig.(2-sided test)	.126

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	36	1.14	1.15
UNSOLD	421	1.11	1.16
Total	457	1.11	1.16

Summarize

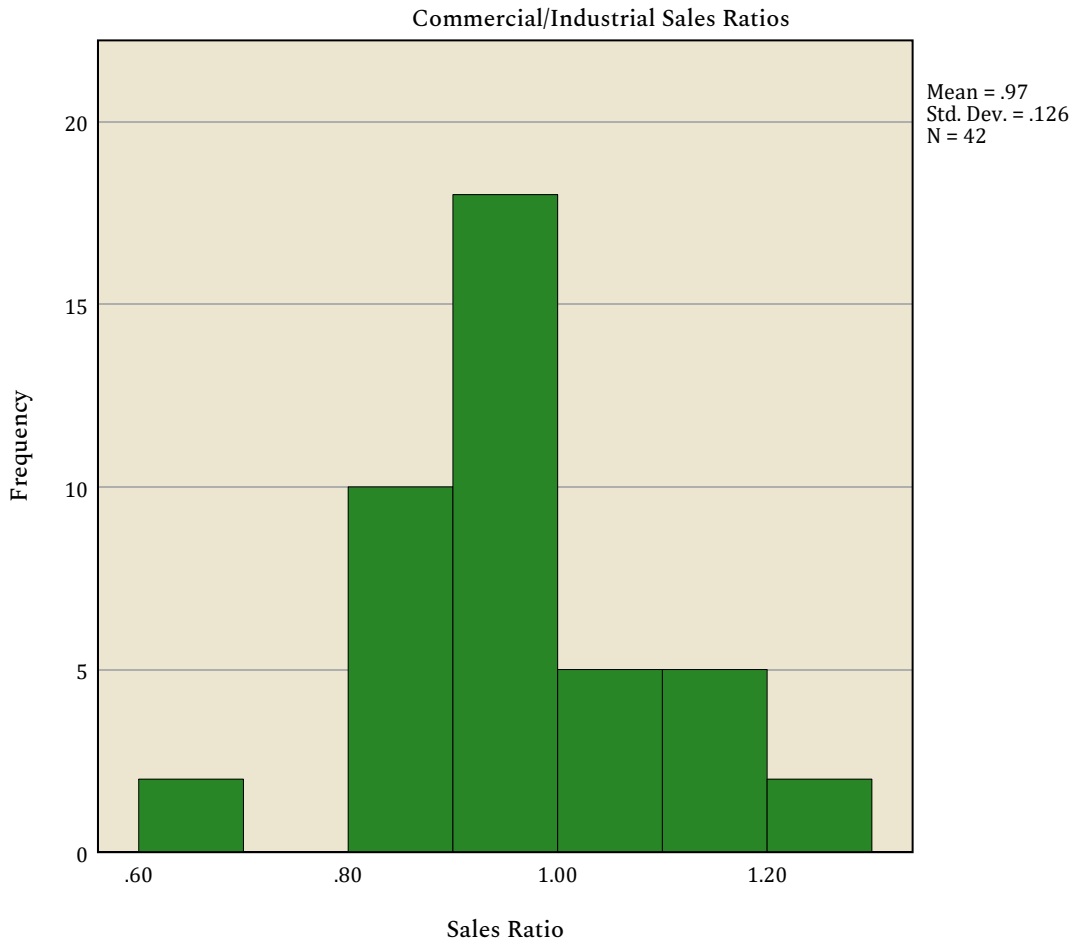
Sold vs Unsold Percent Change for Subclass 1212 by Economic Area

Difference in Price Per Foot

economic_area	Residential Sold vs Unsold	N	Median	Mean
1	SOLD	7	1.10	.97
	UNSOLD	59	1.12	1.20
	Total	66	1.11	1.18
2	SOLD	25	1.17	1.20
	UNSOLD	352	1.11	1.15
	Total	377	1.11	1.15
3	SOLD	4	1.12	1.12
	UNSOLD	10	1.11	1.14
	Total	14	1.11	1.14
Total	SOLD	36	1.14	1.15
	UNSOLD	421	1.11	1.16
	Total	457	1.11	1.16

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
42	.971	.093

Ratio Statistics

Ratio Statistics for Current Total Value / Adjusted Sale Price

Price Related Bias	Price Related Differential
.006	1.009

OVERALL Commercial/Industrial: Sales Price by Sales Ratio

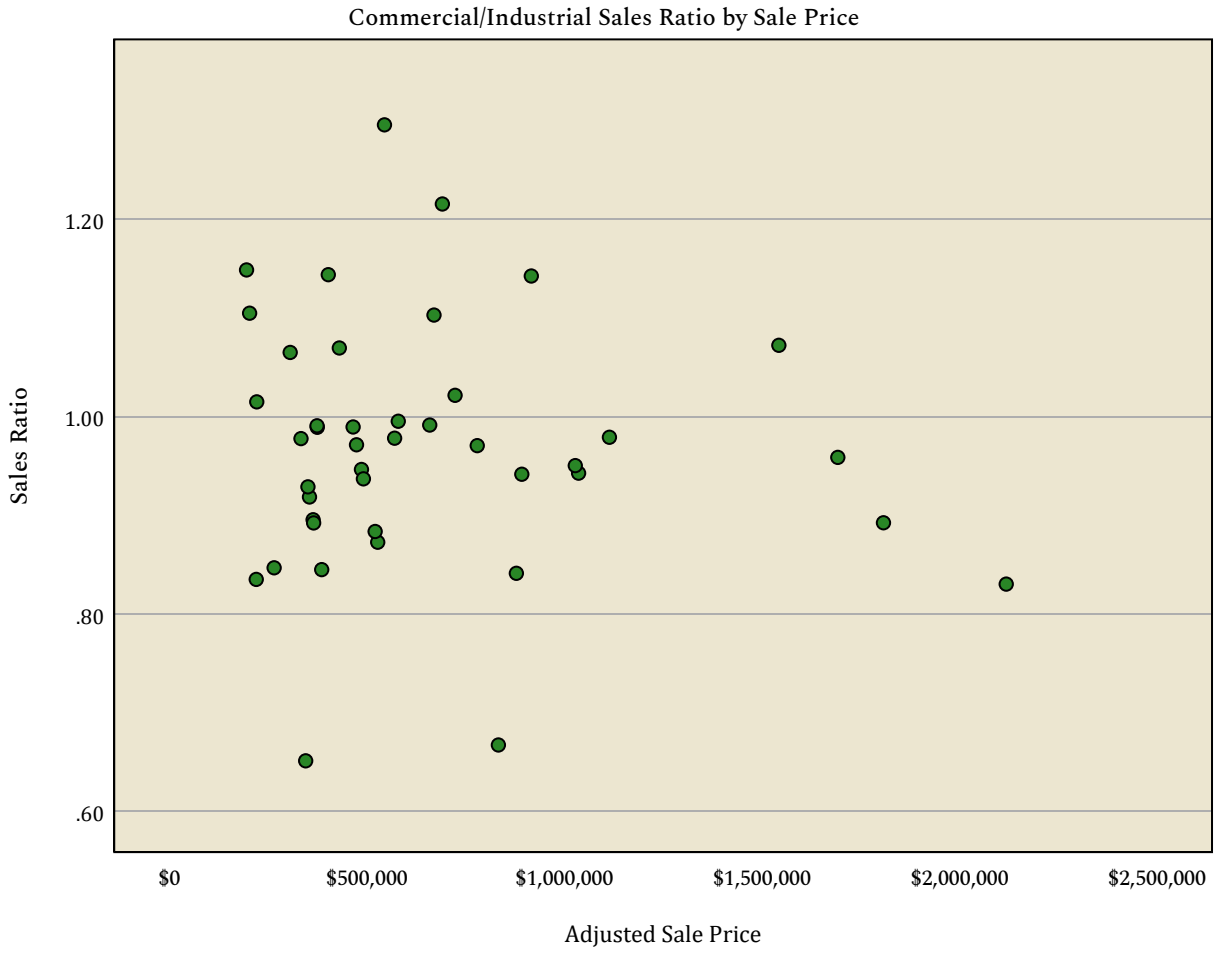
Regression

Coefficients[a]

Model		Unstandardized Coefficients		Standardized Coefficients		
		B	Std. Error	Beta	t	Sig.
1	(Constant)	.988	.035		28.168	<.001
	Adjusted Sale Price	-2.824E-8	.000	-.100	-.637	.528

a. Dependent Variable: Sales Ratio

Graph



OVERALL Commercial/Industrial: Months by Inverted Sales Ratio

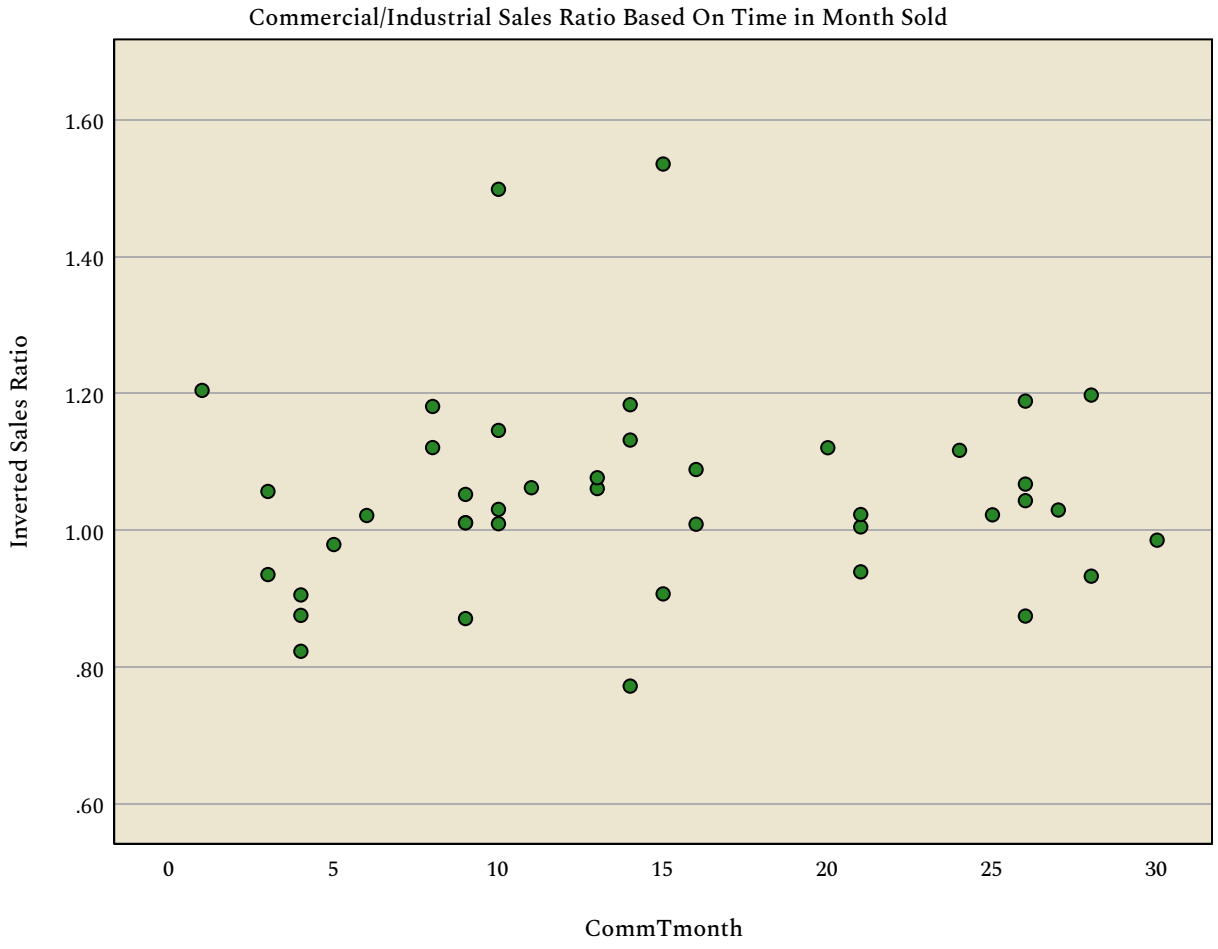
Regression

Coefficients[a]

Model		Unstandardized Coefficients		Standardized Coefficients	t	Sig.
		B	Std. Error	Beta		
1	(Constant)	1.039	.047		22.317	<.001
	CommTmonth	.001	.003	.044	.276	.784

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	42	42	42
	Missing	0	0	0
Mean		$100.99	$136.65	1.32
Median		$15.77	$17.19	1.25
Percentiles	2.5	$7.06	$8.40	1.00
	25	$8.70	$12.17	1.19
	50	$15.77	$17.19	1.25
	75	$100.72	$130.08	1.40
	97.5	$880.23	$1,098.53	2.06

Frequencies

Statistics

		Previous Total Value	Current Total Value	Difference in Total Value
N	Valid	42	42	42
	Missing	0	0	0
Mean		$480,074.45	$630,152.43	$150,077.98
Median		$422,508.00	$460,650.00	$93,202.00
Percentiles	2.5	$114,835.65	$187,137.90	$1,290.00
	25	$233,048.00	$326,250.00	$45,973.00
	50	$422,508.00	$460,650.00	$93,202.00
	75	$611,200.00	$777,700.00	$193,800.00
	97.5	$1,665,686.72	$1,751,075.45	$822,283.35

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	.131

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	179
Mann-Whitney U	2934.500
Wilcoxon W	13374.500
Test Statistic	2934.500
Standard Error	274.440
Standardized Test Statistic	1.510
Asymptotic Sig.(2-sided test)	.131

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	<.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 CommSOLDFLG

Independent-Samples Mann-Whitney U Test Summary

Total N	184
Mann-Whitney U	3637.500
Wilcoxon W	14812.500
Test Statistic	3637.500
Standard Error	282.604
Standardized Test Statistic	3.645
Asymptotic Sig.(2-sided test)	<.001

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	.291

OVERALL Commercial/Industrial: 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	184
Mann-Whitney U	2906.500
Wilcoxon W	14081.500
Test Statistic	2906.500
Standard Error	283.057
Standardized Test Statistic	1.056
Asymptotic Sig.(2-sided test)	.291

OVERALL Commercial/Industrial: Unit Value Comparison

Summarize

Sold vs Unsold

Difference in Price Per Foot

CommSOLDFLG	N	Median	Mean
SOLD	35	1.22	1.28
UNSOLD	154	1.25	1.27
Total	189	1.25	1.27

Summarize

Sold vs Unsold

Difference in Price Per Foot

Improvement Abstract Codes	CommSOLDFLG	N	Median	Mean
2212	SOLD	1	1.24	1.24
	UNSOLD	15	1.22	1.22
	Total	16	1.23	1.22
2215	UNSOLD	13	1.11	1.20
	Total	13	1.11	1.20
2230	SOLD	1	1.03	1.03
	UNSOLD	11	1.17	1.19
	Total	12	1.15	1.18
2235	SOLD	2	1.13	1.13
	UNSOLD	13	1.23	1.28
	Total	15	1.23	1.26
2245	SOLD	31	1.22	1.30
	UNSOLD	94	1.36	1.32
	Total	125	1.32	1.31
3215	UNSOLD	2	1.14	1.14
	Total	2	1.14	1.14
3220	UNSOLD	6	1.14	1.06
	Total	6	1.14	1.06

OVERALL Commercial/Industrial: Unit Value Comparison

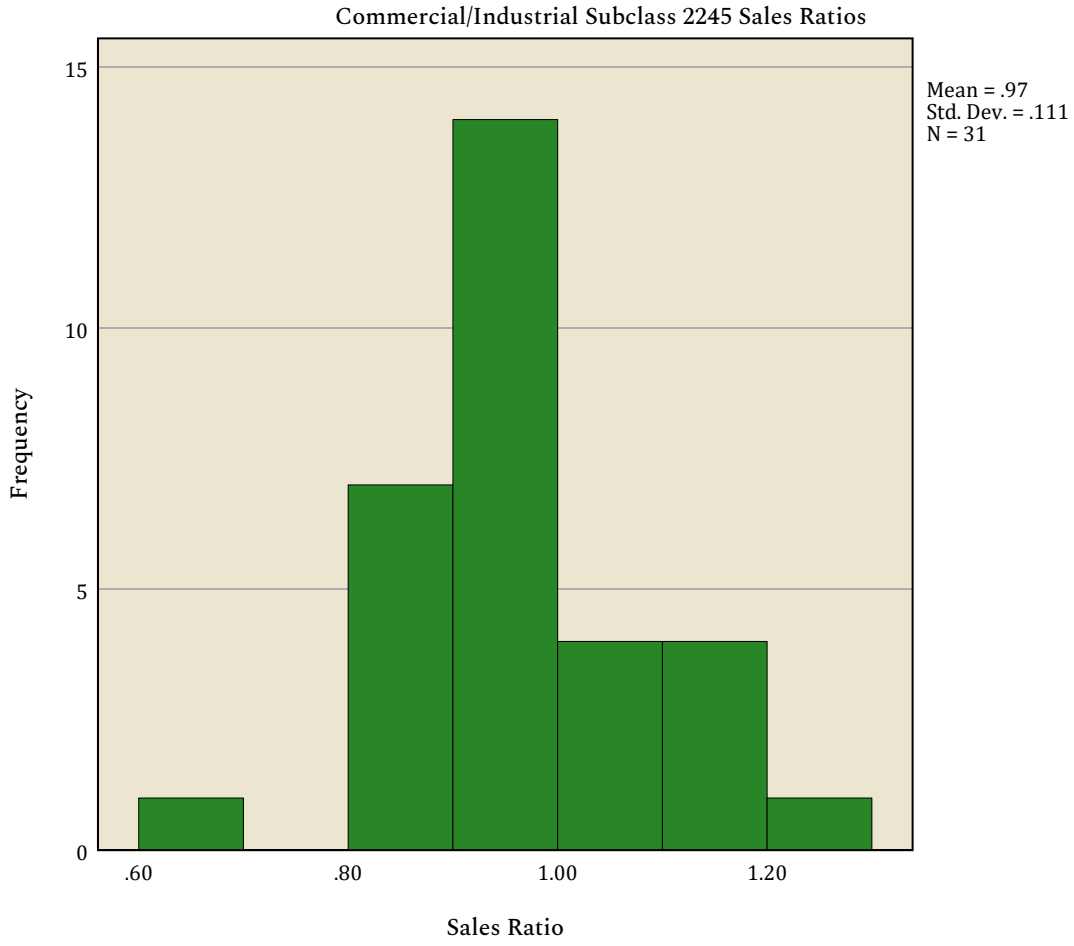
Sold vs Unsold

Difference in Price Per Foot

Improvement Abstract Codes	CommSOLDFLG	N	Median	Mean
Total	SOLD	35	1.22	1.28
	UNSOLD	154	1.25	1.27
	Total	189	1.25	1.27

Commercial/Industrial Subclass 2245: Sales Ratio Distribution

Graph



Commercial/Industrial Subclass 2245: Central Tendencies

Ratio Statistics

Ratio Statistics for Current Total Value / Adjusted Sale Price

N	Median	Coefficient of Dispersion
31	.971	.083

Ratio Statistics

Ratio Statistics for Current Total Value / Adjusted Sale Price

Price Related Bias	Price Related Differential
.008	1.002

Commercial/Industrial Subclass 2245: Sales Price by Sales Ratio

Regression

Coefficients[a]

Model		Unstandardized Coefficients		Standardized Coefficients		
		B	Std. Error	Beta	t	Sig.
1	(Constant)	.981	.049		20.055	<.001
	Adjusted Sale Price	-2.180E-8	.000	-.045	-.245	.808

a. Dependent Variable: Sales Ratio

Graph

Commercial/Industrial Subclass 2245: Months by Inverted Sales Ratio

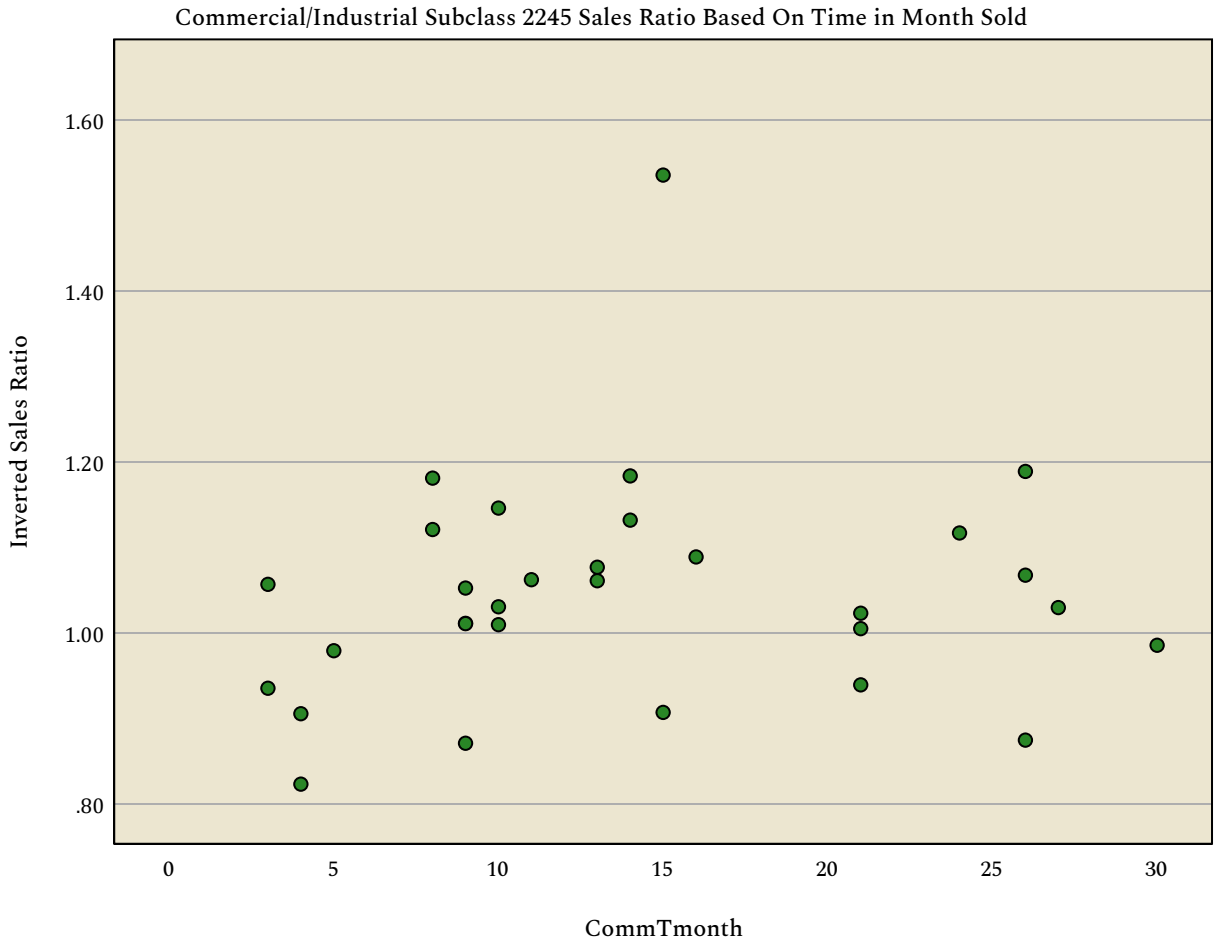
Regression

Coefficients[a]

Model		Unstandardized Coefficients		Standardized Coefficients		
		B	Std. Error	Beta	t	Sig.
1	(Constant)	1.018	.049		20.715	<.001
	CommTmonth	.002	.003	.118	.641	.527

a. Dependent Variable: Inverted Sales Ratio

Graph



Commercial/Industrial Subclass 2245: Descriptive Statistics

Frequencies

Statistics

		Previous Price Per Foot	Price Per Foot	Difference in Price Per Foot
N	Valid	31	31	31
	Missing	0	0	0
Mean		$15.20	$19.53	1.30
Median		$14.41	$17.19	1.22
Percentiles	2.5	$7.06	$8.40	1.09
	25	$8.70	$12.17	1.19
	50	$14.41	$17.19	1.22
	75	$20.35	$27.58	1.38
	97.5	.	.	.

Frequencies

Statistics

		Previous Total Value	Current Total Value	Difference in Total Value
N	Valid	31	31	31
	Missing	0	0	0
Mean		$379,052.29	$484,563.71	$105,511.42
Median		$386,235.00	$460,650.00	$76,250.00
Percentiles	2.5	$189,078.00	$225,000.00	$35,922.00
	25	$233,048.00	$326,250.00	$38,142.00
	50	$386,235.00	$460,650.00	$76,250.00
	75	$545,400.00	$739,200.00	$179,255.00
	97.5	.	.	.

Commercial/Industrial Subclass 2245: 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	.101

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	110
Mann-Whitney U	1323.000
Wilcoxon W	4893.000
Test Statistic	1323.000
Standard Error	141.037
Standardized Test Statistic	1.638
Asymptotic Sig.(2-sided test)	.101

Nonparametric Tests

Commercial/Industrial Subclass 2245: 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	.010

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 CommSOLDFLG

Independent-Samples Mann-Whitney U Test Summary

Total N	114
Mann-Whitney U	1587.500
Wilcoxon W	5328.500
Test Statistic	1587.500
Standard Error	149.816
Standardized Test Statistic	2.560
Asymptotic Sig.(2-sided test)	.010

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	.099

Commercial/Industrial Subclass 2245: 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	116
Mann-Whitney U	1486.000
Wilcoxon W	5402.000
Test Statistic	1486.000
Standard Error	153.953
Standardized Test Statistic	1.650
Asymptotic Sig.(2-sided test)	.099

Commercial/Industrial Subclass 2245: Unit Comparison Method

Summarize

Sold vs Unsold Percent Change for Subclass 2245

Difference in Price Per Foot

CommSOLDFLG	N	Median	Mean
SOLD	31	1.22	1.30
UNSOLD	94	1.36	1.32
Total	125	1.32	1.31

Commercial/Industrial Subclass 2245: Economic Area Analysis

Ratio Statistics

Ratio Statistics for Current Total Value / Adjusted Sale Price

Group	N	Median	Coefficient of Dispersion
	32	.971	.275
Overall	32	.971	.275

Ratio Statistics

Ratio Statistics for Current Total Value / Adjusted Sale Price

Group	N	Price Related Bias	Price Related Differential
	32	-.338	1.167
Overall	32	-.338	1.167

Summarize

Sold vs Unsold Percent Change for Subclass 2245 by Economic Area

Difference in Price Per Foot

economic_area	CommSOLDFLG	N	Median	Mean
	SOLD	31	1.22	1.30
	UNSOLD	94	1.36	1.32
	Total	125	1.32	1.31
Total	SOLD	31	1.22	1.30
	UNSOLD	94	1.36	1.32
	Total	125	1.32	1.31

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	48	.960	.929	.991	.965
Residential	68	1.043	1.009	1.077	1.034
Commercial/Industrial	42	.969	.930	1.009	.971
Overall	158	.998	.977	1.019	.990

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	.914	1.014	97.1%	.953	.922
Residential	.999	1.061	96.2%	1.018	.982
Commercial/Industrial	.937	.991	95.6%	.961	.918
Overall	.973	1.015	95.4%	.990	.966

Ratio Statistics for Current Total Value / Adjusted Sale Price

Group	95% Confidence Interval for ...	Price Related Differential	Coefficient of Dispersion
	Upper Bound		
Vacant Land	.983	1.007	.090
Residential	1.055	1.024	.097
Commercial/Industrial	1.004	1.009	.093
Overall	1.013	1.008	.099

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.