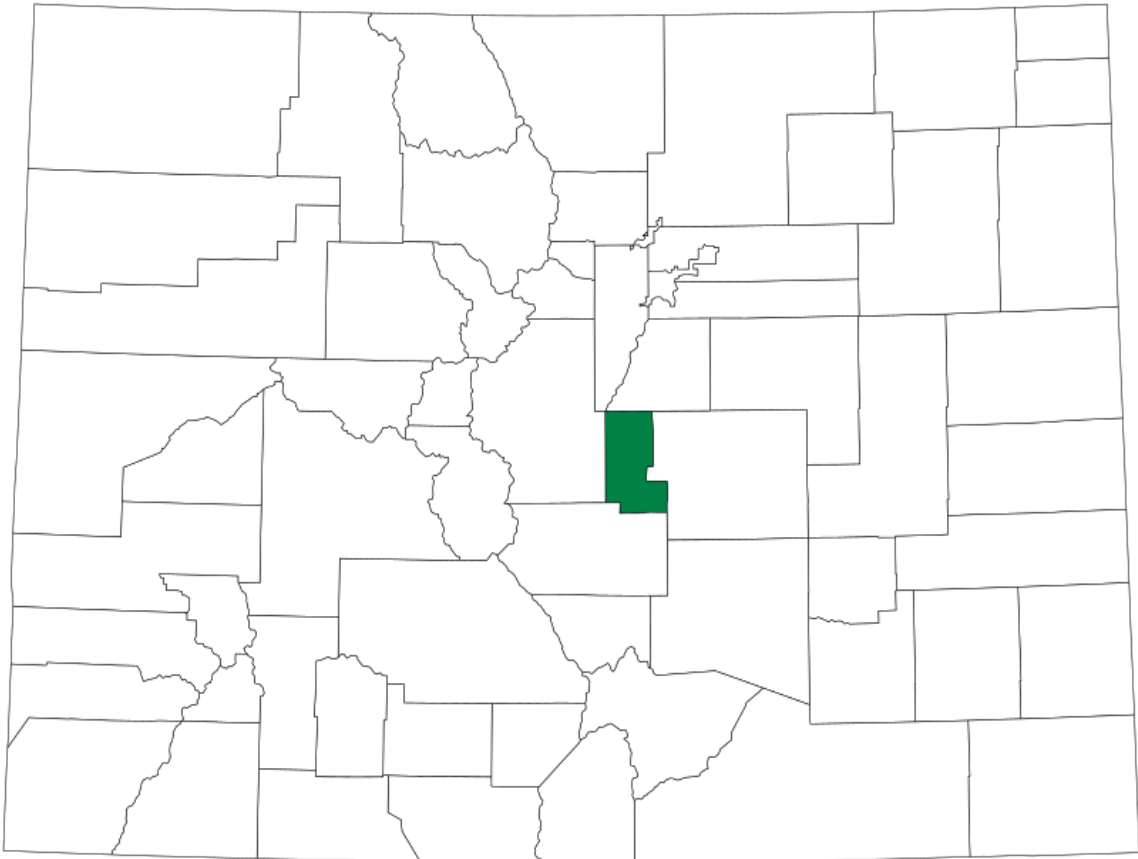


San Matteo

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

2025 Property Assessment Study

Teller 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 Teller 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.



Joel Cuthbert, CAE, AAS | Audit Manager
San Matteo Data Analytics | audit@sanmatteodata.org



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1. Statistical Overview

Compliance and Evaluations

Teller County was found to be in compliance.

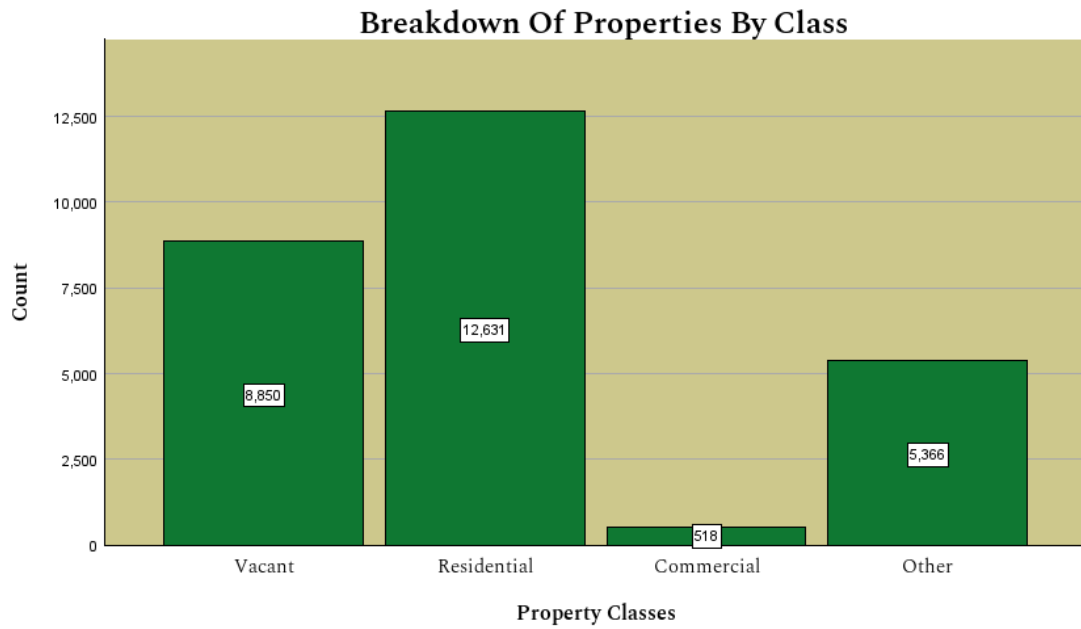
	Result	Value
Vacant Land		
Median Sales Ratio	Pass	0.98
Coefficient of Dispersion	Pass	20.83%
Time Adjustments	Pass	0.998
Price Related Differential	Sufficient	1.056
Price Related Bias	Sufficient	-0.03
Sold/Unsold Similarity	Sufficient	
Qualified Sales > 50%	Yes	

	Result	Value
Residential		
Median Sales Ratio	Pass	0.97
Coefficient of Dispersion	Pass	9.15%
Time Adjustments	Pass	0.342
Price Related Differential	Sufficient	1.02
Price Related Bias	Sufficient	-0.05
Sold/Unsold Similarity	Sufficient	
Qualified Sales > 50%	Yes	

	Result	Value
Commercial/Industrial		
Median Sales Ratio	Pass	0.98
Coefficient of Dispersion	Pass	19.53%
Time Adjustments	Pass	0.560
Price Related Differential	Sufficient	1.13
Price Related Bias	Sufficient	-0.06
Sold/Unsold Similarity	Sufficient	
Qualified Sales > 50%	Yes	

Teller County
Property Types

Below is a breakdown of the property types of the 27,365 parcels in Teller County.



2. Vacant Land

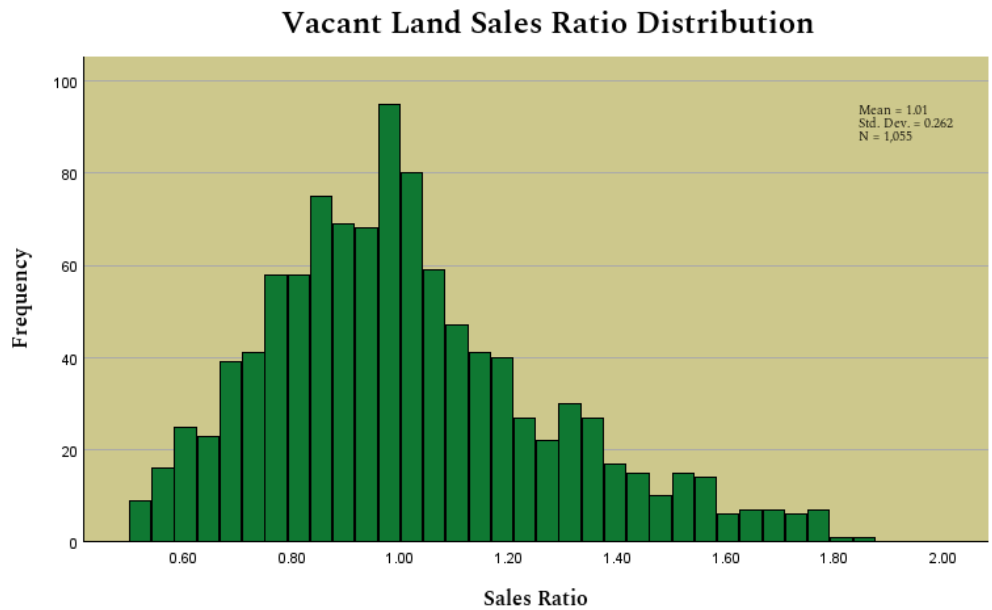
Overview

Teller was found to be compliant for Vacant Land properties.

	Result	Value
Vacant Land		
Median Sales Ratio	Pass	0.98
Coefficient of Dispersion	Pass	20.83%
Time Adjustments	Pass	0.998
Price Related Differential	Sufficient	1.056
Price Related Bias	Sufficient	-0.03
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 Teller 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.

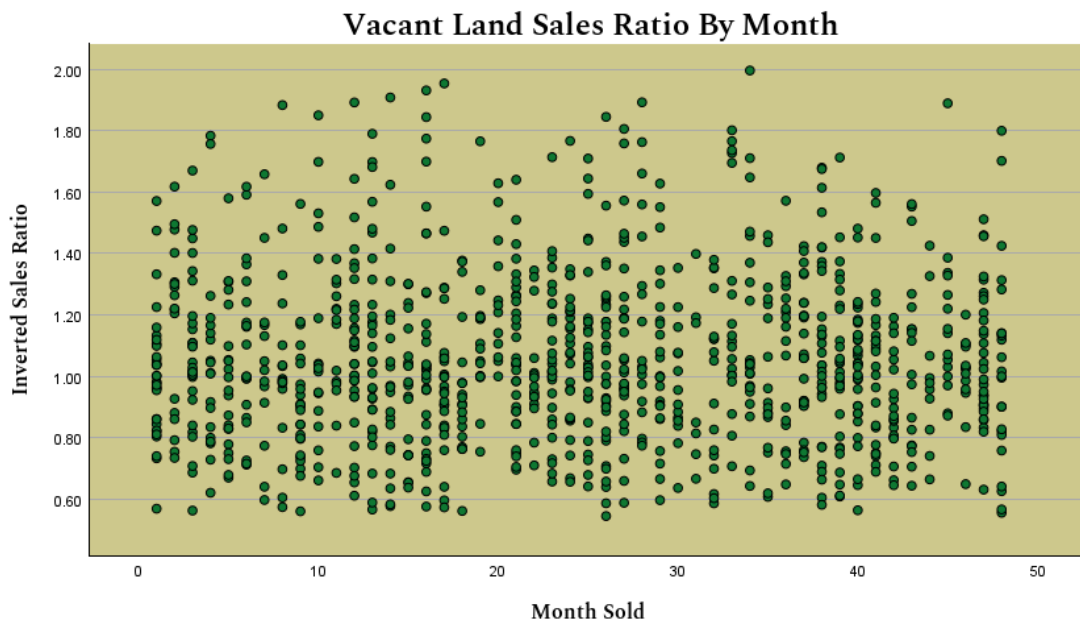


Vacant Land Coefficient of Dispersion

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 Teller County was calculated at 20.83% 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.

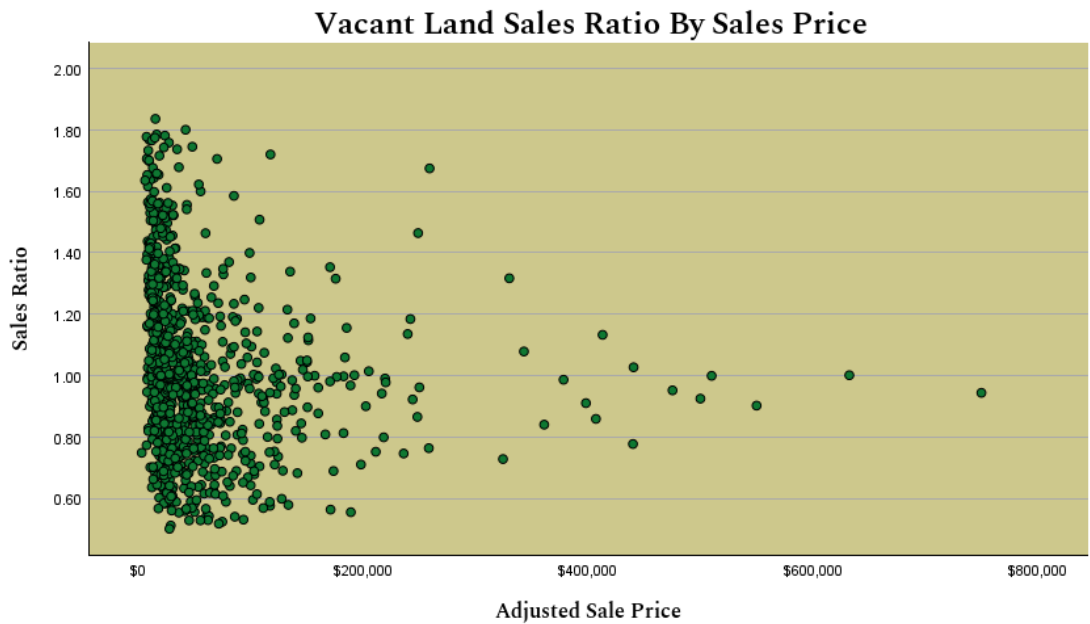
Vacant Land Market (Time)Adjustments

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 Teller'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 Teller County was calculated at 1.056, 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 slightly 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 Teller 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 1,061 Vacant Land sales. We have confirmed that more than 50% of all sales were qualified.

3. Residential

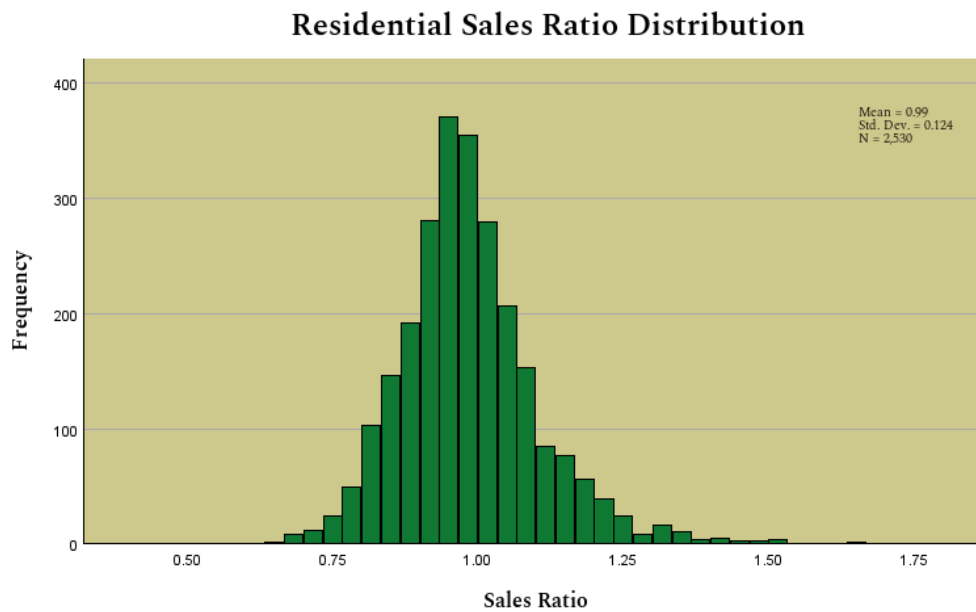
Overview

Teller County was found to be compliant for Residential properties.

	Result	Value
Residential		
Median Sales Ratio	Pass	0.97
Coefficient of Dispersion	Pass	9.15%
Time Adjustments	Pass	0.342
Price Related Differential	Sufficient	1.02
Price Related Bias	Sufficient	-0.05
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 Teller 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.



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 Teller County was calculated at 9.15% 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 Teller 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 Teller 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). 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 Teller County, the PRB was calculated at -0.05 which is within the acceptable statistical range of -0.05 to 0.05 established by the International Association of Assessing Officers. The PRB was also analyzed across all applicable categories, including property class, subclass, neighborhood, economic area, size, and valuation strata as identified by the auditor. Additional details are provided in the appendix.

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 2,533 Residential sales. We have confirmed that more than 50% of all sales were qualified.

4. Commercial and Industrial

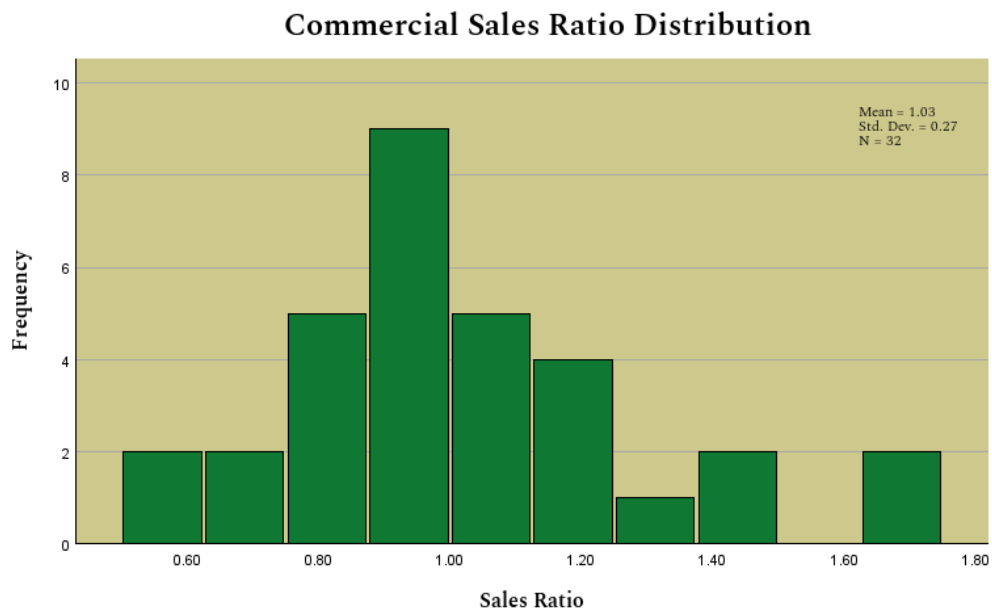
Overview

Teller 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	19.53%
Time Adjustments	Pass	0.560
Price Related Differential	Sufficient	1.13
Price Related Bias	Sufficient	-0.06
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 Teller 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.

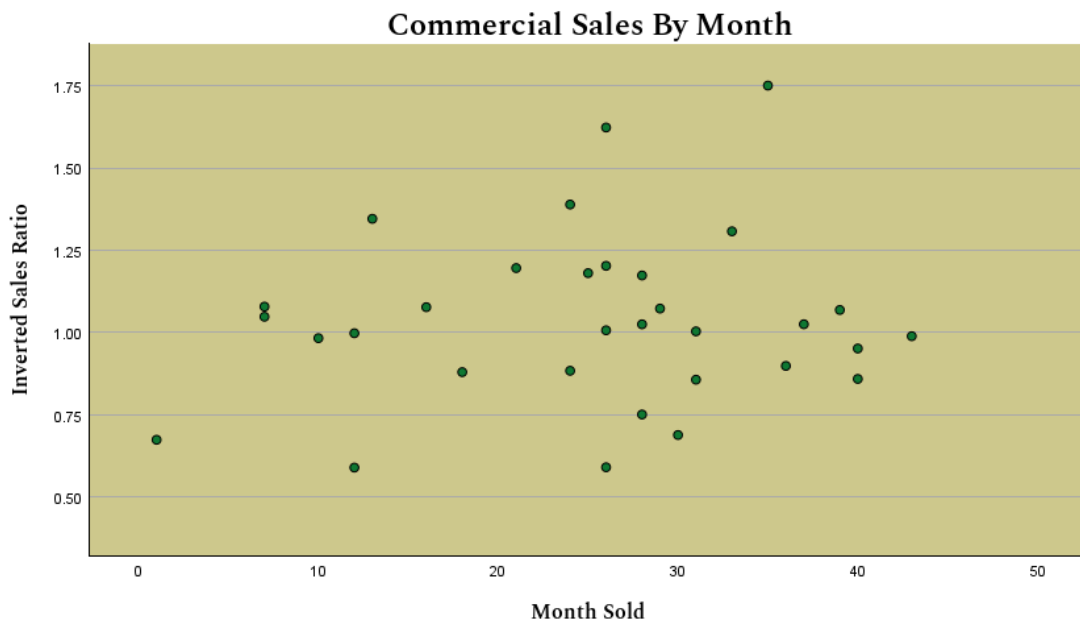


Commercial Coefficient of Dispersion

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 Teller County was calculated at 19.53% 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.

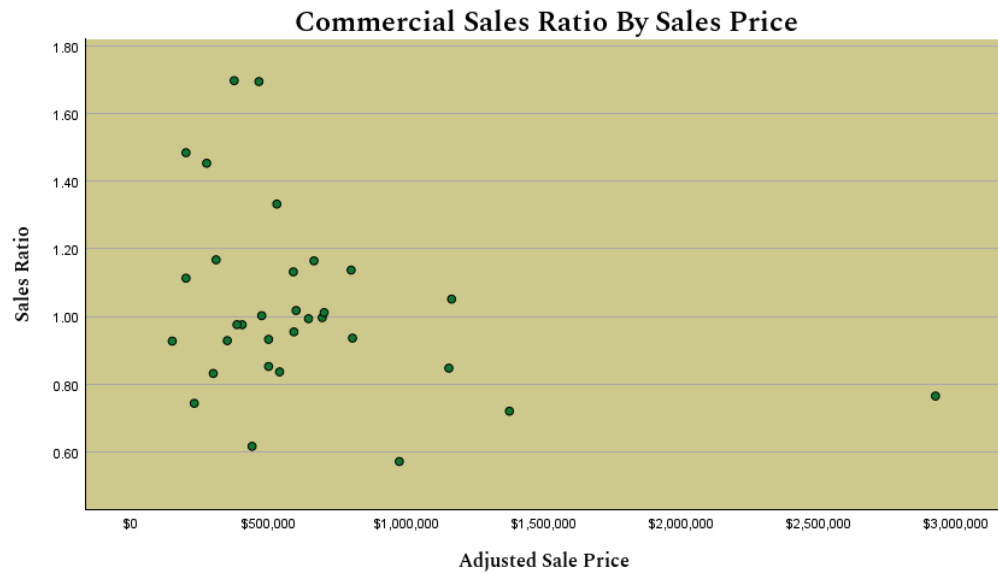
Commercial Market (Time) Adjustments

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 48 - month period of sales. There does not appear to be a significant effect of time on Teller 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 Teller County was calculated at 1.13, which is not within the acceptable range of 0.98 to 1.03 established by the International Association of Assessing Officers (IAAO) This test, combined with the Price Related Bias results, indicates that although the measure falls slightly 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 Teller County, the PRB was calculated at -0.06, which falls outside the acceptable statistical range of -0.05 to 0.05 established by the International Association of Assessing Officers. However, it remains within the broader range of -0.10 to 0.10, beyond which vertical inequity would be considered unacceptable. 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 34 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).

Teller 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 Teller 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.

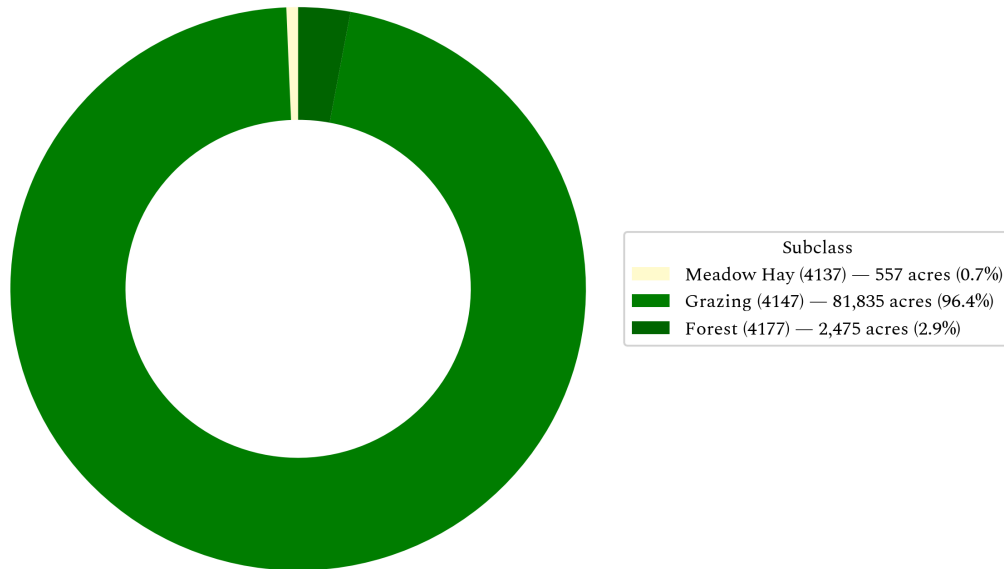
Recommendations

None

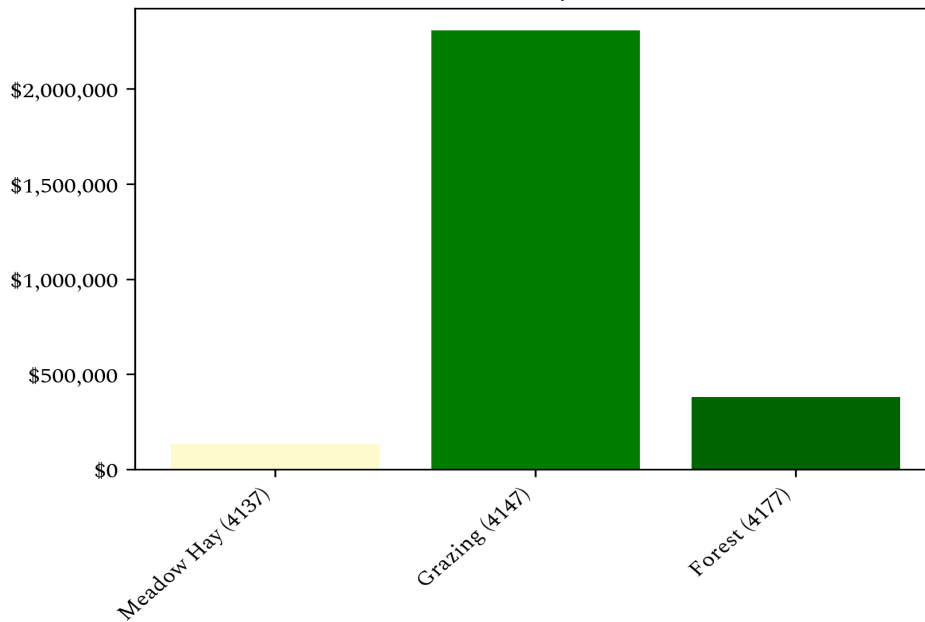
Agricultural Land Breakdown

Abstract	Class	Acres	Actual Value	Actual Value/Acre	Assessed Value
4137	Meadow Hay	557.46	\$134,065.50	\$240.49	\$36,200
4147	Grazing	81,834.80	\$2,305,626	\$28.17	\$622,520
4177	Forest	2,475	\$379,336.50	\$153.27	\$102,420

Acres by Subclass



Actual Value by Subclass



6. Agriculture Non-Integral

Methodology

SMDA reviewed Teller 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 Teller 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, Teller County applied the following discovery methods:

- Questionnaires
- Field Inspections
- Phone Interviews
- In Person 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, Teller County applied the following discovery methods:

- Questionnaires
- Field Inspections
- Phone Interviews
- In Person Interviews
- Written Correspondence
- Aerial Photography

Conclusions

Teller 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

Teller 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 Teller 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, Teller County used several methods:

- Public record documents and MLS listing or sold books
- Chamber of Commerce/Economic Development contacts
- 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.

Teller 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
- Accounts protested with substantial disagreement
- Non-filing taxpayers
- Businesses with no deletions or additions for 2 or more years
- Incomplete or inconsistent declarations
- Accounts with greater than 10% change
- New businesses filing for the first time
- Accounts with obvious discrepancies

Conclusions

Teller 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 Teller 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 Teller 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

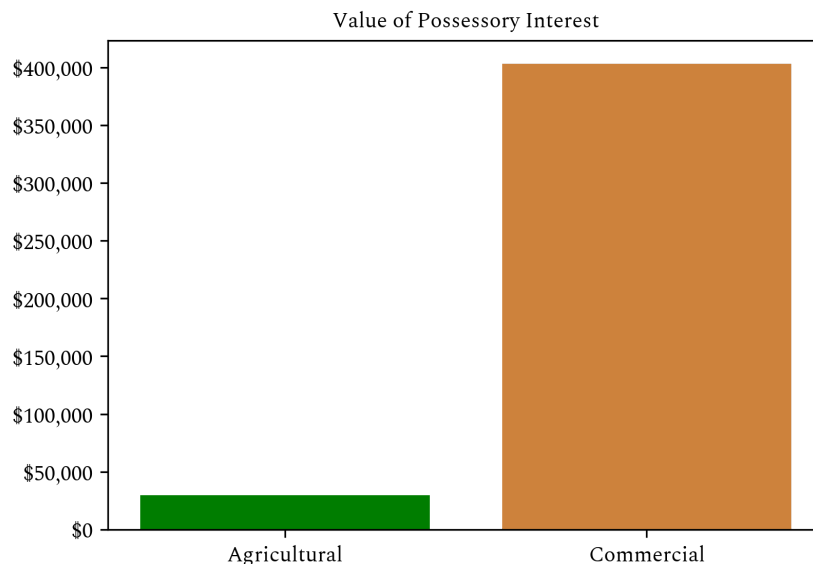
Teller County established an effective discovery process to ensure that possessory interest properties were added to the tax roll. The county consistently applied the proper procedures and valuation methods according to State guidelines, resulting in accurate and compliant assessments.

Recommendations

None

Possessory Interest Breakdown

Possessory Interest Type	Value
Agricultural	\$29,886
Commercial	\$403,046



11. Sales Verification

Methodology

As part of the Property Assessment Study, SMDA conducted an evaluation of Teller 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 Teller County's sales verification practices for the 2025 valuation period by reviewing a selection of sales from Teller County's master sales list. A total of 195 unqualified sales were analyzed. Of these, 190 sales provided clear and supportable reasons for disqualification, while five 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 Teller County maintained a sufficient percentage of qualified sales, an in-depth subclass analysis was not required.

Teller County

Conclusions

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

Recommendations

None

12. Subdivision Discounting

Methodology

SMDA reviewed Teller 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

Teller 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.

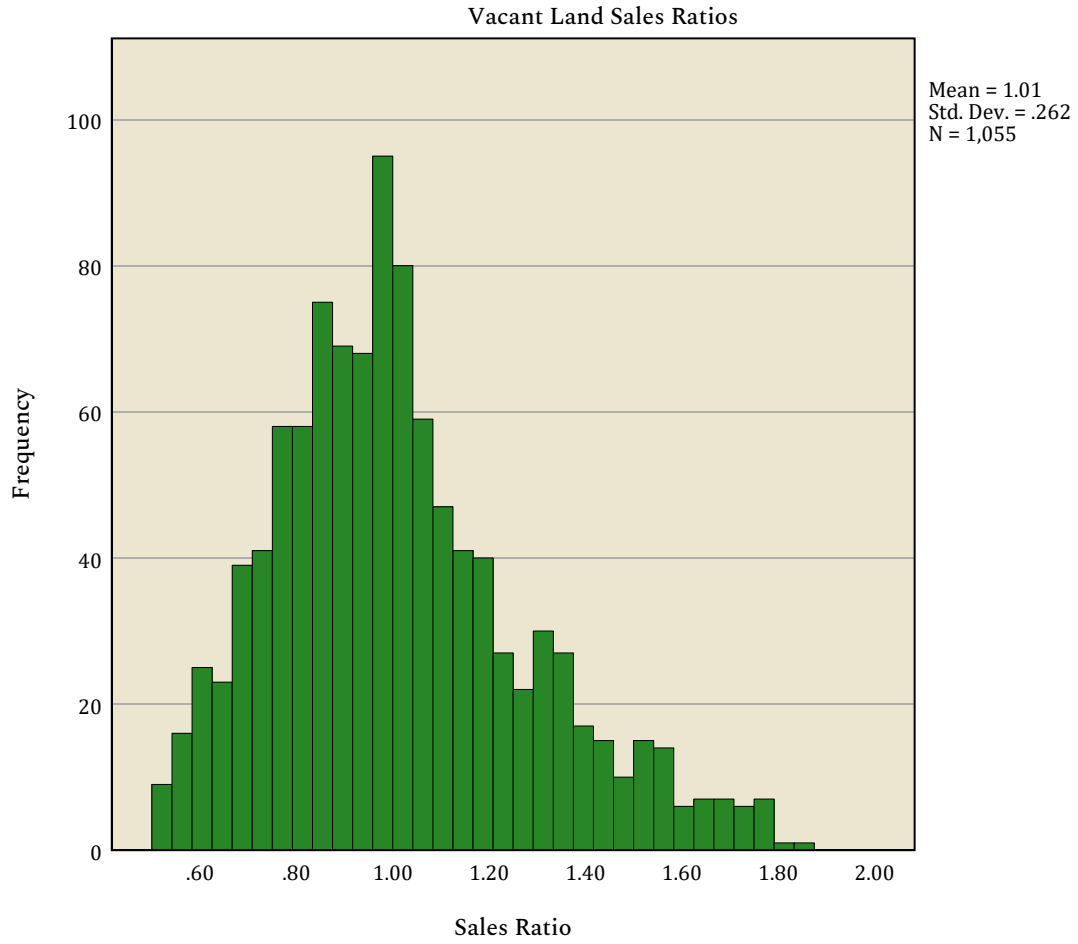
Recommendations

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
1061	.977	.208

Ratio Statistics

Ratio Statistics for Current Total
Value / Adjusted Sale Price

Price Related Bias	Price Related Differential
-.035	1.056

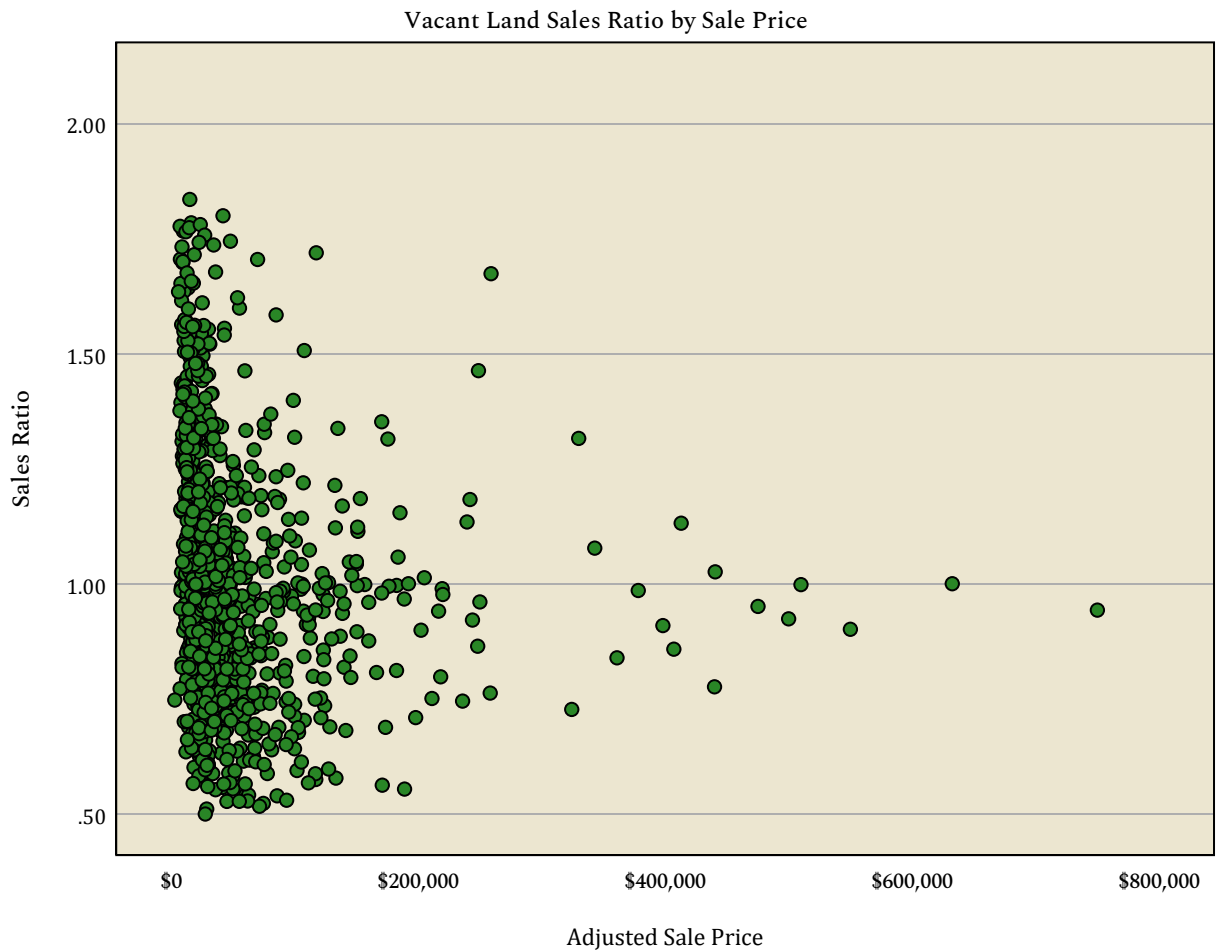
OVERALL Vacant Land: Sales Price by Sales Ratio

Regression

		Coefficients ^a				
		Unstandardized Coefficients		Standardized Coefficients		
Model		B	Std. Error	Beta	t	Sig.
1	(Constant)	1.038	.010		103.320	<.001
	Adjusted Sale Price	-5.897E-7	.000	-.152	-4.993	<.001

a. Dependent Variable: Sales Ratio

Graph



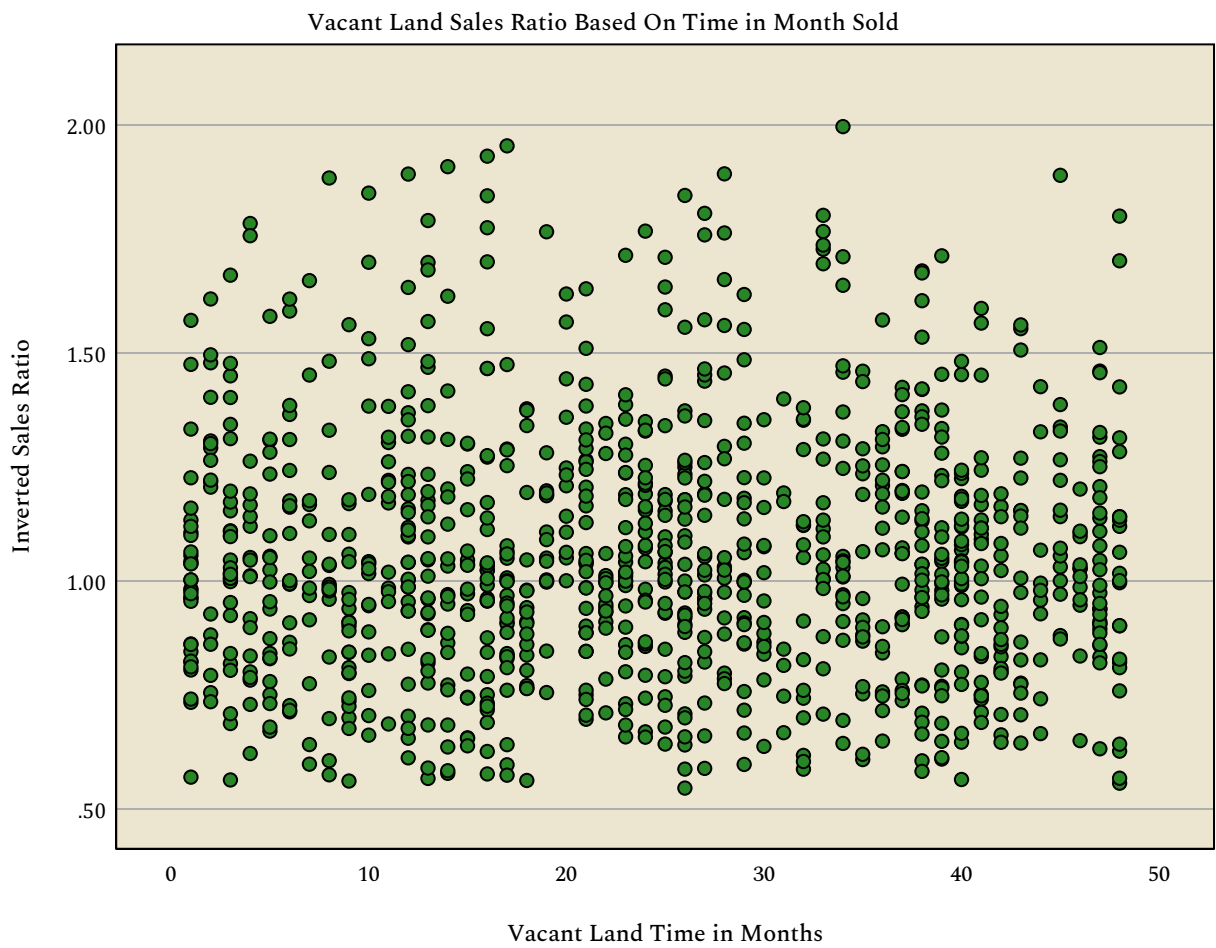
OVERALL Vacant Land: Months by Inverted Sales Ratio

Regression

		Coefficients ^a				
		Unstandardized Coefficients		Standardized Coefficients		
Model		B	Std. Error	Beta	t	Sig.
1	(Constant)	1.062	.018		60.096	<.001
	Vacant Land Time in Months	1.739E-6	.001	.000	.003	.998

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	1061	1061	1061
	Missing	0	0	0
Mean		\$48,177.48	\$48,862.85	\$685.37
Median		\$27,138.00	\$27,929.00	-\$335.00
Percentiles	2.5	\$9,934.55	\$10,376.30	-\$24,144.80
	25	\$19,011.00	\$17,705.00	-\$3,211.00
	50	\$27,138.00	\$27,929.00	-\$335.00
	75	\$52,439.50	\$48,886.00	\$3,507.50
	97.5	\$211,071.85	\$214,924.40	\$24,856.45

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	8404
Mann-Whitney U	3346647.500
Wilcoxon W	30530898.500
Test Statistic	3346647.500
Standard Error	72967.505
Standardized Test Statistic	-6.224
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

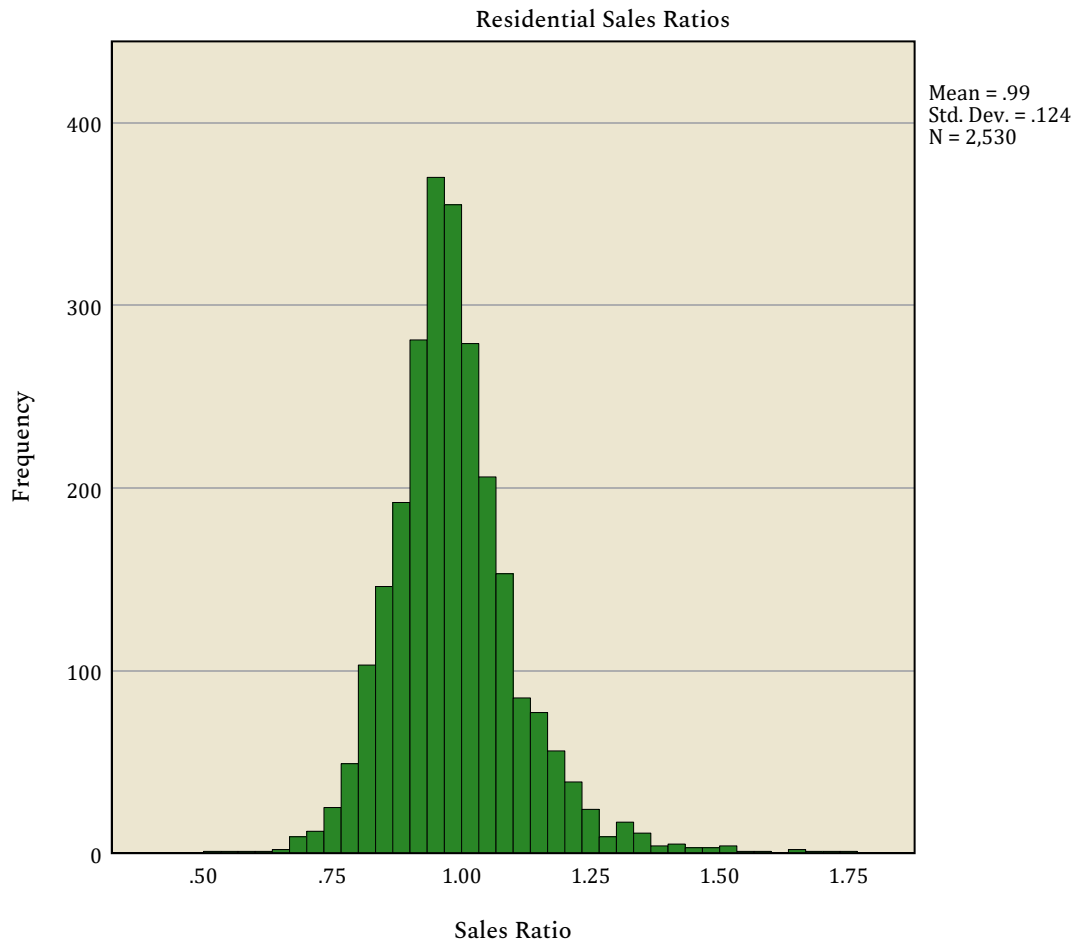
Difference in Total Value across Vacant Land Sold vs. Unsold

Independent-Samples Mann-Whitney U Test Summary

Total N	8372
Mann-Whitney U	3920781.000
Wilcoxon W	31164052.000
Test Statistic	3920781.000
Standard Error	71440.038
Standardized Test Statistic	3.688
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
2533	.973	.091

Ratio Statistics

Ratio Statistics for Current Total
Value / Adjusted Sale Price

Price Related Bias	Price Related Differential
-.047	1.019

OVERALL Residential: Sales Price by Sales Ratio

Regression

		Coefficients ^a				
		Unstandardized Coefficients		Standardized Coefficients		
Model		B	Std. Error	Beta	t	Sig.
1	(Constant)	1.065	.005		195.547	<.001
	Adjusted Sale Price	-1.465E-7	.000	-.307	-16.219	<.001

a. Dependent Variable: Sales Ratio

Graph



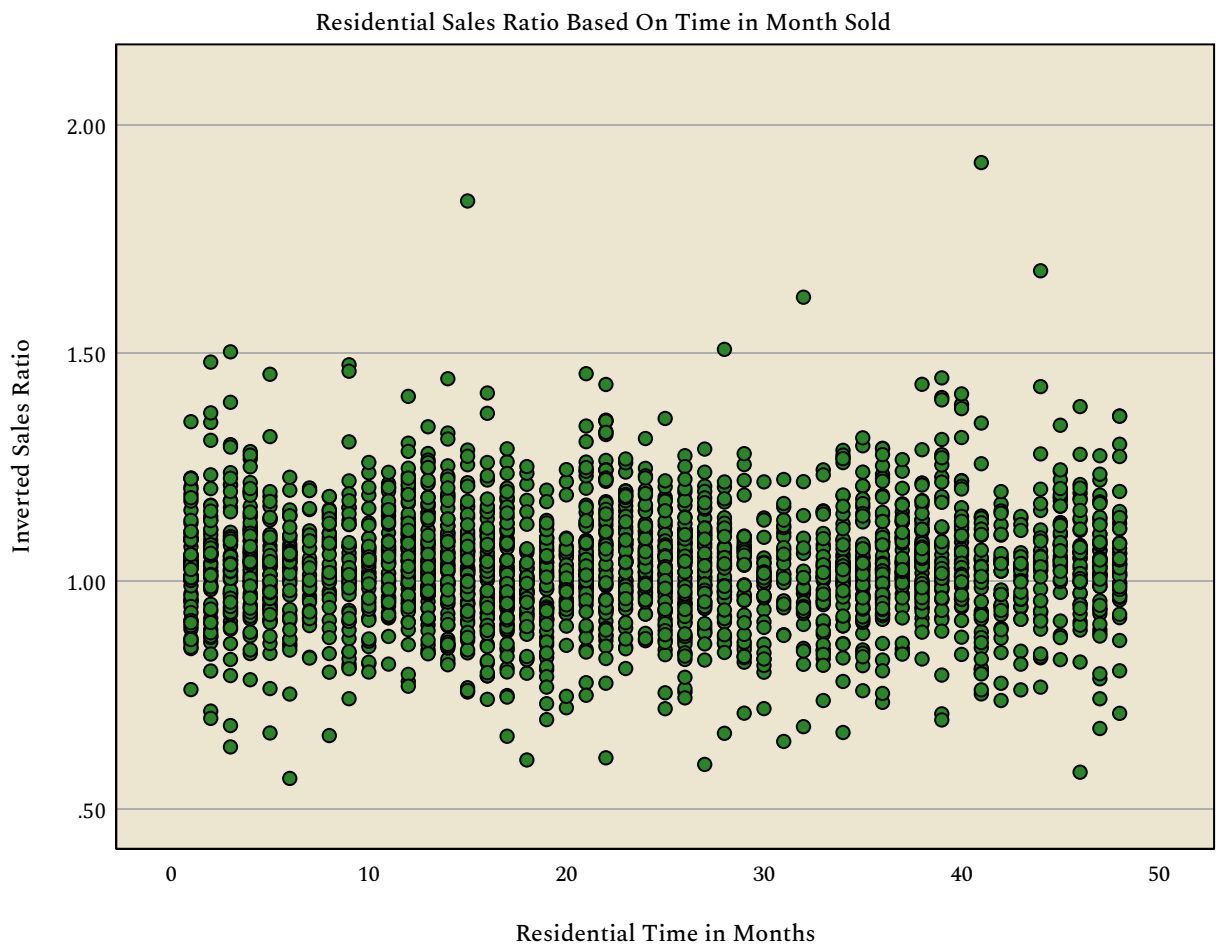
OVERALL Residential: Months by Inverted Sales Ratio

Regression

		Coefficients ^a				
		Unstandardized Coefficients		Standardized Coefficients		
Model		B	Std. Error	Beta	t	Sig.
1	(Constant)	1.026	.005		212.201	<.001
	Residential Time in Months	.000	.000	.019	.950	.342

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	2533	2533	2533
	Missing	0	0	0
Mean		\$274.86	\$279.04	1.03
Median		\$264.88	\$267.71	1.00
Percentiles	2.5	\$161.47	\$166.59	.90
	25	\$227.65	\$226.91	.97
	50	\$264.88	\$267.71	1.00
	75	\$311.68	\$314.55	1.05
	97.5	\$448.88	\$462.54	1.24

Frequencies

		Statistics		
		Previous Total Value	Current Total Value	Difference in Total Value
N	Valid	2533	2533	2533
	Missing	0	0	0
Mean		\$522,344.56	\$526,678.28	\$4,333.72
Median		\$499,853.00	\$503,151.00	\$1,194.00
Percentiles	2.5	\$169,369.80	\$191,670.00	-\$70,718.15
	25	\$377,034.00	\$387,084.00	-\$16,859.50
	50	\$499,853.00	\$503,151.00	\$1,194.00
	75	\$625,510.50	\$624,739.50	\$20,004.50
	97.5	\$1,024,064.50	\$1,025,466.10	\$101,043.35

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	.122

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	11642
Mann-Whitney U	10998226.000
Wilcoxon W	53341229.000
Test Statistic	10998226.000
Standard Error	147597.109
Standardized Test Statistic	-1.546
Asymptotic Sig.(2-sided test)	.122

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	.030

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	11654
Mann-Whitney U	11036367.000
Wilcoxon W	53167977.000
Test Statistic	11036367.000
Standard Error	148542.524
Standardized Test Statistic	-2.172
Asymptotic Sig.(2-sided test)	.030

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	.515

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	11654
Mann-Whitney U	11208816.000
Wilcoxon W	53487426.000
Test Statistic	11208816.000
Standard Error	148190.596
Standardized Test Statistic	-.651
Asymptotic Sig.(2-sided test)	.515

OVERALL Residential: Unit Value Comparison

Summarize

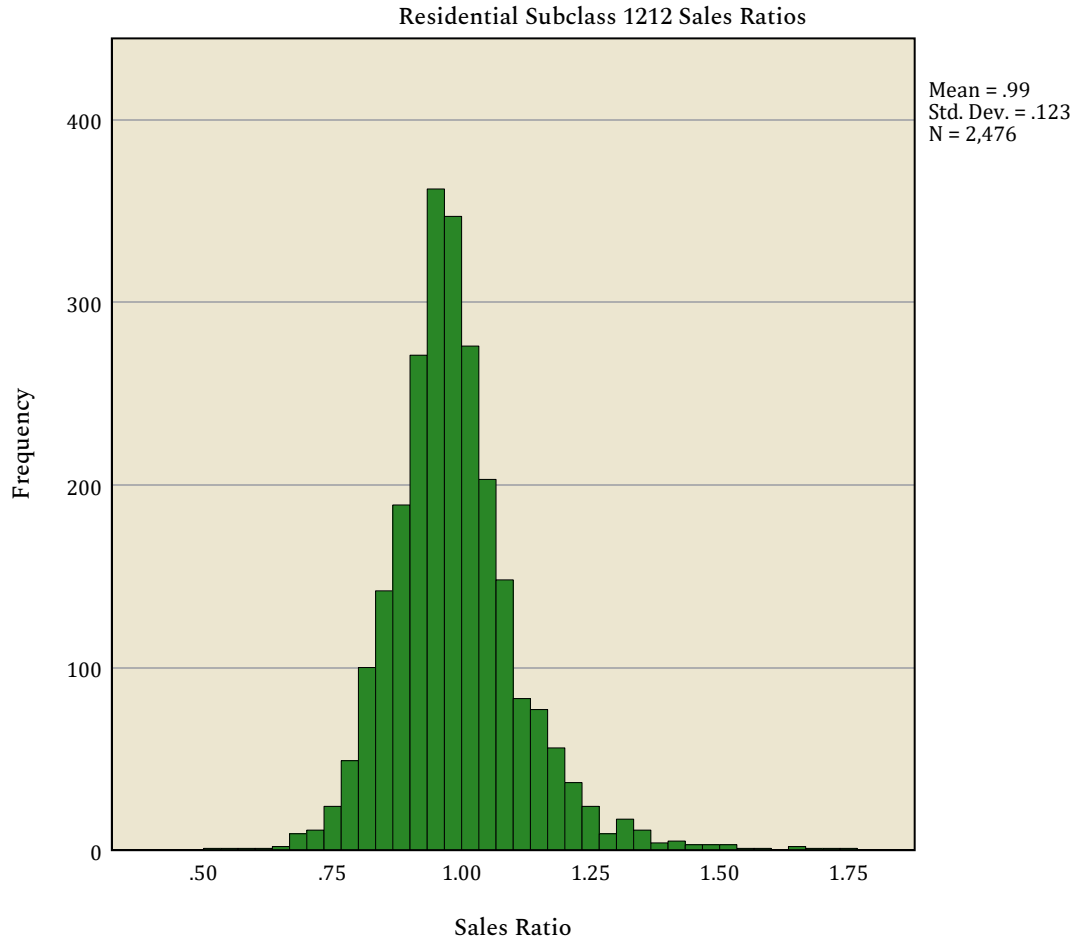
Sold vs Unsold

Difference in Price Per Foot

Residential Sold vs Unsold	N	Median	Mean
SOLD	2533	1.00	1.03
UNSOLD	9735	1.00	1.26
Total	12268	1.00	1.21

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
2478	.973	.092

Ratio Statistics

Ratio Statistics for Current Total
Value / Adjusted Sale Price

Price Related Bias	Price Related Differential
-.050	1.018

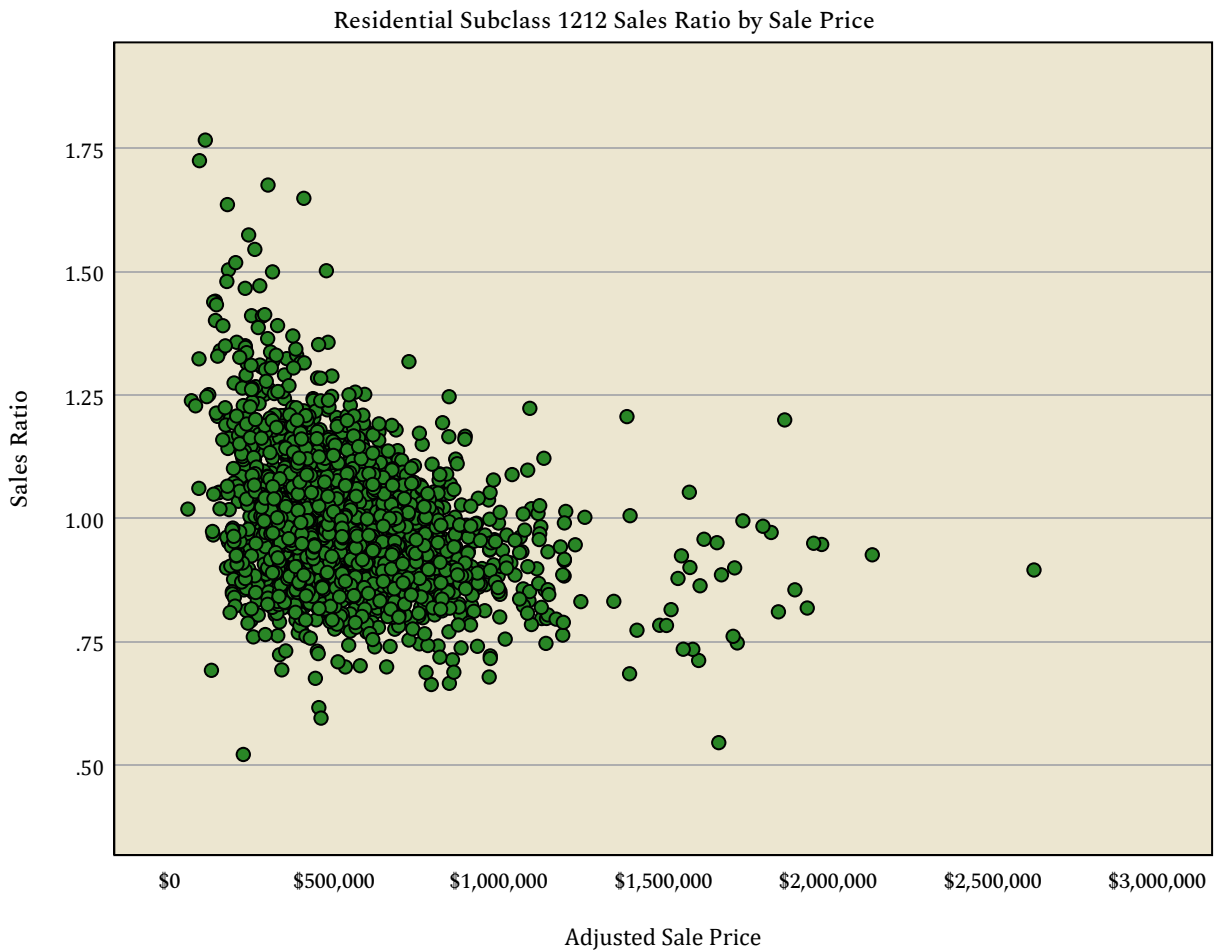
Residential Subclass 1212: Sales Price by Sales Ratio

Regression

		Coefficients ^a				
		Unstandardized Coefficients		Standardized Coefficients		
Model		B	Std. Error	Beta	t	Sig.
1	(Constant)	1.071	.006		189.024	<.001
	Adjusted Sale Price	-1.550E-7	.000	-.315	-16.506	<.001

a. Dependent Variable: Sales Ratio

Graph



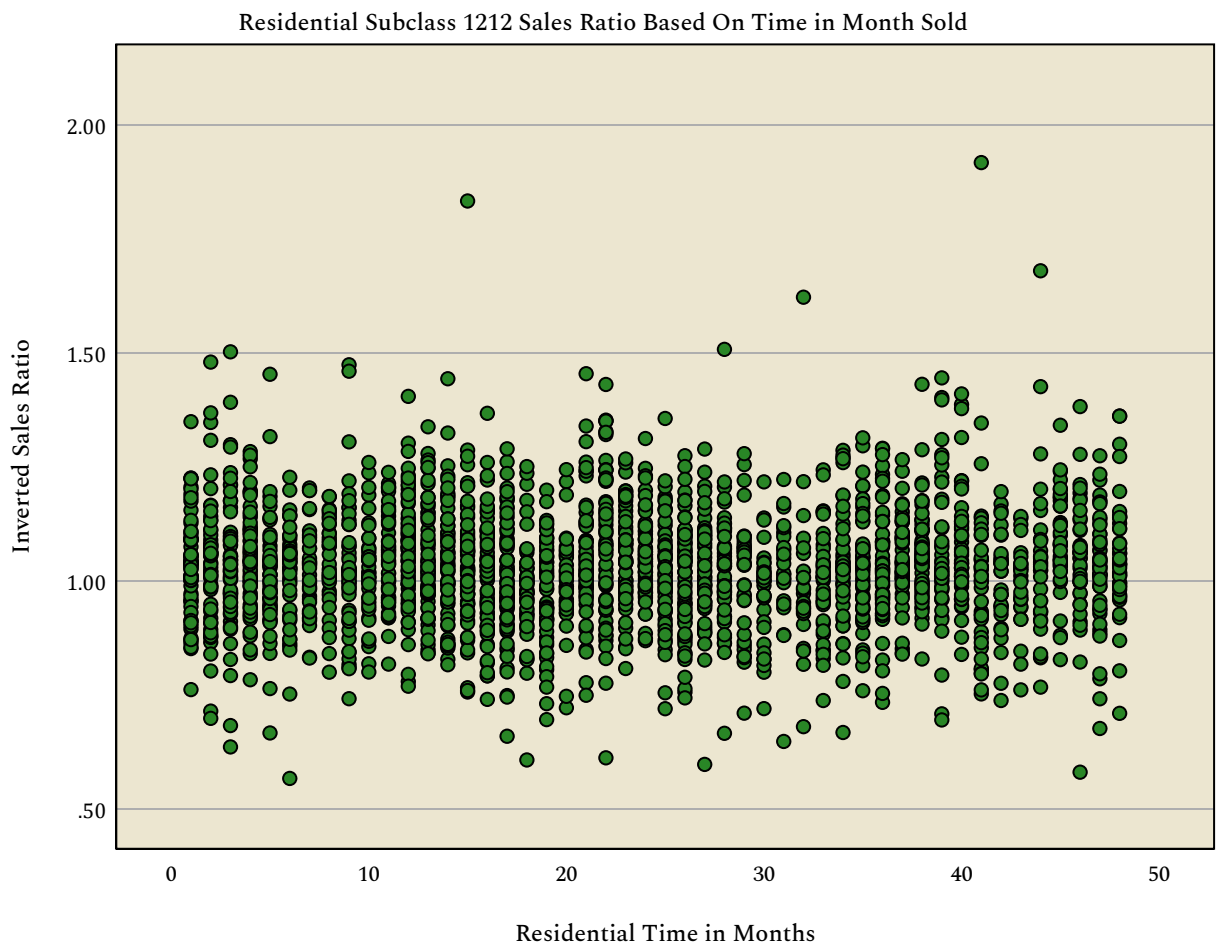
Residential Subclass 1212: Months by Inverted Sales Ratio

Regression

		Coefficients ^a				
		Unstandardized Coefficients		Standardized Coefficients		
Model		B	Std. Error	Beta	t	Sig.
1	(Constant)	1.026	.005		210.416	<.001
	Residential Time in Months	.000	.000	.016	.810	.418

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	2478	2478	2478
	Missing	0	0	0
Mean		\$275.52	\$279.38	1.03
Median		\$265.13	\$266.81	1.00
Percentiles	2.5	\$163.68	\$168.54	.90
	25	\$227.07	\$226.50	.97
	50	\$265.13	\$266.81	1.00
	75	\$313.14	\$315.89	1.04
	97.5	\$449.84	\$463.73	1.24

Frequencies

		Statistics		
		Previous Total Value	Current Total Value	Difference in Total Value
N	Valid	2478	2478	2478
	Missing	0	0	0
Mean		\$527,010.22	\$530,853.53	\$3,843.30
Median		\$503,193.00	\$506,157.00	\$930.50
Percentiles	2.5	\$192,142.17	\$204,142.98	-\$70,906.05
	25	\$383,050.00	\$392,937.75	-\$17,111.25
	50	\$503,193.00	\$506,157.00	\$930.50
	75	\$628,127.50	\$626,779.50	\$19,731.00
	97.5	\$1,024,181.80	\$1,025,876.35	\$101,881.60

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	.290

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	11309
Mann-Whitney U	10501847.500
Wilcoxon W	50298428.500
Test Statistic	10501847.500
Standard Error	141698.290
Standardized Test Statistic	-1.057
Asymptotic Sig.(2-sided test)	.290

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	.142

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	11320
Mann-Whitney U	10540338.500
Wilcoxon W	50203209.500
Test Statistic	10540338.500
Standard Error	142416.973
Standardized Test Statistic	-1.469
Asymptotic Sig.(2-sided test)	.142

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	.642

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	11320
Mann-Whitney U	10654122.500
Wilcoxon W	50397192.500
Test Statistic	10654122.500
Standard Error	142223.049
Standardized Test Statistic	-.465
Asymptotic Sig.(2-sided test)	.642

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	2478	1.00	1.03
UNSOLD	9438	1.00	1.26
Total	11916	1.00	1.21

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
	SOLD	17	1.22	1.39
	UNSOLD	76	1.20	1.29
	Total	93	1.21	1.31
1	SOLD	1206	1.00	1.04
	UNSOLD	5137	1.00	1.36
	Total	6343	1.00	1.30
3	SOLD	1090	1.00	1.00
	UNSOLD	3540	1.00	1.14
	Total	4630	1.00	1.11
33	UNSOLD	3	1.19	2.00
	Total	3	1.19	2.00
4	SOLD	112	1.08	1.08
	UNSOLD	397	1.09	1.24
	Total	509	1.08	1.20
44	UNSOLD	3	1.15	1.03
	Total	3	1.15	1.03
5	SOLD	44	.99	1.09
	UNSOLD	247	.98	.99
	Total	291	.98	1.01

Residential Subclass 1212: Unit Comparison Method

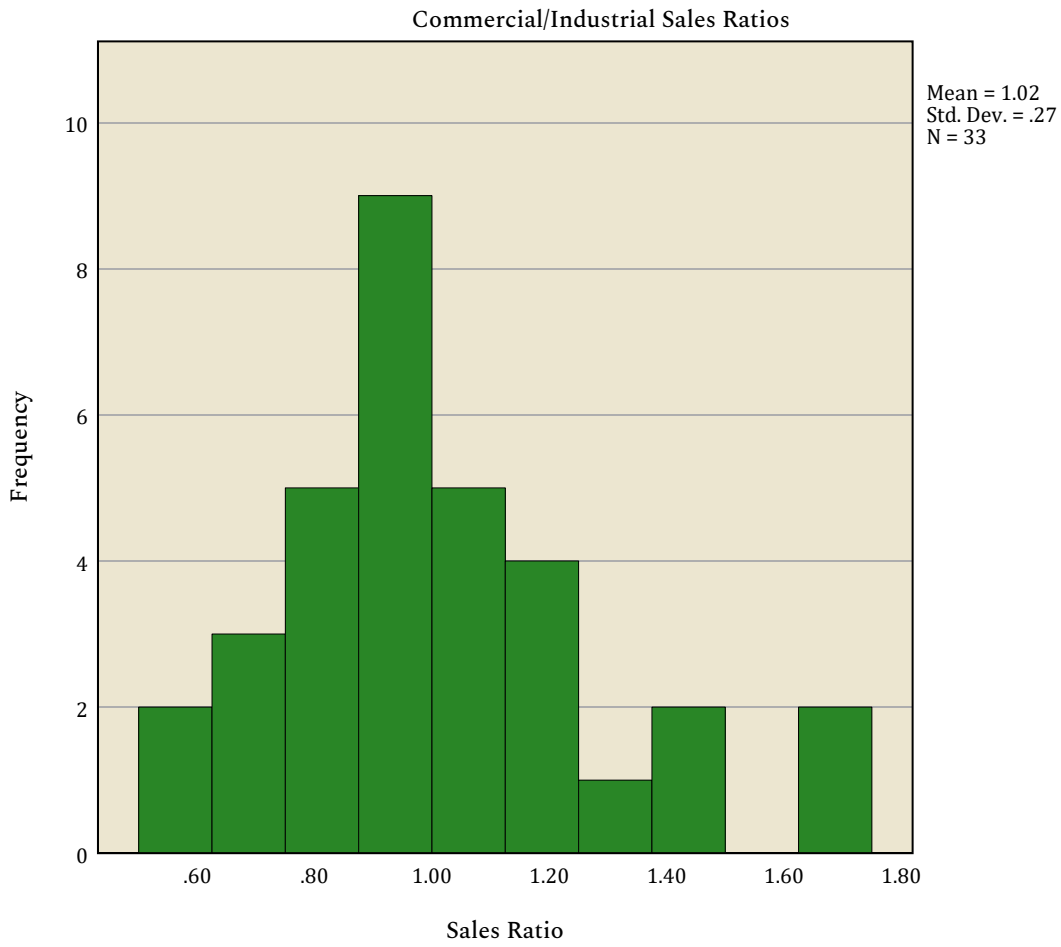
Sold vs Unsold Percent Change for Subclass 1212 by Economic Area

Difference in Price Per Foot

Economic Area	Residential Sold vs Unsold	N	Median	Mean
66	SOLD	9	.99	.98
	UNSOLD	35	.95	.98
	Total	44	.96	.98
Total	SOLD	2478	1.00	1.03
	UNSOLD	9438	1.00	1.26
	Total	11916	1.00	1.21

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
34	.976	.195

Ratio Statistics

Ratio Statistics for Current Total
Value / Adjusted Sale Price

Price Related Bias	Price Related Differential
-.062	1.130

OVERALL Commercial/Industrial: Sales Price by Sales Ratio

Regression

		Coefficients ^a				
		Unstandardized Coefficients		Standardized Coefficients		
Model		B	Std. Error	Beta	t	Sig.
1	(Constant)	1.077	.055		19.408	<.001
	Adjusted Sale Price	-7.457E-8	.000	-.328	-1.967	.058

a. Dependent Variable: Sales Ratio

Graph



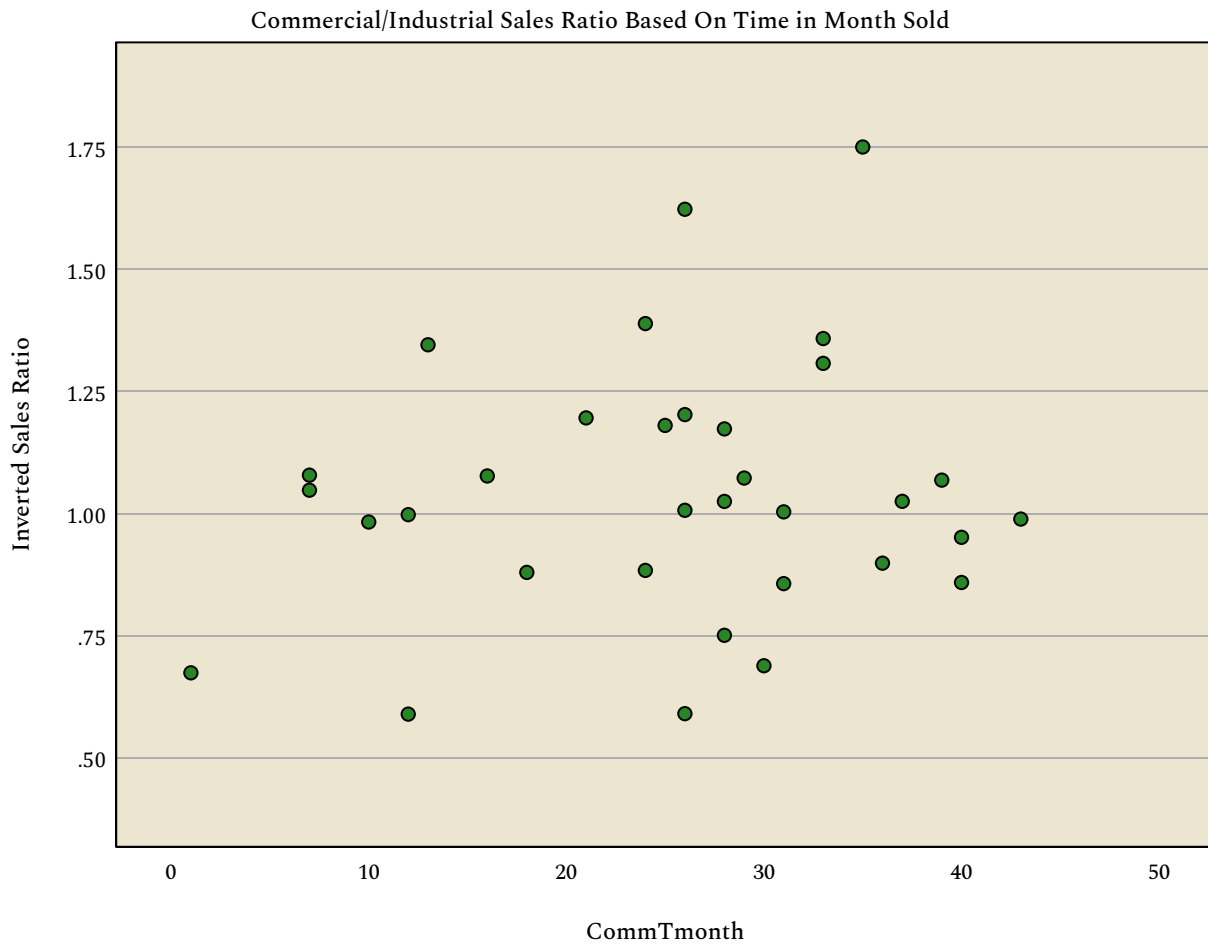
OVERALL Commercial/Industrial: Months by Inverted Sales Ratio

Regression

		Coefficients ^a				
		Unstandardized Coefficients		Standardized Coefficients		
Model		B	Std. Error	Beta	t	Sig.
1	(Constant)	.991	.115		8.651	<.001
	CommTmonth	.002	.004	.104	.589	.560

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	33	33	33
	Missing	1	1	1
Mean		\$152.18	\$173.44	1.23
Median		\$129.90	\$155.52	1.10
Percentiles	2.5	\$13.60	\$13.66	.84
	25	\$103.76	\$109.41	1.00
	50	\$129.90	\$155.52	1.10
	75	\$200.34	\$218.10	1.25
	97.5	.	.	.

Frequencies

		Statistics		
		Previous Total Value	Current Total Value	Difference in Total Value
N	Valid	34	34	34
	Missing	0	0	0
Mean		\$713,654.85	\$787,446.74	\$73,791.88
Median		\$513,053.00	\$587,817.50	\$57,196.50
Percentiles	2.5	\$116,402.00	\$139,078.00	-\$537,389.00
	25	\$288,502.75	\$372,080.00	\$0.00
	50	\$513,053.00	\$587,817.50	\$57,196.50
	75	\$723,935.25	\$777,750.75	\$164,462.00
	97.5	.	.	.

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	.952

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	402
Mann-Whitney U	5616.500
Wilcoxon W	74994.500
Test Statistic	5616.500
Standard Error	612.168
Standardized Test Statistic	.060
Asymptotic Sig.(2-sided test)	.952

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	.404

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	402
Mann-Whitney U	5555.000
Wilcoxon W	73820.000
Test Statistic	5555.000
Standard Error	639.487
Standardized Test Statistic	-.834
Asymptotic Sig.(2-sided test)	.404

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	.292

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	402
Mann-Whitney U	6225.000
Wilcoxon W	75603.000
Test Statistic	6225.000
Standard Error	612.168
Standardized Test Statistic	1.054
Asymptotic Sig.(2-sided test)	.292

OVERALL Commercial/Industrial: Unit Value Comparison

Summarize

Sold vs Unsold

Difference in Price Per Foot

CommSOLDFLG	N	Median	Mean
SOLD	33	1.10	1.23
UNSOLD	391	1.16	1.17
Total	424	1.16	1.17

Summarize

Sold vs Unsold

Difference in Price Per Foot

Improvement Abstract Codes	CommSOLDFLG	N	Median	Mean
2212	SOLD	13	1.01	1.22
	UNSOLD	104	1.13	1.12
	Total	117	1.13	1.13
2215	SOLD	1	1.29	1.29
	UNSOLD	17	1.10	1.28
	Total	18	1.13	1.28
2220	SOLD	4	1.03	1.05
	UNSOLD	59	1.16	1.14
	Total	63	1.16	1.13
2225	UNSOLD	15	1.18	1.27
	Total	15	1.18	1.27
2227	SOLD	1	1.03	1.03
	UNSOLD	11	1.04	1.11
	Total	12	1.04	1.11
2230	SOLD	11	1.12	1.18
	UNSOLD	100	1.17	1.17
	Total	111	1.17	1.17
2235	SOLD	2	1.17	1.17
	UNSOLD	44	1.13	1.21
	Total	46	1.13	1.21

OVERALL Commercial/Industrial: Unit Value Comparison

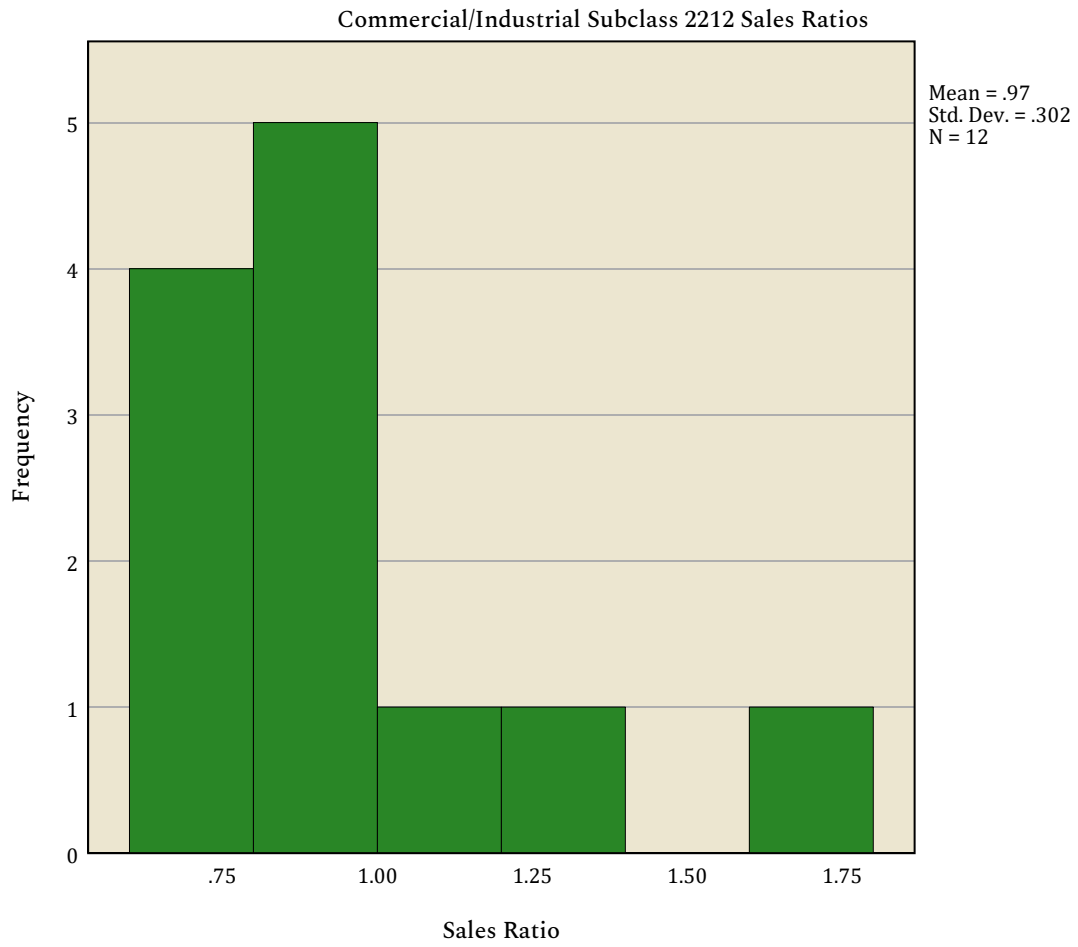
Sold vs Unsold

Difference in Price Per Foot

Improvement Abstract Codes	CommSOLDFLG	N	Median	Mean
2240	UNSOLD	1	1.17	1.17
	Total	1	1.17	1.17
2245	UNSOLD	30	1.20	1.16
	Total	30	1.20	1.16
3212	UNSOLD	3	1.04	1.08
	Total	3	1.04	1.08
3215	SOLD	1	2.98	2.98
	UNSOLD	7	1.21	1.37
	Total	8	1.22	1.57
Total	SOLD	33	1.10	1.23
	UNSOLD	391	1.16	1.17
	Total	424	1.16	1.17

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
13	.847	.237

Ratio Statistics

Ratio Statistics for Current Total
Value / Adjusted Sale Price

Price Related Bias	Price Related Differential
-.019	1.120

Commercial/Industrial Subclass 2212: Sales Price by Sales Ratio

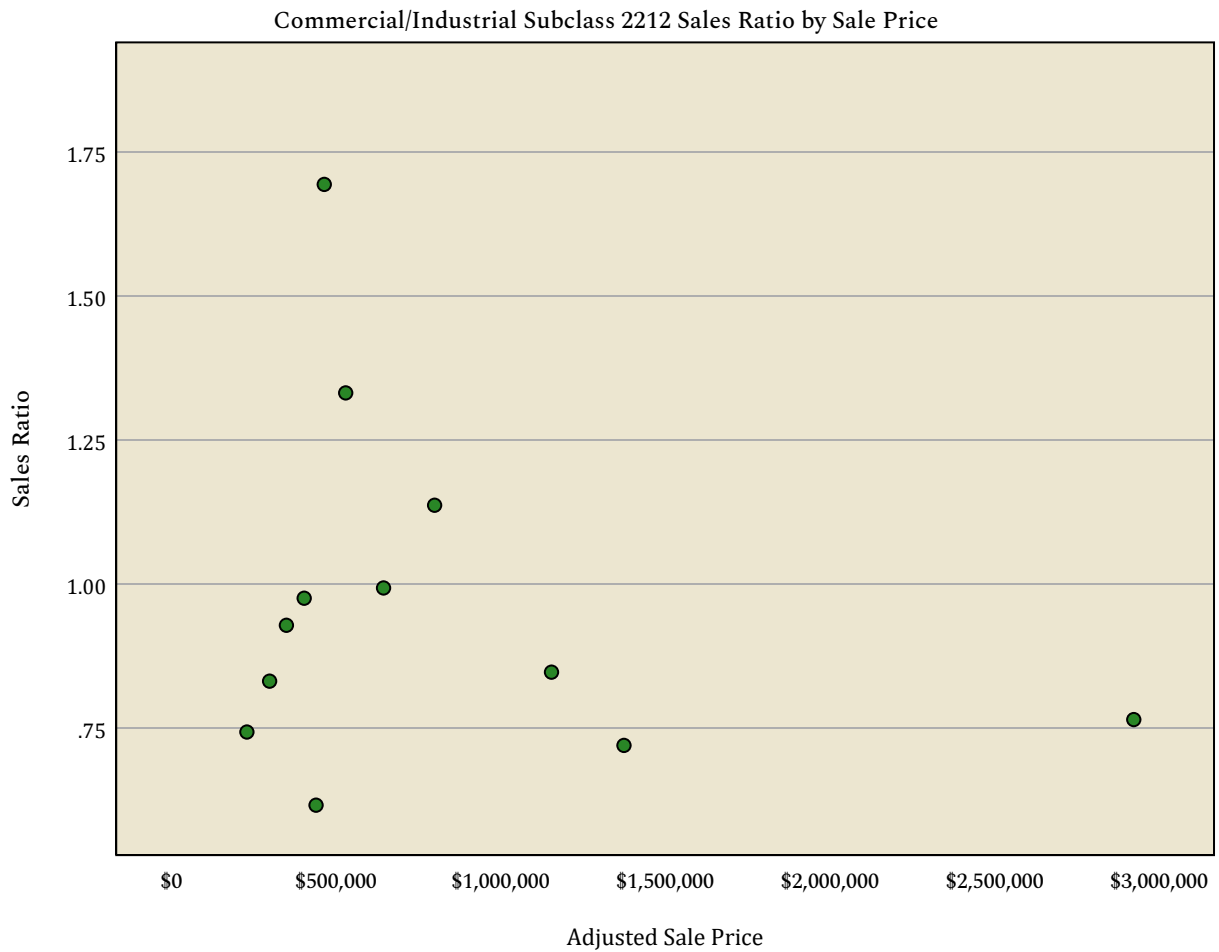
Regression

Coefficients^a

Model		Unstandardized Coefficients		Standardized Coefficients	t	Sig.
		B	Std. Error	Beta		
1	(Constant)	1.007	.102		9.854	<.001
	Adjusted Sale Price	-4.518E-8	.000	-.267	-.920	.378

a. Dependent Variable: Sales Ratio

Graph



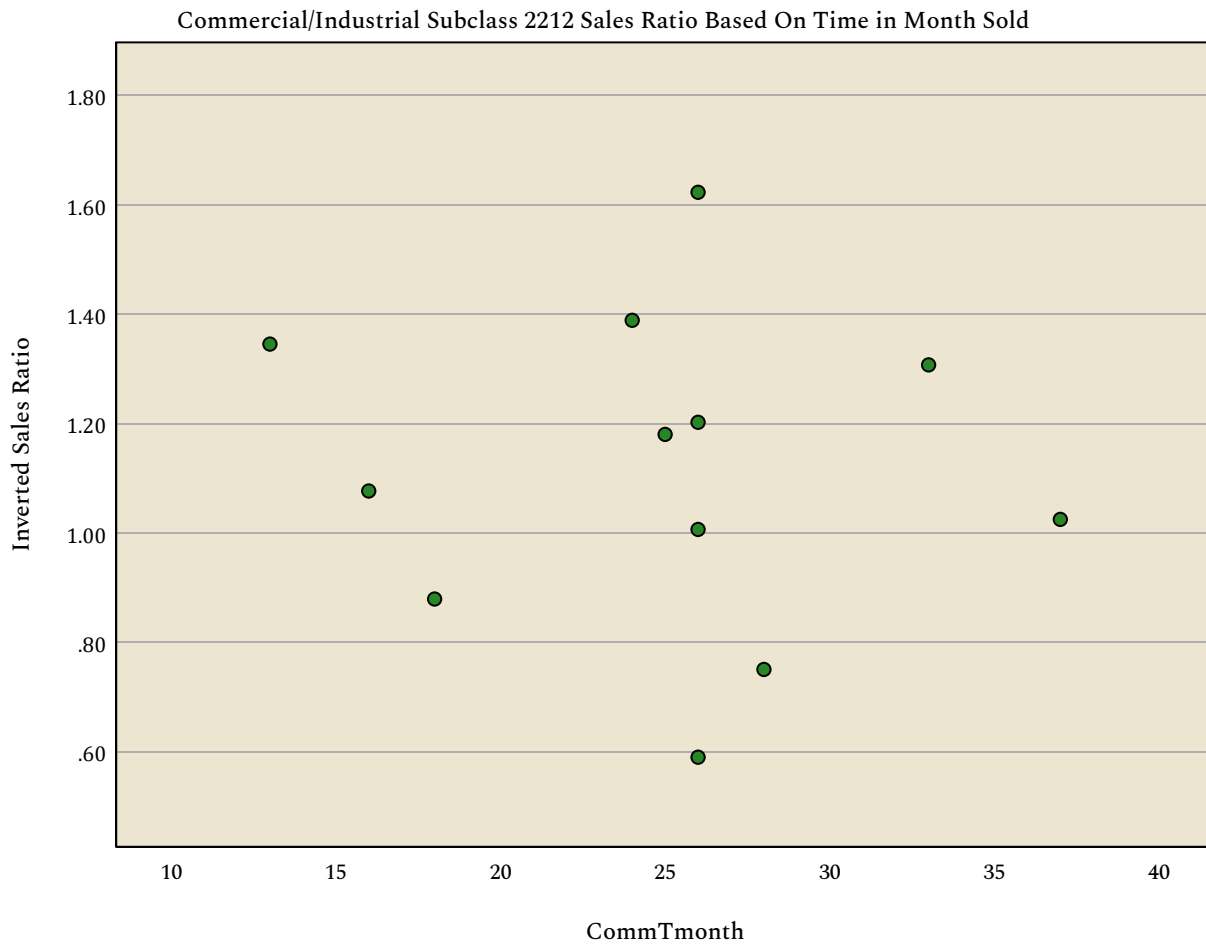
Commercial/Industrial Subclass 2212: Months by Inverted Sales Ratio

Regression

		Coefficients ^a				
		Unstandardized Coefficients		Standardized Coefficients		
Model		B	Std. Error	Beta	t	Sig.
1	(Constant)	1.269	.266		4.767	<.001
	CommTmonth	-.006	.011	-.165	-.555	.590

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	13	13	13
	Missing	0	0	0
Mean		\$176.98	\$189.09	1.22
Median		\$135.50	\$145.59	1.01
Percentiles	2.5	\$23.44	\$72.72	.84
	25	\$108.47	\$109.41	.96
	50	\$135.50	\$145.59	1.01
	75	\$275.02	\$264.89	1.19
	97.5	.	.	.

Frequencies

		Statistics		
		Previous Total Value	Current Total Value	Difference in Total Value
N	Valid	13	13	13
	Missing	0	0	0
Mean		\$921,094.54	\$1,052,586.23	\$131,491.69
Median		\$693,154.00	\$706,112.00	\$7,000.00
Percentiles	2.5	\$116,402.00	\$170,943.00	-\$118,718.00
	25	\$259,811.50	\$298,063.50	-\$12,913.50
	50	\$693,154.00	\$706,112.00	\$7,000.00
	75	\$1,040,123.00	\$984,264.00	\$215,656.50
	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	.305

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	111
Mann-Whitney U	654.000
Wilcoxon W	5704.000
Test Statistic	654.000
Standard Error	101.304
Standardized Test Statistic	1.027
Asymptotic Sig.(2-sided test)	.305

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	.920

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	111
Mann-Whitney U	648.000
Wilcoxon W	5499.000
Test Statistic	648.000
Standard Error	109.043
Standardized Test Statistic	.101
Asymptotic Sig.(2-sided test)	.920

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 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	111
Mann-Whitney U	717.000
Wilcoxon W	5767.000
Test Statistic	717.000
Standard Error	101.305
Standardized Test Statistic	1.648
Asymptotic Sig.(2-sided test)	.099

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	13	1.01	1.22
UNSOLD	104	1.13	1.12
Total	117	1.13	1.13

Commercial/Industrial Subclass 2212: Economic Area Analysis

Ratio Statistics

Ratio Statistics for Current Total Value / Adjusted Sale Price

Group	N	Median	Coefficient of Dispersion
1	3	1.000	.291
3	3	.765	.357
4	1	.281	.000
44	5	.832	.370
49	1	.185	.000
5	4	.796	.366
66	18	.703	.327
Overall	35	.743	.389

Ratio Statistics

Ratio Statistics for Current Total Value / Adjusted Sale Price

Group	N	Price Related Bias	Price Related Differential
1	3	.018	1.083
3	3	-.441	1.218
4	1	.	1.000
44	5	.714	.964
49	1	.	1.000
5	4	-.105	1.141
66	18	-.106	1.477
Overall	35	-.082	1.470

Summarize

Commercial/Industrial Subclass 2212: Economic Area Analysis

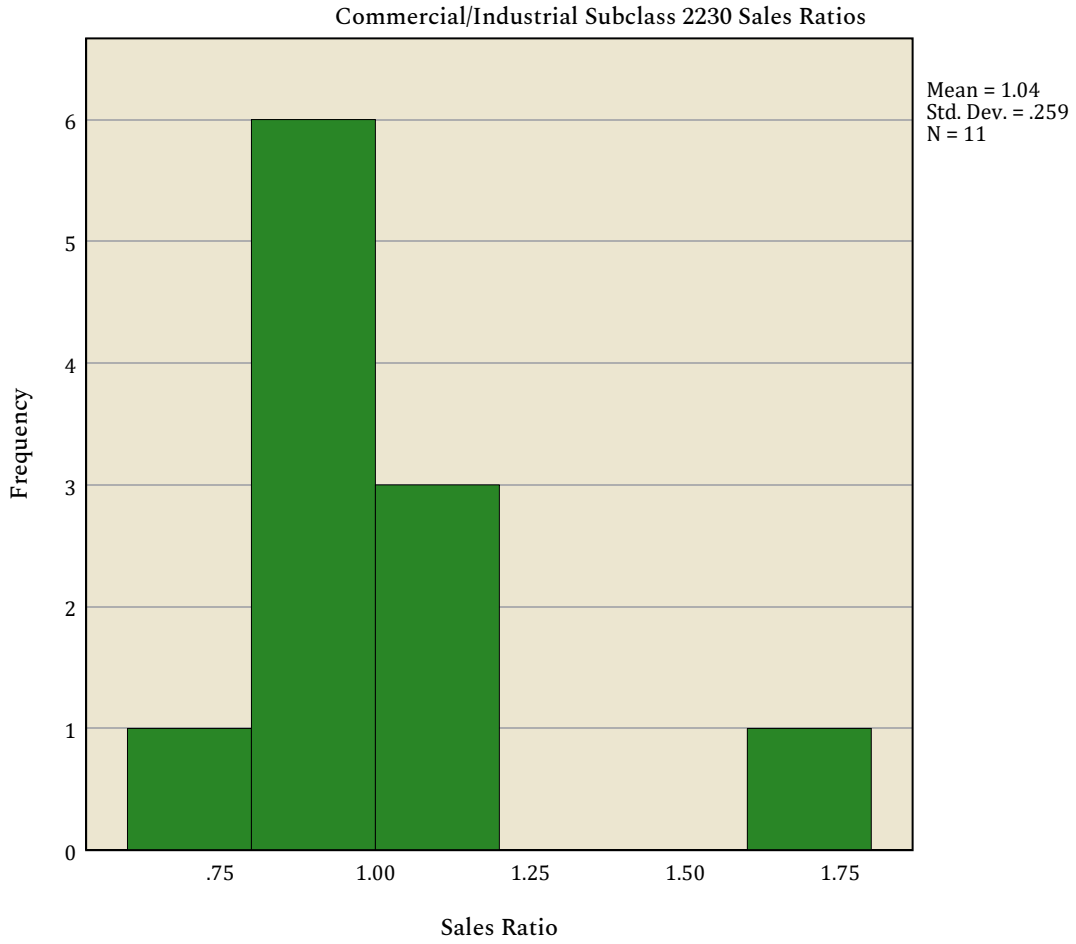
Sold vs Unsold Percent Change for Subclass 2212 by Economic Area

Difference in Price Per Foot

Economic Area	CommSOLDFLG	N	Median	Mean
	UNSOLD	4	1.19	1.19
	Total	4	1.19	1.19
1	SOLD	1	1.14	1.14
	UNSOLD	7	1.05	1.06
	Total	8	1.08	1.07
3	SOLD	2	1.18	1.18
	UNSOLD	12	1.20	1.19
	Total	14	1.20	1.19
33	UNSOLD	6	1.17	1.31
	Total	6	1.17	1.31
4	UNSOLD	5	1.14	1.09
	Total	5	1.14	1.09
44	SOLD	2	1.00	1.00
	UNSOLD	8	1.06	1.06
	Total	10	1.03	1.05
49	UNSOLD	8	1.03	1.03
	Total	8	1.03	1.03
5	SOLD	2	2.19	2.19
	UNSOLD	10	1.00	1.04
	Total	12	1.00	1.23
66	SOLD	6	.97	1.00
	UNSOLD	44	1.17	1.14
	Total	50	1.17	1.12
Total	SOLD	13	1.01	1.22
	UNSOLD	104	1.13	1.12
	Total	117	1.13	1.13

Commercial/Industrial Subclass 2230: Sales Ratio Distribution

Graph



Commercial/Industrial Subclass 2230: Central Tendencies

Ratio Statistics

Ratio Statistics for Current Total Value /
Adjusted Sale Price

N	Median	Coefficient of Dispersion
11	.976	.174

Ratio Statistics

Ratio Statistics for Current Total
Value / Adjusted Sale Price

Price Related Bias	Price Related Differential
-.053	1.114

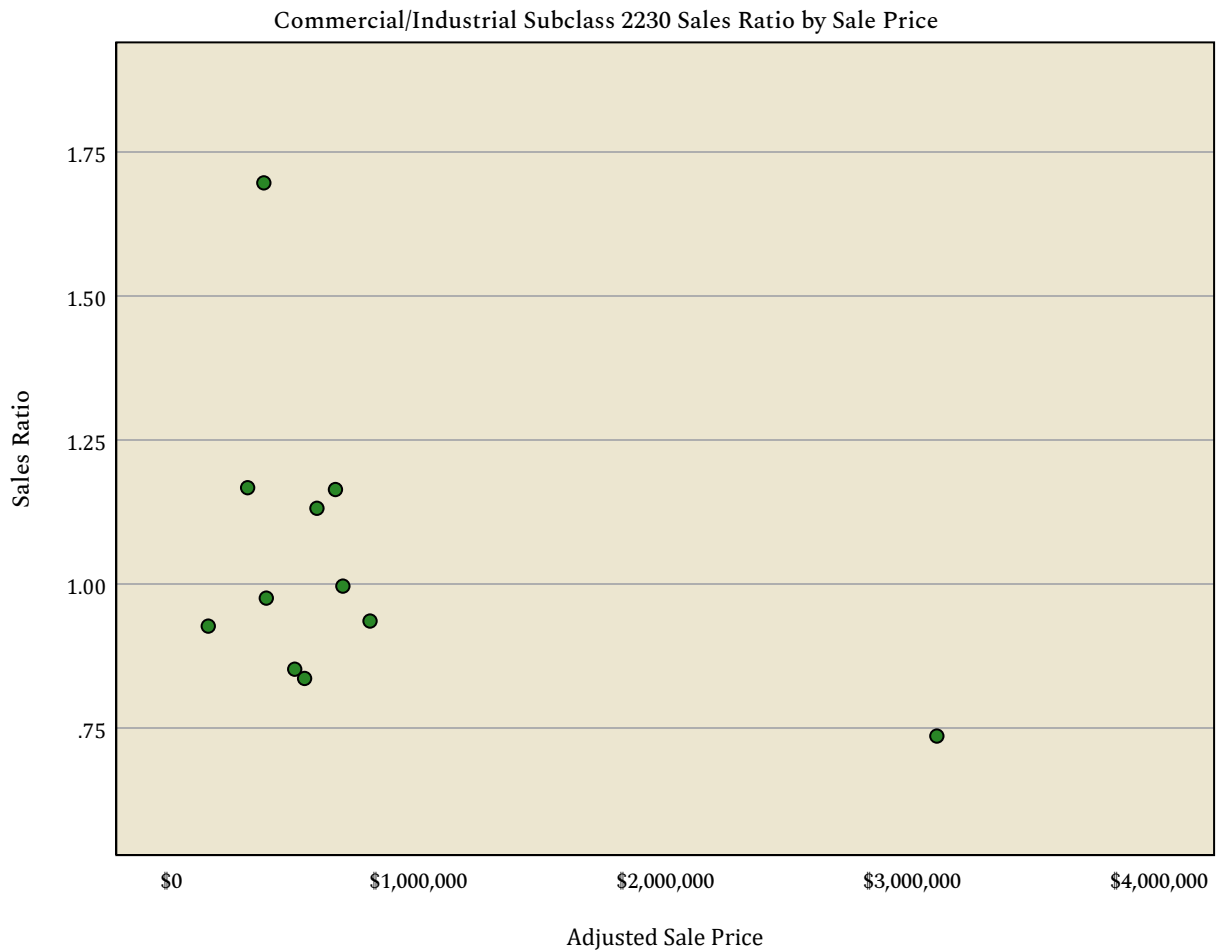
Commercial/Industrial Subclass 2230: Sales Price by Sales Ratio

Regression

		Coefficients ^a				
		Unstandardized Coefficients		Standardized Coefficients		
Model		B	Std. Error	Beta	t	Sig.
1	(Constant)	1.137	.104		10.945	<.001
	Adjusted Sale Price	-1.331E-7	.000	-.414	-1.366	.205

a. Dependent Variable: Sales Ratio

Graph



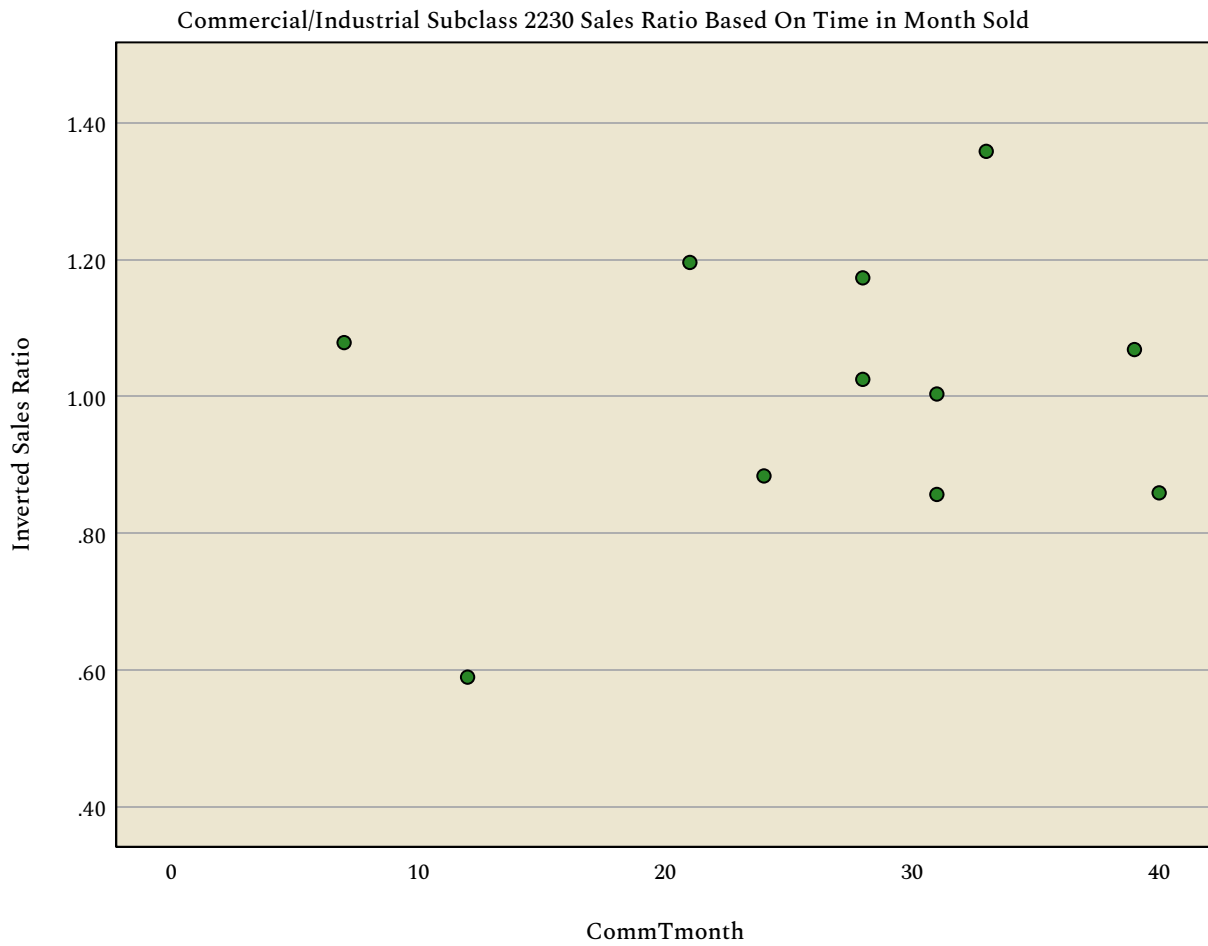
Commercial/Industrial Subclass 2230: Months by Inverted Sales Ratio

Regression

		Coefficients ^a				
		Unstandardized Coefficients		Standardized Coefficients		
Model		B	Std. Error	Beta	t	Sig.
1	(Constant)	.892	.187		4.762	.001
	CommTmonth	.004	.007	.214	.658	.527

a. Dependent Variable: Inverted Sales Ratio

Graph



Commercial/Industrial Subclass 2230: Descriptive Statistics

Frequencies

		Statistics		
		Previous Price Per Foot	Price Per Foot	Difference in Price Per Foot
N	Valid	11	11	11
	Missing	0	0	0
Mean		\$131.76	\$149.98	1.18
Median		\$108.62	\$169.72	1.12
Percentiles	2.5	\$13.60	\$13.66	.85
	25	\$87.43	\$101.89	1.00
	50	\$108.62	\$169.72	1.12
	75	\$205.18	\$215.70	1.31
	97.5	.	.	.

Frequencies

		Statistics		
		Previous Total Value	Current Total Value	Difference in Total Value
N	Valid	11	11	11
	Missing	0	0	0
Mean		\$640,781.18	\$687,350.18	\$46,569.00
Median		\$485,721.00	\$636,432.00	\$64,135.00
Percentiles	2.5	\$138,468.00	\$139,078.00	-\$390,400.00
	25	\$297,097.00	\$375,696.00	\$610.00
	50	\$485,721.00	\$636,432.00	\$64,135.00
	75	\$605,000.00	\$753,501.00	\$100,000.00
	97.5	.	.	.

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

Nonparametric Tests

Hypothesis Test Summary

	Null Hypothesis	Test	Sig. ^{a,b}
1	The distribution of Difference in Total Value is the same across categories of CommSOLDFLG.	Independent-Samples Mann-Whitney U Test	.297

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	105
Mann-Whitney U	379.500
Wilcoxon W	4939.500
Test Statistic	379.500
Standard Error	91.606
Standardized Test Statistic	-1.043
Asymptotic Sig.(2-sided test)	.297

Nonparametric Tests

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

Hypothesis Test Summary

	Null Hypothesis	Test	Sig. ^{a,b}
1	The distribution of Price Per Foot is the same across categories of CommSOLDFLG.	Independent-Samples Mann-Whitney U Test	.241

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	105
Mann-Whitney U	629.000
Wilcoxon W	5094.000
Test Statistic	629.000
Standard Error	95.570
Standardized Test Statistic	1.172
Asymptotic Sig.(2-sided test)	.241

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	.676

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

Hypothesis Test Summary

	Decision
1	Retain the null hypothesis.

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

Independent-Samples Mann-Whitney U Test

Difference in Price Per Foot across CommSOLDFLG

Independent-Samples Mann-Whitney U Test Summary

Total N	105
Mann-Whitney U	477.000
Wilcoxon W	4942.000
Test Statistic	477.000
Standard Error	95.570
Standardized Test Statistic	-.419
Asymptotic Sig.(2-sided test)	.676

Commercial/Industrial Subclass 2230: Unit Comparison Method

Summarize

Sold vs Unsold Percent Change for Subclass 2230

Difference in Price Per Foot

CommSOLDFLG	N	Median	Mean
SOLD	11	1.12	1.18
UNSOLD	100	1.17	1.17
Total	111	1.17	1.17

Commercial/Industrial Subclass 2230: Economic Area Analysis

Ratio Statistics

Ratio Statistics for Current Total Value / Adjusted Sale Price

Group	N	Median	Coefficient of Dispersion
1	3	.852	.595
3	4	.433	.768
33	1	1.035	.000
4	3	.296	1.740
44	3	1.072	.125
5	2	.915	.014
66	12	.886	.427
Overall	28	.877	.442

Ratio Statistics

Ratio Statistics for Current Total Value / Adjusted Sale Price

Group	N	Price Related Bias	Price Related Differential
1	3	-.870	1.616
3	4	-.439	4.177
33	1	.	1.000
4	3	-.026	2.190
44	3	.230	.949
5	2	-.040	1.003
66	12	-.335	3.735
Overall	28	-.263	3.227

Summarize

Commercial/Industrial Subclass 2230: Economic Area Analysis

Sold vs Unsold Percent Change for Subclass 2230 by Economic Area

Difference in Price Per Foot

Economic Area	CommSOLDFLG	N	Median	Mean
	UNSOLD	4	1.19	1.18
	Total	4	1.19	1.18
1	SOLD	1	1.31	1.31
	UNSOLD	15	1.15	1.34
	Total	16	1.16	1.33
3	UNSOLD	23	1.21	1.22
	Total	23	1.21	1.22
33	UNSOLD	7	1.17	1.22
	Total	7	1.17	1.22
4	SOLD	1	1.12	1.12
	UNSOLD	4	1.02	1.02
	Total	5	1.02	1.04
44	SOLD	1	1.10	1.10
	UNSOLD	3	1.00	.99
	Total	4	1.05	1.02
49	UNSOLD	1	1.04	1.04
	Total	1	1.04	1.04
5	SOLD	1	1.00	1.00
	UNSOLD	6	1.00	1.00
	Total	7	1.00	1.00
66	SOLD	7	1.22	1.21
	UNSOLD	31	1.17	1.10
	Total	38	1.17	1.12
77	UNSOLD	6	1.22	1.22
	Total	6	1.22	1.22
Total	SOLD	11	1.12	1.18
	UNSOLD	100	1.17	1.17
	Total	111	1.17	1.17

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	1061	1.008	.992	1.024	.977
Residential	2533	.985	.980	.990	.973
Commercial/Industrial	34	1.011	.917	1.105	.976
Overall	3628	.992	.986	.998	.973

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	.961	.995	95.1%	.955	.934
Residential	.968	.977	95.3%	.967	.962
Commercial/Industrial	.852	1.051	97.6%	.895	.806
Overall	.969	.978	95.2%	.965	.960

Ratio Statistics for Current Total Value / Adjusted Sale Price

Group	95% Confidence Interval for ...	Price Related Differential	Coefficient of Dispersion
	Upper Bound		
Vacant Land	.975	1.056	.208
Residential	.972	1.019	.091
Commercial/Industrial	.984	1.130	.195
Overall	.970	1.028	.127

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.