2016
WELD COUNTY
PROPERTY ASSESSMENT
STUDY

WILDROSE
APPRAISAL, INCORPORATED
Audit Division

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APPRAISAL, INCORPORATED
Audit Division

September 15, 2016

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

RE: Final Report for the 2016 Colorado Property Assessment Study

Dear Mr. Mauer:

Wildrose Appraisal Inc.-Audit Division is pleased to submit the Final Reports for the 2016 Colorado Property Assessment Study.

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

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

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

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

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

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INTRODUCTION

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

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

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

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

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

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

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

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

Wildrose Audit has completed the Property Assessment Study for 2016 and is pleased to report its findings for Weld County in the following report.

Regional Information

Weld County is located in the Front Range region of Colorado. The Colorado Front Range is a colloquial geographic term for the populated areas of the State that are just east of the foothills of the Front Range. It includes Adams, Arapahoe, Boulder, Broomfield, Denver, Douglas, El Paso, Jefferson, Larimer, Pueblo, and Weld counties.
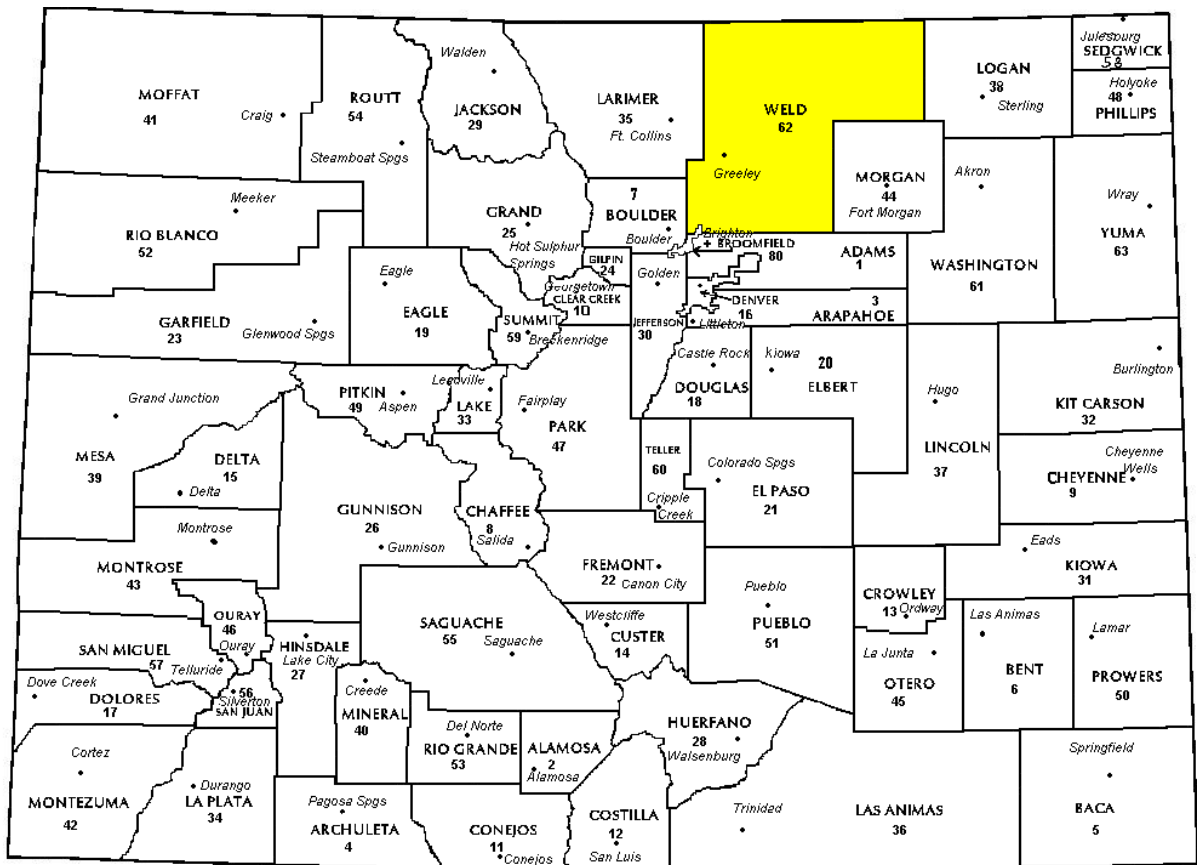
Historical Information

Weld County had an estimated population of approximately 277,670 people with 63.4 people per square mile, according to the U.S. Census Bureau's 2014 estimated census data. This represents a 9.8 percent change from April 1, 2010 to July 1, 2014.

Weld County covers an area of 4,004 square miles in north central Colorado. It is bordered on the north by Wyoming and Nebraska and on the south by the Denver metropolitan area. The third largest county in Colorado, Weld County has an area greater than that of Rhode Island, Delaware and the District of Columbia combined.

Major Stephen H. Long made an expedition to the area now known as Weld County in 1821. In 1835 a government expedition came through the general area; the next year a member of that party, Lt. Lancaster Lupton, returned to establish a trading post located just north of the present town of Fort Lupton. In 1837 Colonel Ceran St. Vrain established Fort St. Vrain; Fort Vasquez was built south of Platteville about 1840. The latter was rebuilt in the 1930's by the State Historical Society.

The county seat is Greeley which began as the Union Colony, which was founded in 1869 as an experimental utopian community of "high moral standards" by Nathan C. Meeker, a newspaper reporter from New York City. Meeker purchased a site at the confluence of the Cache la Poudre and South Platte Rivers (that included the area of Latham, an Overland Trail station), halfway between Cheyenne and Denver along the tracks of the Denver Pacific Railroad formerly known as the "Island Grove Ranch." The name Union Colony was later changed to Greeley in honor of Horace Greeley, who was Meeker's editor at the New York Tribune, and popularized the phrase "Go West, young man."

Weld County's cultural assets include Centennial Village, an authentic recreation of pioneer life on the Colorado plains. The Meeker Museum in Greeley is a national historic site. Fort Vasquez in southern Weld County has an exciting history as an early Colorado trading post. The Greeley Philharmonic Orchestra is one of the oldest symphony orchestra west of the Mississippi. The University of Northern Colorado's Little Theatre of the Rockies is one of America's premier college dramatic organizations.
(www.co.weld.co.us, www.wikipedia.org)

RATIO ANALYSIS

Methodology

All significant classes of properties were analyzed. Sales were collected for each property class over the appropriate sale period, which was typically defined as the 18-month period between January 2013 and June 2014. Counties with less than 30 sales typically extended the sale period back up to 5 years prior to June 30, 2014 in 6-month increments. If there were still fewer than 30 sales, supplemental appraisals were performed and treated as proxy sales. Residential sales for all counties using this method totaled at least 30 per county. For commercial sales, the total number analyzed was allowed, in some cases, to fall below 30. There were no sale quantity issues for counties requiring vacant land analysis or condominium analysis. Although it was required that we examine the median and coefficient of dispersion for all counties, we also calculated the weighted mean and price-related differential for each class of property. Counties were not passed or failed by these latter measures, but were counseled if there were anomalies noted during our analysis. Qualified sales were based on the qualification code used by each county, which were typically coded as either "Q" or "C." The ratio analysis included all sales. The data was trimmed for counties with obvious outliers using IAAO standards for data analysis. In every case, we examined the loss in data from trimming to ensure that only true outliers were excluded. Any county with a significant portion of sales excluded by this trimming method was examined further. No county was allowed to pass the audit if more than 5% of the sales were "lost" because of trimming. For the largest 11 counties, the residential ratio statistics were broken down by economic area as well.

Conclusions

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

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

The results for Weld County are:

Property Class	Number of Qualified Sales	Unweighted Median Ratio	Price Related Differential	Coefficient of Dispersion	Time Trend Analysis
Commercial/Industrial	222	0.994	1.024	10.1	Compliant
Condominium	N/A	N/A	N/A	N/A	N/A
Single Family	8,531	0.974	1.011	8.1	Compliant
Vacant Land	587	0.988	1.069	15	Compliant

Weld County Ratio Grid

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion
0	.977	1.006	.065
2	.974	1.006	.074
3	.971	1.007	.070
4	.969	1.023	.099
5	.980	1.029	.145
6	.974	1.026	.106
7	.967	.991	.148
8	.974	1.018	.144
9	.980	1.017	.083
Overall	.974	1.011	.081

After applying the above described methodologies, it is concluded from the sales ratios that Weld County is in compliance with SBOE, DPT, and Colorado State Statute valuation guidelines.

Recommendations

None

TIME TRENDING VERIFICATION

Methodology

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

Conclusions

After verification and analysis, it has been determined that Weld County has complied with the statutory requirements to analyze the effects of time on value in their county. Weld County has also satisfactorily applied the results of their time trending analysis to arrive at the time adjusted sales price (TASP).

Recommendations

None

SOLD/UNSOLD ANALYSIS

Methodology

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

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

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

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

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

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

Conclusions

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

Recommendations

None

AGRICULTURAL LAND STUDY

Acres By Subclass	Value By Subclass

Acres By Subclass:
- Waste 5.59%
- Sprinkler 5.38%
- Flood 11.62%
- Dry Farm 28.20%
- Meadow Hay 1%
- Grazing 48.52%

Value By Subclass (bar chart): Sprinkler, Flood, Dry Farm, Meadow Hay, Grazing, Waste
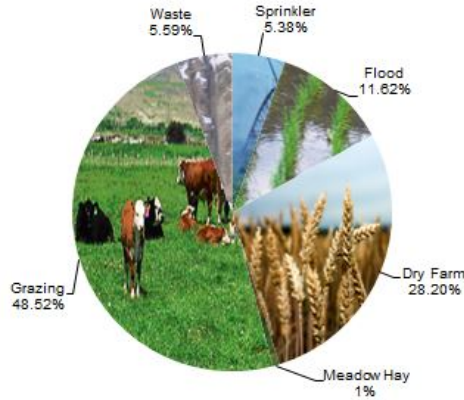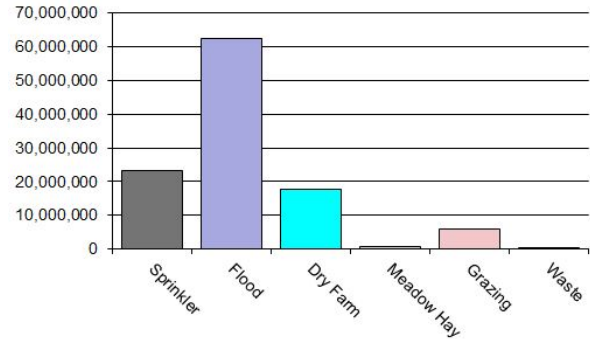
Agricultural Land

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

(See Assessor Reference Library Volume 3 Chapter 5.)

Conclusions

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

Weld County Agricultural Land Ratio Grid						
Abstract Code	Land Class	Number Of Acres	County Value Per Acre	County Assessed Total Value	WRA Total Value	Ratio
4107	Sprinkler	107,506	216.34	23,258,271	23,233,771	1.00
4117	Flood	232,225	271.85	63,129,800	62,329,579	1.01
4127	Dry Farm	563,608	31.08	17,514,184	17,572,009	1.00
4137	Meadow Hay	13,632	45.38	618,613	618,613	1.00
4147	Grazing	969,638	6.12	5,930,915	5,930,915	1.00
4167	Waste	111,768	1.99	222,027	222,027	1.00
Total/Avg		1,998,377	55.38	110,673,810	109,906,913	1.01

Recommendations

None

Agricultural Outbuildings

Methodology

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

Conclusions

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

Recommendations

None

Agricultural Land Under Improvements

Methodology

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

Conclusions

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

- Questionnaires
- Field Inspections
- Phone Interviews
- In-Person Interviews with Owners/Tenants
- Written Correspondence other than Questionnaire
- Personal Knowledge of Occupants at Assessment Date

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

- Property Record Card Analysis
- Field Inspections
- Phone Interviews
- In-Person Interviews with Owners/Tenants
- Written Correspondence other than Questionnaire
- Personal Knowledge of Occupants at Assessment Date
- Aerial Photography/Pictometry

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

Recommendations

None

SALES VERIFICATION

According to Colorado Revised Statutes:

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

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

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

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

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

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

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

WRA reviewed the sales verification procedures in 2016 for Weld County. This study was conducted by checking selected sales from the master sales list for the current valuation period. Specifically WRA selected 60 sales listed as unqualified.

All of the sales in the unqualified sales sample had reasons that were clear and supportable.

For residential, commercial, and vacant land sales with considerations over $500, the contractor has examined and reported the ratio of qualified sales to total sales by class and performed the following analyses of unqualified sales:

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

> The contractor has reviewed with the assessor any analysis indicating that sales data are inadequate, fail to reflect typical properties, or have been disqualified for insufficient cause. In addition, the contractor has reviewed the disqualified sales by assigned code. If there appears to be any inconsistency in the coding, the contractor has

conducted further analysis to determine if the sales included in that code have been assigned appropriately.

Conclusions

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

Recommendations

None

ECONOMIC AREA REVIEW AND EVALUATION

Methodology

Weld County has submitted a written narrative describing the economic areas that make up the county's market areas. Weld County has also submitted a map illustrating these areas. Each of these narratives have been read and analyzed for logic and appraisal sensibility. The maps were also compared to the narrative for consistency between the written description and the map.

Conclusions

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

Recommendations

None

NATURAL RESOURCES

Earth and Stone Products

Methodology

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

Conclusions

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

Recommendations

None

Producing Oil and Gas

Methodology

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

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

Actual value determined – when.
(2) The valuation for assessment of leaseholds and lands producing oil or gas shall be determined as provided in article 7 of this title.
§ 39-1-103, C.R.S.
Article 7 covers the listing, valuation, and assessment of producing oil and gas leaseholds and lands.

Valuation:
Valuation for assessment.
(1) Except as provided in subsection (2) of this section, on the basis of the information contained in such statement, the assessor shall value such oil and gas leaseholds and lands for assessment, as real property, at an amount equal to eighty-seven and one-half percent of:
(a) The selling price of the oil or gas sold there from during the preceding calendar year, after excluding the selling price of all oil or gas delivered to the United States government or any agency thereof, the state of Colorado or any agency thereof, or any political subdivision of the state as royalty during the preceding calendar year;
(b) The selling price of oil or gas sold in the same field area for oil or gas transported from the premises which is not sold during the preceding calendar year, after excluding the selling price of all oil or gas delivered to the United States government or any agency thereof, the state of Colorado or any agency thereof, or any political subdivision of the state as royalty during the preceding calendar year.
§ 39-7-102, C.R.S.

Conclusions

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

Recommendations

None

Subdivision Discounting

Subdivisions were reviewed in 2016 in Weld County. The review showed that subdivisions were discounted pursuant to the Colorado Revised Statutes in Article 39-1-103 (14) and by applying the recommended methodology in ARL Vol 3, Chap 4. Subdivision Discounting in the intervening year was accomplished by reducing the absorption period by one year. In instances where the number of sales within an approved plat was less than the absorption rate per year calculated for the plat, the absorption period was left unchanged.

Conclusions

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

Recommendations

None

POSSESSORY INTEREST PROPERTIES

Possessory Interest

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

Weld County has been reviewed for their procedures and adherence to guidelines when assessing and valuing agricultural and commercial possessory interest properties. The county has also been queried as to their confidence that the possessory interest properties have been discovered and placed on the tax rolls.

Conclusions

Weld County has implemented a discovery process to place possessory interest properties on the roll. They have also correctly and consistently applied the correct procedures and valuation methods in the valuation of possessory interest properties.

Recommendations

None

PERSONAL PROPERTY AUDIT

Weld County was studied for its procedural compliance with the personal property assessment outlined in the Assessor's Reference Library (ARL) Volume 5, and in the State Board of Equalization (SBOE) requirements for the assessment of personal property. The SBOE requires that counties use ARL Volume 5, including current discovery, classification, documentation procedures, current economic lives table, cost factor tables, depreciation table, and level of value adjustment factor table.

The personal property audit standards narrative must be in place and current. A listing of businesses that have been audited by the assessor within the twelve-month period reflected in the plan is given to the auditor. The audited businesses must be in conformity with those described in the plan.

Aggregate ratio will be determined solely from the personal property accounts that have been physically inspected. The minimum assessment sample is one percent or ten schedules, whichever is greater, and the maximum assessment audit sample is 100 schedules.

For the counties having over 100,000 population, WRA selected a sample of all personal property schedules to determine whether the assessor is correctly applying the provisions of law and manuals of the Property Tax Administrator in arriving at the assessment levels of such property. This sample was selected from the personal property schedules audited by the assessor. In no event was the sample selected by the contractor less than 30 schedules. The counties to be included in this study are Adams, Arapahoe, Boulder, Denver, Douglas, El Paso, Jefferson, Larimer, Mesa, Pueblo, and Weld. All other counties received a procedural study.

Weld County is compliant with the guidelines set forth in ARL Volume 5 regarding discovery procedures, using the following methods to discover personal property accounts in the county:

- Public Record Documents
- MLS Listing and/or Sold Books
- Chamber of Commerce/Economic Development Contacts
- Local Telephone Directories, Newspapers or Other Local Publications
- Personal Observation, Physical Canvassing or Word of Mouth
- Questionnaires, Letters and/or Phone Calls to Buyer, Seller and/or Realtor

The county uses the Division of Property Taxation (DPT) recommended classification and documentation procedures. The DPT's recommended cost factor tables, depreciation tables and level of value adjustment factor tables are also used.

Weld County submitted their personal property written audit plan and was current for the 2016 valuation period. The number and listing of businesses audited was also submitted and was in conformance with the written audit plan. The following audit triggers were used by the county to select accounts to be audited:

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

- Businesses with no deletions or additions for 2 or more years
- Non-filing Accounts - Best Information Available
- Accounts close to the $7,300 actual value exemption status
- Accounts protested with substantial disagreement

Weld County's median ratio is .98. This is in compliance with the State Board of Equalization (SBOE) compliance requirements which range from .90 to 1.10 with no COD requirements.

Conclusions

Weld County has employed adequate discovery, classification, documentation, valuation, and auditing procedures for their personal property assessment and is in statistical compliance with SBOE requirements.

Recommendations

None

WILDROSE AUDITOR STAFF

Harry J. Fuller, *Audit Project Manager*

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Steve Kane, *Audit Statistician*

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

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APPENDICES

STATISTICAL COMPLIANCE REPORT
FOR WELD COUNTY
2016

I. OVERVIEW

Weld County is an urban county located along Colorado's Front Range. The county has a total of 127,412 real property parcels, according to data submitted by the county assessor's office in 2016. The following provides a breakdown of property classes for this county:
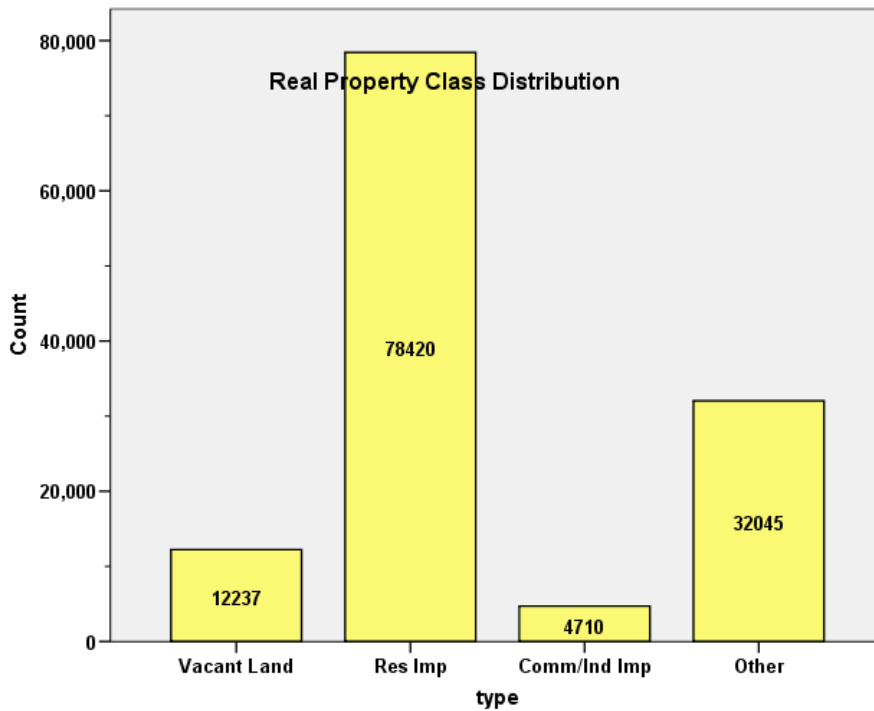
The vacant land class of properties was dominated by residential land. Residential lots (coded 100 and 1112) accounted for 79.1% of all vacant land parcels.

For residential improved properties, single family properties accounted for 92.4% of all residential properties.

Commercial and industrial properties represented a much smaller proportion of property classes in comparison. Commercial/industrial properties accounted for 3.7% of all such properties in this county.

II. DATA FILES

The following sales analyses were based on the requirements of the 2016 Colorado Property Assessment Study. Information was provided by the Weld Assessor's Office in April 2016. The data included all 5 property record files as specified by the Auditor.

III. RESIDENTIAL SALES RESULTS

There were 8,531 qualified residential sales that occurred in the 18-month sale period prior to June 30, 2014. The sales ratio analysis results were as follows:

Case Processing Summary

		Count	Percent
ECONAREA	0	1045	12.9%
	2	2458	30.4%
	3	2171	26.8%
	4	429	5.3%
	5	91	1.1%
	6	1527	18.9%
	7	47	0.6%
	8	28	0.3%
	9	295	3.6%
Overall		8091	100.0%
Excluded		440	
Total		8531	

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Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion
0	.977	1.006	.065
2	.974	1.006	.074
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4	.969	1.023	.099
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7	.967	.991	.148
8	.974	1.018	.144
9	.980	1.017	.083
Overall	.974	1.011	.081

NOTE: Econ Area 9 = Condominiums

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

Mean = .99
Std. Dev. = .119
N = 8,531
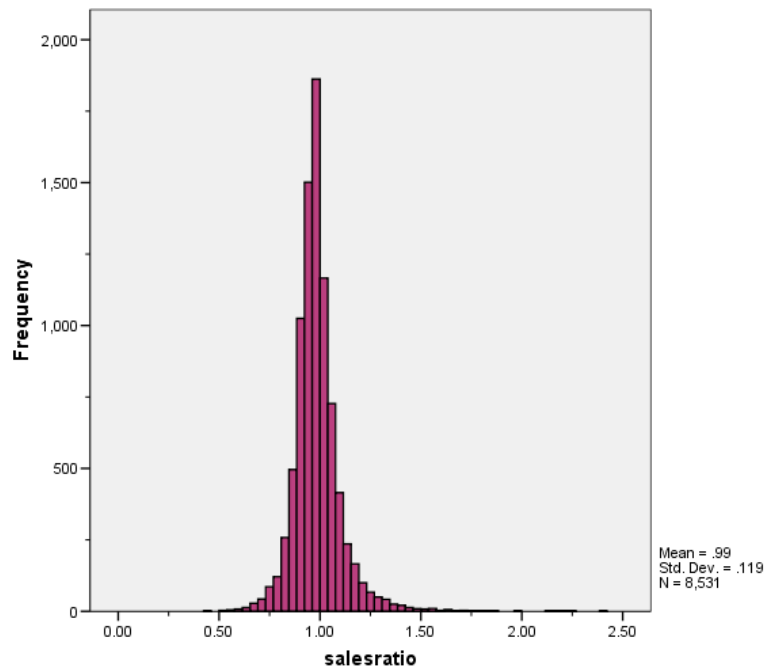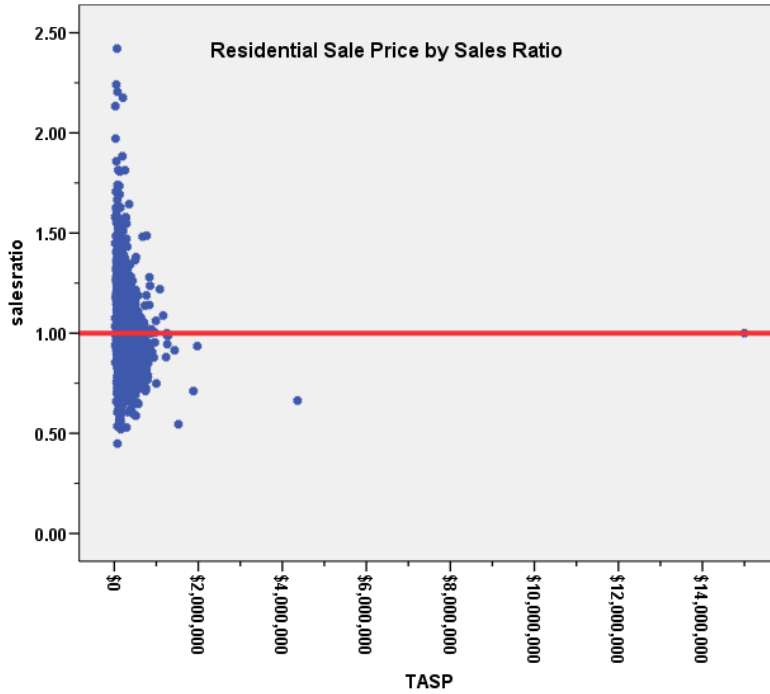
The above graphs indicate that the distribution of the sale ratios was within state mandated limits.

Residential Market Trend Analysis

We next analyzed the residential dataset using the 18-month sale period for any residual market trending and broken down by economic area, as follows:

ECONAREA	Model		Unstandardized Coefficients		Standardized Coefficients	t	Sig.
			B	Std. Error	Beta		
.	1	(Constant)	.954	.007		129.954	.000
		SalePeriod	.005	.001	.266	5.771	.000
0	1	(Constant)	.978	.006		177.069	.000
		SalePeriod	.001	.001	.066	2.124	.034
2	1	(Constant)	.973	.004		248.562	.000
		SalePeriod	.001	.000	.063	3.147	.002
3	1	(Constant)	.968	.004		240.082	.000
		SalePeriod	.001	.000	.072	3.341	.001
4	1	(Constant)	.959	.013		75.240	.000
		SalePeriod	.003	.001	.095	1.978	.049
5	1	(Constant)	.945	.046		20.654	.000
		SalePeriod	.006	.005	.129	1.228	.223
6	1	(Constant)	.984	.007		136.319	.000
		SalePeriod	.001	.001	.046	1.786	.074
7	1	(Constant)	.952	.055		17.168	.000
		SalePeriod	.003	.006	.079	.530	.599
8	1	(Constant)	.918	.063		14.460	.000
		SalePeriod	.009	.007	.250	1.314	.200
9	1	(Constant)	.973	.016		61.751	.000
		SalePeriod	.002	.002	.063	1.080	.281

a. Dependent Variable: salesratio

There was no residual market trending present in the sale ratio data for any of the economic areas. While three economic areas had statistically significant results, the magnitude of each trend was not significant; we therefore concluded that the assessor has adequately addressed market trending in the valuation of residential properties.

Sold/Unsold Analysis

In terms of the valuation consistency between sold and unsold residential properties, we compared the median actual value per square foot for 2016 between each group. The data was analyzed both as a whole and broken down by economic area, as follows:

Report

VALSF

sold	N	Median	Mean
UNSOLD	69384	$128.82	$160.17
SOLD	8530	$137.28	$139.00

VALSF

ECONAREA	sold	N	Median	Mean
0		5,357	$144	$150
		1,045	$139	$141
2		18,662	$141	$141
		2,458	$147	$148
3		14,115	$139	$203
		2,170	$144	$151
4		5,678	$109	$137
		429	$120	$122
5		1,239	$91	$94
		91	$115	$110
6		17,054	$117	$178
		1,527	$126	$123
7		789	$64	$205
		47	$74	$86
8		694	$84	$119
		28	$101	$101
9		2,250	$139	$133
		295	$150	$144

Given the difference in values for some of the economic areas, we also examined the median and mean change in value from 2014 to 2016, both overall and by economic area, for residential sold and unsold properties, as follows:

Report

DIFF

sold	N	Median	Mean
UNSOLD	65,819	1.24	1.27
SOLD	8,092	1.25	1.28

Report

DIFF

ECONAREA	sold	N	Median	Mean
0		5,045	1.2293	1.2704
		948	1.2274	1.2638
2		17,664	1.2091	1.2095
		2,343	1.2151	1.2255
3		12,960	1.2139	1.2126
		2,014	1.2485	1.2564
4		5,445	1.3570	1.3614
		420	1.4167	1.4041
5		1,220	1.4110	1.3630
		88	1.3872	1.3903
6		16,665	1.3442	1.3543
		1,497	1.3514	1.3639
7		717	1.1365	1.1927
		45	1.1392	1.1636
8		604	1.2153	1.2915
		25	1.2514	1.2689
9		2,055	1.2729	1.3244
		275	1.2714	1.2994
		2,330	1.2728	1.3215

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

IV. COMMERCIAL/INDUSTRIAL SALE RESULTS

There were 222 qualified residential sales that occurred in the 18-month sale period prior to June 30, 2014. The sales ratio analysis results were as follows:

Median	0.994
Price Related Differential	1.024
Coefficient of Dispersion	10.1

The above table indicates that the Weld County vacant land sale ratios were in compliance with the SBOE standards. The following histogram and scatter plot describe the sales ratio distribution further:

Commercial Sale Price by Sales Ratio
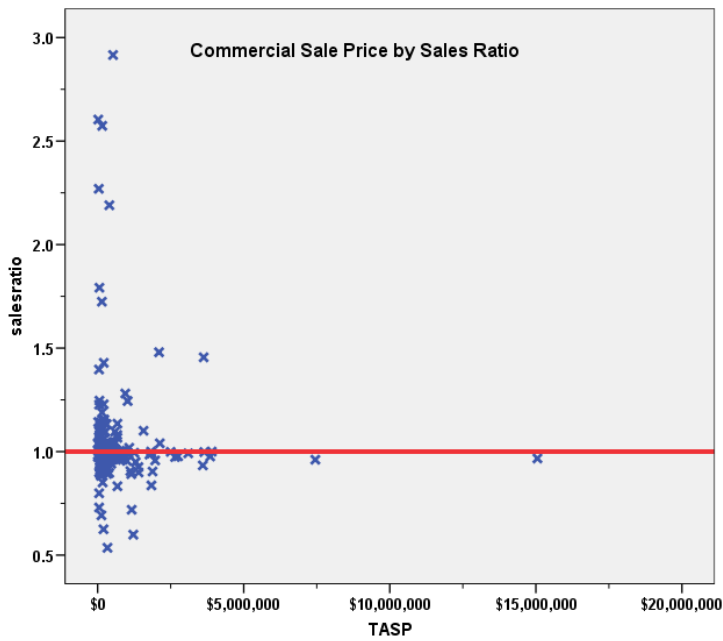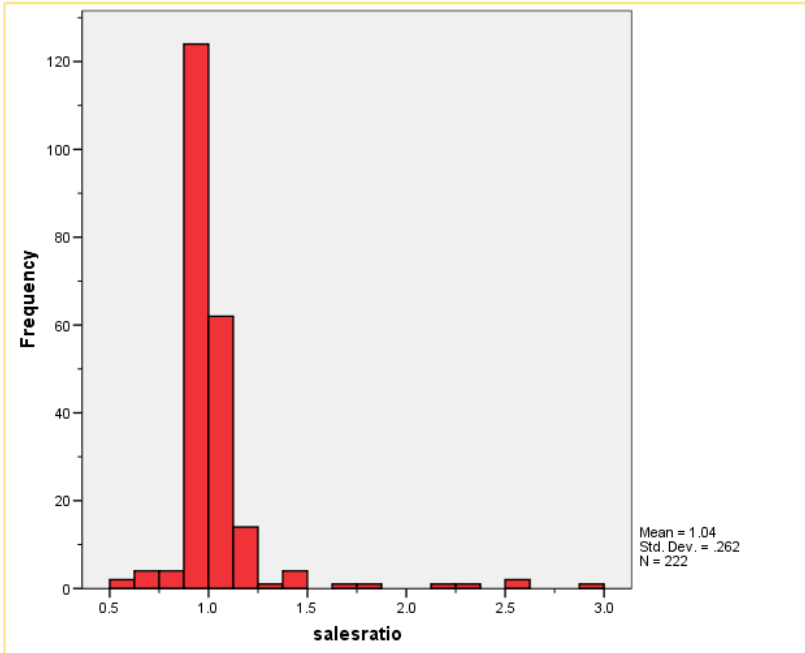
Commercial/Industrial Market Trend Analysis

The 222 commercial/industrial sales were next analyzed, examining the sale ratios across the 18-month sale period with the following results:

Model		Unstandardized Coefficients		Standardized Coefficients	t	Sig.
		B	Std. Error	Beta		
1	(Constant)	.996	.031		32.012	.000
	SalePeriod	.006	.003	.112	1.667	.097

a. Dependent Variable: salesratio
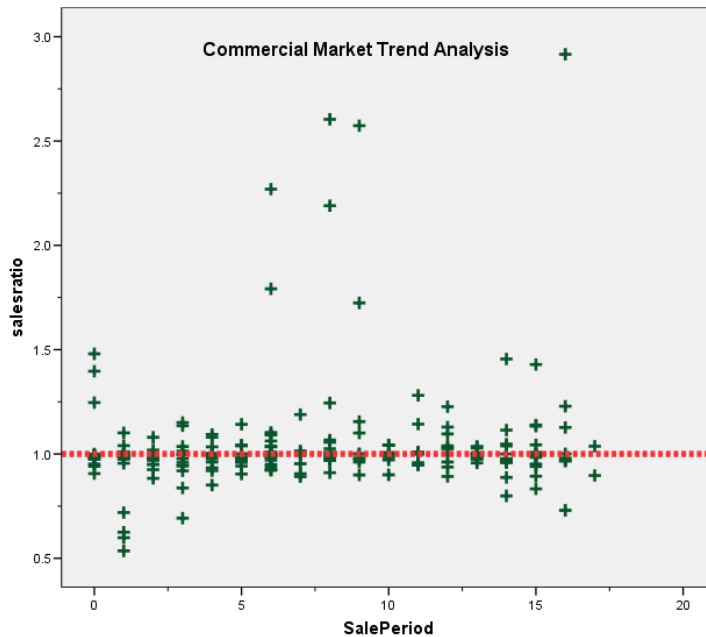
There was no residual market trending present in the commercial sale ratios. We concluded that the assessor has adequately considered market trending adjustments as part of the commercial/industrial valuation.

Sold/Unsold Analysis

We compared the median actual value per square foot for 2016 between sold and unsold groups to determine if sold and unsold properties were valued consistently. Based on the amount of subclasses for commercial and industrial properties, we chose only major subclasses with at least 10 sales for this analysis: i.e. those with improved abstract codes of 2212, 2220, 2230, 2235, 2245, and 3215. The following analysis was then performed:

Report

Variables VALSF

sold	N	Median	Mean
UNSOLD	4,153	$60.00	$81.91
SOLD	222	$75.00	$91.62

VALSF

ABSTRIMP	sold	N	Median	Mean
2212	UNSOLD	626	$60	$96
	SOLD	36	$90	$98
2220	UNSOLD	346	$80	$96
	SOLD	18	$100	$114
2230	UNSOLD	752	$70	$112
	SOLD	38	$78	$98
2235	UNSOLD	691	$38	$50
	SOLD	37	$45	$80
2245	UNSOLD	818	$75	$81
	SOLD	60	$77	$78
3215	UNSOLD	223	$47	$51
	SOLD	9	$70	$69
Total	UNSOLD	3.456	$62	$84
	SOLD	198	$75	$89

Hypothesis Test Summary

	Null Hypothesis	Test	Sig.	Decision
1	The distribution of VALSF is the same across categories of sold.	Independent-Samples Mann-Whitney U Test	.000	Reject the null hypothesis.

Asymptotic significances are displayed. The significance level is .05.

Given that there was a statistically significant difference using the non-parametric Mann Whitney U test, we next developed an econometric model that used the assessor's actual value as the predicted variable. A total of 3,654 commercial/industrial properties were analyzed. Commercial/industrial property subclasses included the following:

ABSTRIMP

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	2212	662	18.1	18.1	18.1
	2220	364	10.0	10.0	28.1
	2230	790	21.6	21.6	49.7
	2235	728	19.9	19.9	69.6
	2245	878	24.0	24.0	93.7
	3215	232	6.3	6.3	100.0
	Total	3654	100.0	100.0	

We developed a stepwise regression model to test whether sold and unsold properties were valued differently by the assessor.

To do this, we included a binary variable for sold/unsold status. For the model, sold properties were coded "1" and unsold properties were coded "0." Other variables tested included improved area, age, economic area, and commercial/industrial subclass. The stepwise regression analysis adds variables to the model based on their contributory strength, as measured by their t or p values (depending on the test). Due to the number of sales, we used an F value of 0.02. At each step, a variable is added, and variables already in the model are re-evaluated to determine if they should remain in the model. After it is determined that adding additional variables will not improve the model's predicative or explanatory power, the process stops. Variables not included at this point are determined to not be significant. In this analysis, our primary focus was the sold/unsold variable previously described.

After 8 iterations, the following results were generated by the model:

Model Summary

Model	R	R Square	Adjusted R Square	Std. Error of the Estimate
1	.879[a]	.773	.773	816200.629
2	.883[b]	.780	.780	803459.547
3	.886[c]	.784	.784	796670.648
4	.888[d]	.788	.788	790132.856
5	.889[e]	.791	.791	784034.572
6	.891[f]	.795	.794	777355.605
7	.892[g]	.796	.795	775607.667
8	.892[h]	.796	.796	774318.360

a. Predictors: (Constant), LIVEAREA

b. Predictors: (Constant), LIVEAREA, EA2

c. Predictors: (Constant), LIVEAREA, EA2, AGE

d. Predictors: (Constant), LIVEAREA, EA2, AGE, v2235

e. Predictors: (Constant), LIVEAREA, EA2, AGE, v2235, v3215

f. Predictors: (Constant), LIVEAREA, EA2, AGE, v2235, v3215, EA3

g. Predictors: (Constant), LIVEAREA, EA2, AGE, v2235, v3215, EA3, EA4

h. Predictors: (Constant), LIVEAREA, EA2, AGE, v2235, v3215, EA3, EA4, v2220

The following coefficients were included in the model at Step 8:

8						
	(Constant)	113442.613	19739.433		5.747	.000
	LIVEAREA	55.325	.493	.881	112.325	.000
	EA2	428588.858	41155.893	.081	10.414	.000
	AGE	-1903.324	233.739	-.061	-8.143	.000
	v2235	-290497.423	33084.121	-.068	-8.781	.000
	v3215	-503540.852	56646.854	-.072	-8.889	.000
	EA3	345742.144	42316.370	.064	8.170	.000
	EA4	211404.782	53688.785	.030	3.938	.000
	v2220	161373.777	44497.786	.028	3.627	.000

a. Dependent Variable: CURRTOT

The model at Step 8 did not include the Sold/Unsold variable, indicating that it did not make a significant difference in the model whether the properties were sold or unsold. Based on this finding, we concluded that the assessor valued sold and unsold residential properties consistently in 2016.

V. VACANT LAND SALE RESULTS

There were 587 qualified vacant land sales that occurred in the 18-month sale period prior to June 30, 2014. The sales ratio analysis results were as follows:

Median	0.988
Price Related Differential	1.069
Coefficient of Dispersion	15.0

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

Mean = .99
Std. Dev. = .227
N = 587
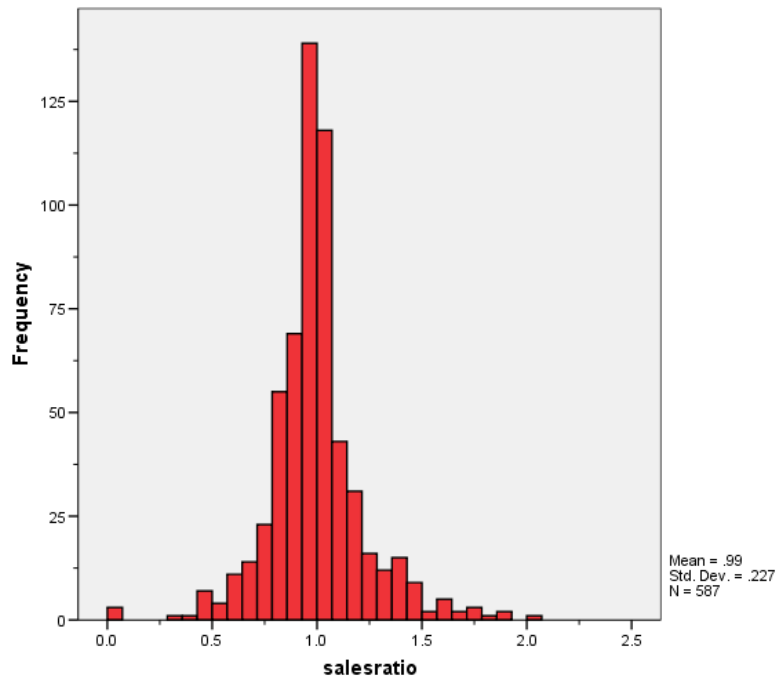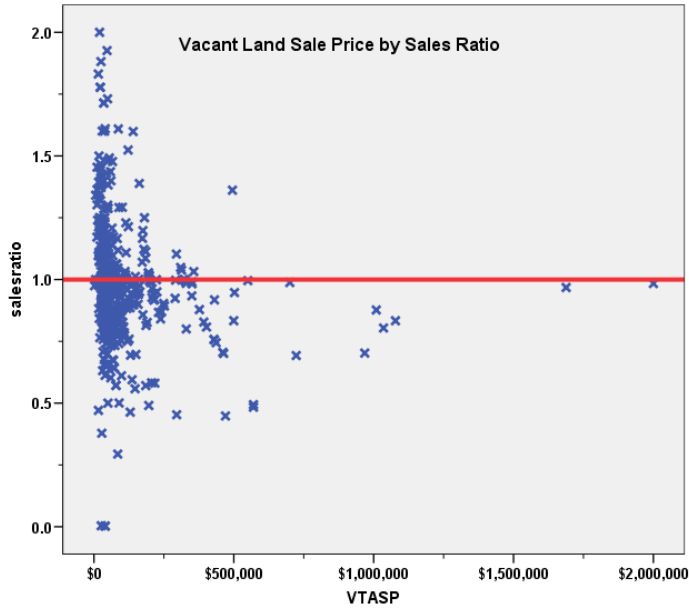
The above histogram indicates that the distribution of the vacant land sale ratios was within state mandated limits. No sales were trimmed.

Vacant Land Market Trend Analysis

We next analyzed the 587 vacant land dataset using the 18-month sale period, with the following results:

Model		Unstandardized Coefficients		Standardized Coefficients		
		B	Std. Error	Beta	t	Sig.
1	(Constant)	.974	.017		57.399	.000
	VSalePeriod	.002	.002	.052	1.258	.209

a. Dependent Variable: salesratio
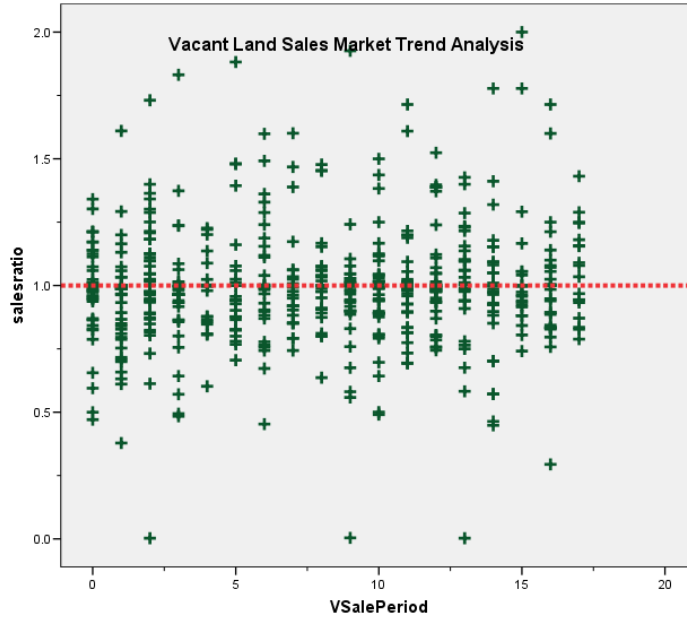
The above analysis indicated that no significant market trending was present in the vacant land sale data. We concluded that the assessor has adequately dealt with market trending for vacant land properties.

Sold/Unsold Analysis

In terms of the valuation consistency between sold and unsold vacant land properties, we compared the median change in value from 2014 to 2016 between each group. We stratified the vacant land properties by neighborhood and found overall consistency. The following results present the overall comparison results:

Report

DIFF

sold	N	Median	Mean
Unsold	7,495	1.00	1.08
Sold	529	1.20	1.23

We also compared sold and unsold changes in value by reported neighborhoods, as follows:

NBHD	Group	N0. Props	Median Chg Val	Mean Chg Val
171	UNSOLD	3	1.0000	1.0000
	SOLD	25	1.6667	1.7040
174	UNSOLD	1	1.3333	1.3333
	SOLD	11	1.2647	1.3226
901	UNSOLD	9	1.0000	1.0234
	SOLD	2	1.2105	1.2105
911	UNSOLD	11	1.1667	1.1561
	SOLD	4	1.1667	1.1875
2011	UNSOLD	4	1.5111	1.5258
	SOLD	18	1.6177	1.5309
2115	UNSOLD	2	1.0714	1.0714
	SOLD	3	1.0000	1.2464
2201	UNSOLD	1	1.0000	1.0000
	SOLD	3	1.3333	1.2625
2901	UNSOLD	12	.9350	.8316
	SOLD	3	1.0256	.8585
2903	UNSOLD	5	1.0000	.9857
	SOLD	5	1.0000	1.1500
3001	UNSOLD	4	.9615	.9712
	SOLD	13	.8750	.8883
3026	UNSOLD	1	1.3333	1.3333
	SOLD	9	1.0000	1.0000
3031	UNSOLD	4	.9134	.9134
	SOLD	2	1.1479	1.1479
3033	UNSOLD	1	1.2687	1.2687
	SOLD	29	1.2687	1.2671
3801	UNSOLD	6	1.1129	1.1076
	SOLD	3	1.0821	1.0628
3905	UNSOLD	21	1.0000	.9656
	SOLD	4	.9250	.9694
3911	UNSOLD	2	1.0000	1.0000
	SOLD	3	1.0000	1.0000
4001	UNSOLD	7	1.5333	1.5333
	SOLD	2	1.5333	1.5333
4101	UNSOLD	6	1.5000	1.4405
	SOLD	4	.0031	.2881
6003	UNSOLD	5	1.2500	1.1500
	SOLD	2	1.1852	1.1852
6903	UNSOLD	78	1.0000	.9946
	SOLD	2	.7367	.7367
6905	UNSOLD	18	1.0000	.9563
	SOLD	2	.8125	.8125
6915	UNSOLD	1	1.0000	1.0000
	SOLD	2	1.1930	1.1930
9010	UNSOLD	2	1.2000	1.2000
	SOLD	27	1.0779	1.0232

Overall, we concluded that the county assessor valued sold and unsold vacant properties consistently.

V. AGRICULTURAL IMPROVEMENTS ANALYSIS

The final statistical verification concerned the assigned actual values for agricultural residential improvements. We compared the 2016 median improved value per square foot for this group and compared it to the 2016 median improved value per square foot for residential single family improvements in Weld County.

The following indicates that both groups were valued in essentially the same manner:

Report

ImpValSF

ABSTRIMP	N	Median	Mean
SFR	69809	$111	$110
Ag Res	1113	$100	$106
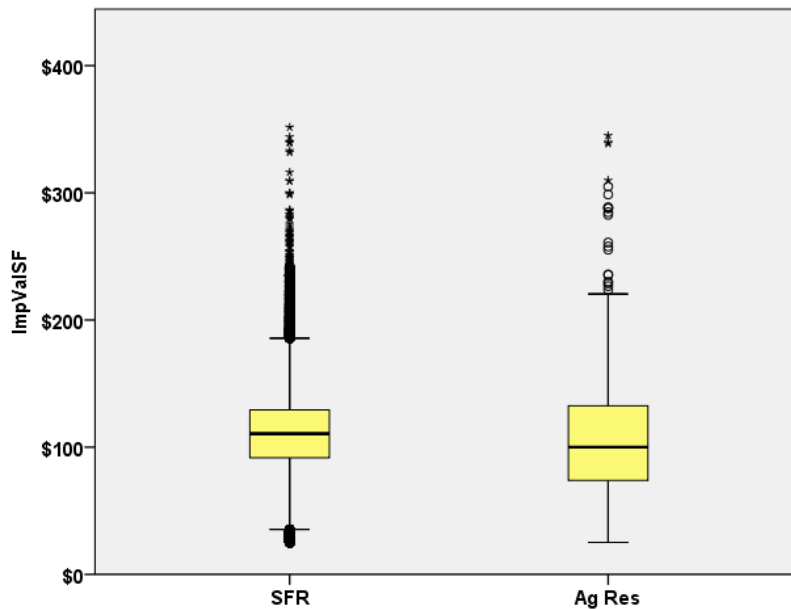
VI. CONCLUSIONS

Based on this 2016 audit statistical analysis, residential and vacant land properties were found to be in compliance with state guidelines.

STATISTICAL ABSTRACT
Residential

| ECONAREA | Mean | 95% Confidence Interval for Mean | | Median | 95% Confidence Interval for Median | | Actual Coverage | Weighted Mean | 95% Confidence Interval for Weighted Mean | | Price Related Differential | Coefficient of Dispersion | Coefficient of Variation |
		Lower Bound	Upper Bound		Lower Bound	Upper Bound			Lower Bound	Upper Bound			Mean Centered
.	.988	.980	.997	.974	.971	.977	96.0%	.983	.975	.990	1.006	.056	9.2%
0	.988	.982	.994	.977	.975	.983	95.2%	.982	.976	.988	1.006	.065	10.1%
2	.983	.979	.987	.974	.972	.977	95.4%	.978	.973	.982	1.006	.074	10.7%
3	.979	.975	.983	.971	.968	.974	95.2%	.972	.968	.977	1.007	.070	10.2%
4	.980	.966	.994	.969	.957	.976	95.8%	.958	.945	.970	1.023	.099	15.2%
5	.993	.946	1.040	.980	.953	1.004	96.5%	.965	.933	.998	1.029	.145	22.7%
6	.995	.988	1.003	.974	.969	.980	95.4%	.970	.956	.983	1.026	.106	15.1%
7	.978	.923	1.032	.967	.889	1.018	96.0%	.987	.924	1.049	.991	.148	19.0%
8	.987	.913	1.061	.974	.925	1.044	96.4%	.969	.901	1.037	1.018	.144	19.3%
9	.987	.971	1.003	.980	.970	.990	95.2%	.970	.958	.982	1.017	.083	14.3%

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

Commercial Land

| Mean | 95% Confidence Interval for Mean | | Median | 95% Confidence Interval for Median | | Actual Coverage | Weighted Mean | 95% Confidence Interval for Weighted Mean | | Price Related Differential | Coefficient of Dispersion | Coefficient of Variation |
	Lower Bound	Upper Bound		Lower Bound	Upper Bound			Lower Bound	Upper Bound			Mean Centered
1.039	1.004	1.073	.994	.986	.999	96.3%	1.014	.976	1.052	1.024	.101	25.2%

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

Vacant Land

| Mean | 95% Confidence Interval for Mean | | Median | 95% Confidence Interval for Median | | Actual Coverage | Weighted Mean | 95% Confidence Interval for Weighted Mean | | Price Related Differential | Coefficient of Dispersion | Coefficient of Variation |
	Lower Bound	Upper Bound		Lower Bound	Upper Bound			Lower Bound	Upper Bound			Mean Centered
.992	.973	1.010	.988	.976	.996	95.3%	.928	.902	.953	1.069	.150	22.9%

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

Residential Median Ratio Stratification

Sale Price

Case Processing Summary

		Count	Percent
SPRec	LT $25K	6	0.1%
	$25K to $50K	22	0.3%
	$50K to $100K	280	3.3%
	$100K to $150K	1041	12.2%
	$150K to $200K	1856	21.8%
	$200K to $300K	3195	37.5%
	$300K to $500K	1903	22.3%
	$500K to $750K	186	2.2%
	$750K to $1,000K	29	0.3%
	Over $1,000K	13	0.2%
Overall		8531	100.0%
Excluded		0	
Total		8531	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
LT $25K	1.055	1.016	.202	29.5%
$25K to $50K	1.271	1.018	.246	33.6%
$50K to $100K	1.051	1.001	.162	23.0%
$100K to $150K	.987	1.001	.109	15.3%
$150K to $200K	.976	1.000	.079	11.6%
$200K to $300K	.975	1.000	.063	9.1%
$300K to $500K	.960	1.001	.068	9.3%
$500K to $750K	.922	1.001	.089	12.2%
$750K to $1,000K	.916	.999	.140	19.8%
Over $1,000K	.945	.996	.133	19.4%
Overall	.974	1.011	.080	12.2%

Subclass

Case Processing Summary

		Count	Percent
ABSTRIMP	0	1	0.0%
	1212	7929	92.9%
	1213	1	0.0%
	1214	1	0.0%
	1214	1	0.0%
	1214	1	0.0%
	1215	108	1.3%
	1216	2	0.0%
	1217	1	0.0%
	1218	1	0.0%
	1220	32	0.4%
	1223	1	0.0%
	1225	14	0.2%
	1230	434	5.1%
	2212	1	0.0%
	2235	1	0.0%
	9250	2	0.0%
Overall		8531	100.0%
Excluded		0	
Total		8531	

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
0	.694	1.000	.000	.
1212	.974	1.010	.080	12.3%
1213	1.227	1.000	.000	.
1214	1.059	1.000	.000	.
1214	1.068	1.000	.000	.
1214	1.093	1.000	.000	.
1215	.991	1.010	.099	13.4%
1216	.868	1.004	.013	1.8%
1217	.990	1.000	.000	.
1218	.976	1.000	.000	.
1220	.968	1.017	.094	13.9%
1223	.881	1.000	.000	.
1225	.853	.959	.142	17.4%
1230	.974	1.005	.053	8.8%
2212	.672	1.000	.000	.
2235	1.487	1.000	.000	.
9250	.944	1.000	.030	4.2%
Overall	.974	1.011	.080	12.2%

Age

Case Processing Summary

		Count	Percent
AgeRec	.00	1	0.0%
	Over 100	208	2.4%
	75 to 100	201	2.4%
	50 to 75	610	7.2%
	25 to 50	1174	13.8%
	5 to 25	4530	53.1%
	5 or Newer	1807	21.2%
Overall		8531	100.0%
Excluded		0	
Total		8531	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
.00	.694	1.000	.000	.
Over 100	.975	1.028	.185	26.8%
75 to 100	.954	1.036	.165	23.9%
50 to 75	.974	1.016	.124	17.8%
25 to 50	.976	1.025	.104	15.7%
5 to 25	.979	1.007	.068	9.7%
5 or Newer	.962	1.004	.054	7.3%
Overall	.974	1.011	.080	12.2%

Improved Area

Case Processing Summary

		Count	Percent
ImpSFRec	.00	1	0.0%
	LE 500 sf	7	0.1%
	500 to 1,000 sf	680	8.0%
	1,000 to 1,500 sf	2868	33.6%
	1,500 to 2,000 sf	2639	30.9%
	2,000 to 3,000 sf	1813	21.3%
	3,000 sf or Higher	523	6.1%
Overall		8531	100.0%
Excluded		0	
Total		8531	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
.00	.694	1.000	.000	.
LE 500 sf	.954	1.165	.297	38.1%
500 to 1,000 sf	.958	1.023	.129	19.1%
1,000 to 1,500 sf	.974	1.009	.078	12.2%
1,500 to 2,000 sf	.975	1.009	.069	10.3%
2,000 to 3,000 sf	.976	1.008	.070	9.9%
3,000 sf or Higher	.973	1.020	.107	16.6%
Overall	.974	1.011	.080	12.2%

Improvement Quality

Case Processing Summary

		Count	Percent
QUALITY		1	0.0%
	1	82	1.0%
	2	2107	24.7%
	3	5700	66.8%
	4	591	6.9%
	5	43	0.5%
	6	7	0.1%
Overall		8531	100.0%
Excluded		0	
Total		8531	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
	.694	1.000	.000	.
1	.928	1.050	.197	25.2%
2	.975	1.017	.108	16.5%
3	.974	1.009	.067	10.0%
4	.972	1.010	.080	11.3%
5	.983	1.015	.089	11.8%
6	.999	1.013	.074	11.8%
Overall	.974	1.011	.080	12.2%

Improvement Condition

Case Processing Summary

		Count	Percent
CONDITIOn		1	0.0%
	1	6	0.1%
	2	36	0.4%
	3	8474	99.3%
	4	14	0.2%
Overall		8531	100.0%
Excluded		0	
Total		8531	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
	.694	1.000	.000	.
1	.931	.988	.203	30.2%
2	1.027	1.088	.195	28.7%
3	.974	1.011	.079	12.1%
4	.959	.975	.080	12.0%
Overall	.974	1.011	.080	12.2%

Commercial Median Ratio Stratification

Sale Price

Case Processing Summary

		Count	Percent
SPRec	LT $25K	9	4.1%
	$25K to $50K	5	2.3%
	$50K to $100K	32	14.4%
	$100K to $150K	41	18.5%
	$150K to $200K	17	7.7%
	$200K to $300K	26	11.7%
	$300K to $500K	29	13.1%
	$500K to $750K	20	9.0%
	$750K to $1,000K	11	5.0%
	Over $1,000K	32	14.4%
Overall		222	100.0%
Excluded		0	
Total		222	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
LT $25K	1.036	.971	.202	53.8%
$25K to $50K	1.101	1.043	.388	58.9%
$50K to $100K	.998	1.008	.084	16.8%
$100K to $150K	.986	.997	.062	14.0%
$150K to $200K	.990	1.014	.150	41.5%
$200K to $300K	.999	1.005	.062	11.3%
$300K to $500K	.984	.997	.089	25.1%
$500K to $750K	1.008	1.014	.134	43.9%
$750K to $1,000K	.994	.998	.039	9.3%
Over $1,000K	.982	.991	.092	16.7%
Overall	.994	1.024	.101	26.7%

Subclass

Case Processing Summary

		Count	Percent
ABSTRIMP	1718	1	0.5%
	2212	36	16.2%
	2215	3	1.4%
	2220	18	8.1%
	2221	2	0.9%
	2223	1	0.5%
	2225	1	0.5%
	2228	5	2.3%
	2230	38	17.1%
	2233	1	0.5%
	2235	37	16.7%
	2245	60	27.0%
	2718	1	0.5%
	2725	1	0.5%
	2901	1	0.5%
	2966	1	0.5%
	3050	1	0.5%
	3212	3	1.4%
	3215	9	4.1%
	9259	1	0.5%
	9279	1	0.5%
Overall		222	100.0%
Excluded		0	
Total		222	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
1718	.982	1.000	.000	.
2212	.993	1.045	.114	25.9%
2215	.977	.986	.024	5.1%
2220	.983	1.089	.122	39.5%
2221	.762	.986	.214	30.3%
2223	1.281	1.000	.000	.
2225	1.000	1.000	.000	.
2228	1.019	.865	.145	24.3%
2230	.999	1.112	.160	46.5%
2233	1.034	1.000	.000	.
2235	.994	1.008	.040	9.5%
2245	.983	.995	.097	16.8%
2718	1.000	1.000	.000	.
2725	1.047	1.000	.000	.
2901	.961	1.000	.000	.
2966	1.000	1.000	.000	.
3050	1.091	1.000	.000	.
3212	.999	.987	.025	4.8%
3215	1.001	.997	.071	17.3%
9259	.992	1.000	.000	.
9279	.960	1.000	.000	.
Overall	.994	1.024	.101	26.7%

Age

Case Processing Summary

		Count	Percent
AgeRec	Over 100	9	4.1%
	75 to 100	16	7.2%
	50 to 75	24	10.8%
	25 to 50	57	25.7%
	5 to 25	110	49.5%
	5 or Newer	6	2.7%
Overall		222	100.0%
Excluded		0	
Total		222	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
Over 100	.990	1.019	.049	6.9%
75 to 100	.987	1.150	.267	58.2%
50 to 75	1.002	1.048	.053	8.0%
25 to 50	.998	1.016	.070	22.8%
5 to 25	.992	.995	.081	14.9%
5 or Newer	.987	1.143	.586	103.7%
Overall	.994	1.024	.101	26.7%

Improved Area

Case Processing Summary

		Count	Percent
ImpSFRec	LE 500 sf	7	3.2%
	500 to 1,000 sf	19	8.6%
	1,000 to 1,500 sf	19	8.6%
	1,500 to 2,000 sf	23	10.4%
	2,000 to 3,000 sf	34	15.3%
	3,000 sf or Higher	120	54.1%
Overall		222	100.0%
Excluded		0	
Total		222	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
LE 500 sf	1.006	.985	.029	4.2%
500 to 1,000 sf	.975	1.004	.082	11.4%
1,000 to 1,500 sf	.982	1.022	.076	12.7%
1,500 to 2,000 sf	.990	1.045	.099	28.7%
2,000 to 3,000 sf	.998	1.053	.138	33.3%
3,000 sf or Higher	.994	1.027	.102	28.6%
Overall	.994	1.024	.101	26.7%

Improvement Quality

Case Processing Summary

		Count	Percent
QUALITY	1	11	5.0%
	2	18	8.1%
	3	162	73.0%
	4	30	13.5%
	5	1	0.5%
Overall		222	100.0%
Excluded		0	
Total		222	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
1	.984	1.196	.237	54.8%
2	.986	1.049	.109	22.2%
3	.996	1.013	.082	21.8%
4	.983	1.053	.145	38.8%
5	1.244	1.000	.000	.
Overall	.994	1.024	.101	26.7%

Improvement Condition

Case Processing Summary

		Count	Percent
CONDITIOn	2	9	4.1%
	3	210	94.6%
	4	3	1.4%
Overall		222	100.0%
Excluded		0	
Total		222	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
2	.993	1.005	.165	31.0%
3	.994	1.023	.098	26.8%
4	1.091	.991	.074	13.4%
Overall	.994	1.024	.101	26.7%

Vacant Land Median Ratio Stratification

Sale Price

Case Processing Summary

		Count	Percent
SPRec	LT $25K	65	11.1%
	$25K to $50K	245	41.7%
	$50K to $100K	146	24.9%
	$100K to $150K	49	8.3%
	$150K to $200K	27	4.6%
	$200K to $300K	20	3.4%
	$300K to $500K	23	3.9%
	$500K to $750K	6	1.0%
	$750K to $1,000K	1	0.2%
	Over $1,000K	5	0.9%
Overall		587	100.0%
Excluded		0	
Total		587	

Ratio Statistics for CURRLND / VTASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
LT $25K	1.200	.996	.171	22.6%
$25K to $50K	.996	.998	.137	22.3%
$50K to $100K	.946	1.005	.134	19.3%
$100K to $150K	.944	1.003	.140	21.3%
$150K to $200K	1.016	1.003	.117	18.1%
$200K to $300K	.922	1.001	.104	17.9%
$300K to $500K	.918	1.012	.147	19.6%
$500K to $750K	.820	1.000	.256	30.4%
$750K to $1,000K	.702	1.000	.000	.
Over $1,000K	.877	.978	.072	9.4%
Overall	.988	1.069	.150	23.0%

Subclass

Case Processing Summary

		Count	Percent
ABSTRLND	100	97	16.5%
	200	10	1.7%
	300	6	1.0%
	400	2	0.3%
	520	3	0.5%
	530	2	0.3%
	540	1	0.2%
	550	1	0.2%
	1112	424	72.2%
	1115	1	0.2%
	1135	4	0.7%
	2112	11	1.9%
	2120	4	0.7%
	2130	8	1.4%
	2135	6	1.0%
	3115	2	0.3%
	3125	2	0.3%
	9140	1	0.2%
	9159	1	0.2%
	9179	1	0.2%
Overall		587	100.0%
Excluded		0	
Total		587	

Ratio Statistics for CURRLND / VTASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
100	.999	1.098	.155	23.4%
200	1.007	1.448	.293	36.6%
300	.903	1.100	.204	29.2%
400	1.146	.930	.127	18.0%
520	.968	.960	.132	23.4%
530	.852	1.108	.424	60.0%
540	1.000	1.000	.000	.
550	.984	1.000	.000	.
1112	.987	1.037	.140	22.2%
1115	.988	1.000	.000	.
1135	.854	.991	.190	22.3%
2112	.947	1.067	.165	23.3%
2120	1.327	.999	.080	11.3%
2130	.862	1.006	.122	19.5%
2135	.959	1.057	.214	35.1%
3115	.694	.887	.332	46.9%
3125	.914	1.010	.039	5.5%
9140	.602	1.000	.000	.
9159	1.229	1.000	.000	.
9179	.968	1.000	.000	.
Overall	.988	1.069	.150	23.0%