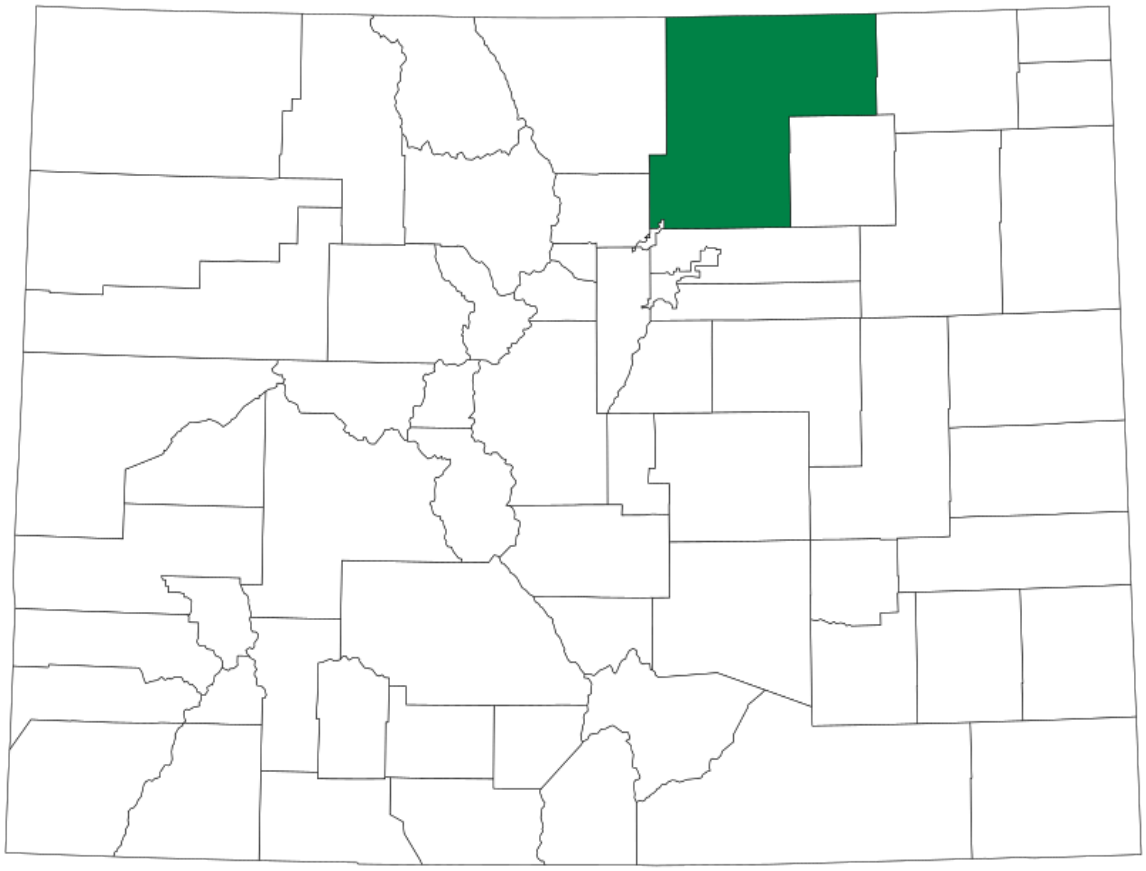
San Matteo

DATA ANALYTICS

2025 Property Assessment Study

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

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

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

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

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San Matteo
DATA ANALYTICS

Table of Contents

1. Statistical Overview

Compliance and Evaluations

Weld County was found to be in compliance.

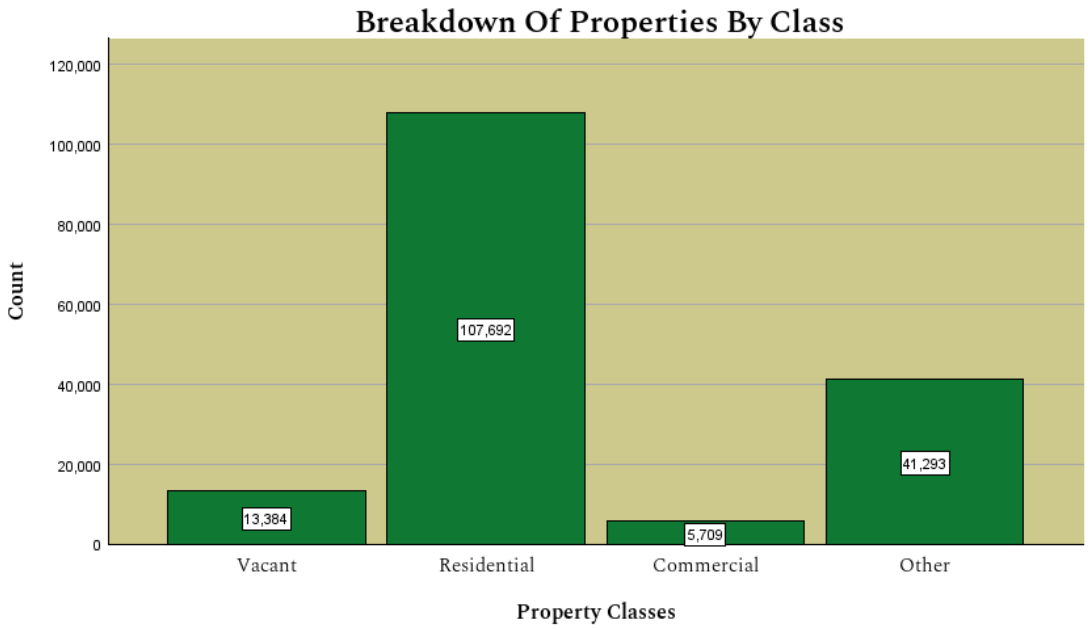
	Result	Value
Vacant Land		
Median Sales Ratio	Pass	1.00
Coefficient of Dispersion	Pass	9.30%
Time Adjustments	Pass	0.420
Price Related Differential	Sufficient	1.00
Price Related Bias	Sufficient	0.01
Sold/Unsold Similarity	Sufficient	
Qualified Sales > 50%	No	See Section 11

	Result	Value
Residential		
Median Sales Ratio	Pass	0.99
Coefficient of Dispersion	Pass	5.00%
Time Adjustments	Pass	0.040
Price Related Differential	Sufficient	1.01
Price Related Bias	Sufficient	-0.02
Sold/Unsold Similarity	Sufficient	
Qualified Sales > 50%	Yes	

	Result	Value
Commercial/Industrial		
Median Sales Ratio	Pass	1.00
Coefficient of Dispersion	Pass	6.03%
Time Adjustments	Pass	0.691
Price Related Differential	Sufficient	1.02
Price Related Bias	Sufficient	0.00
Sold/Unsold Similarity	Sufficient	
Qualified Sales > 50%	Yes	

Property Types

Below is a breakdown of the property types of the 168,078 parcels in Weld County.



2. Vacant Land

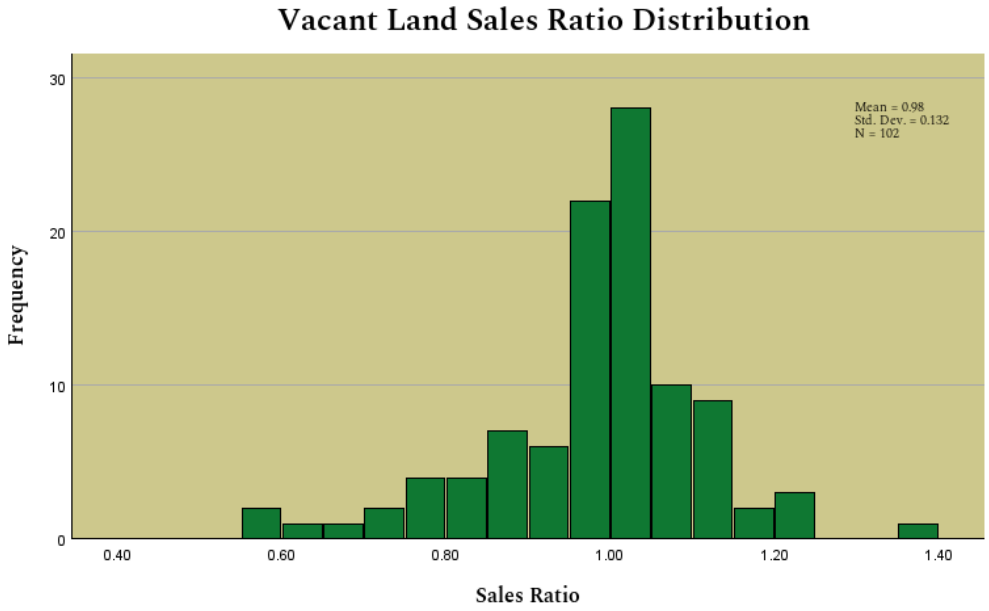
Overview

Weld was found to be compliant for Vacant Land properties.

	Result	Value
Vacant Land		
Median Sales Ratio	Pass	1.00
Coefficient of Dispersion	Pass	9.30%
Time Adjustments	Pass	0.420
Price Related Differential	Sufficient	1.00
Price Related Bias	Sufficient	0.01
Sold/Unsold Similarity	Sufficient	
Qualified Sales > 50%	No	See Section 11

Vacant Land Median Sales Ratio

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

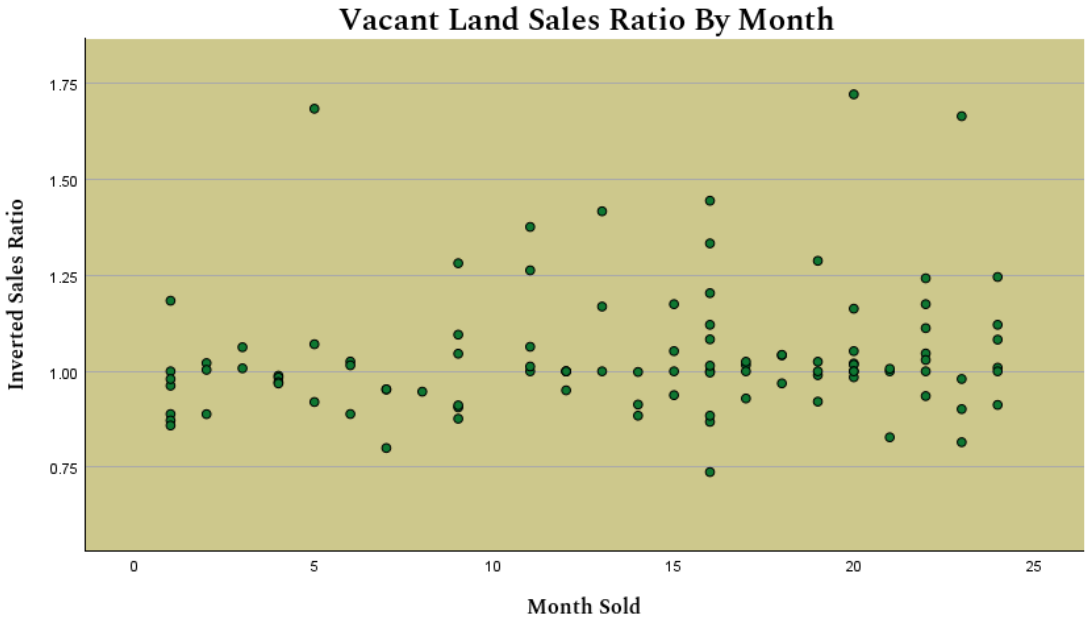


Vacant Land Coefficient of Dispersion

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 Weld County was calculated at 9.30% 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.

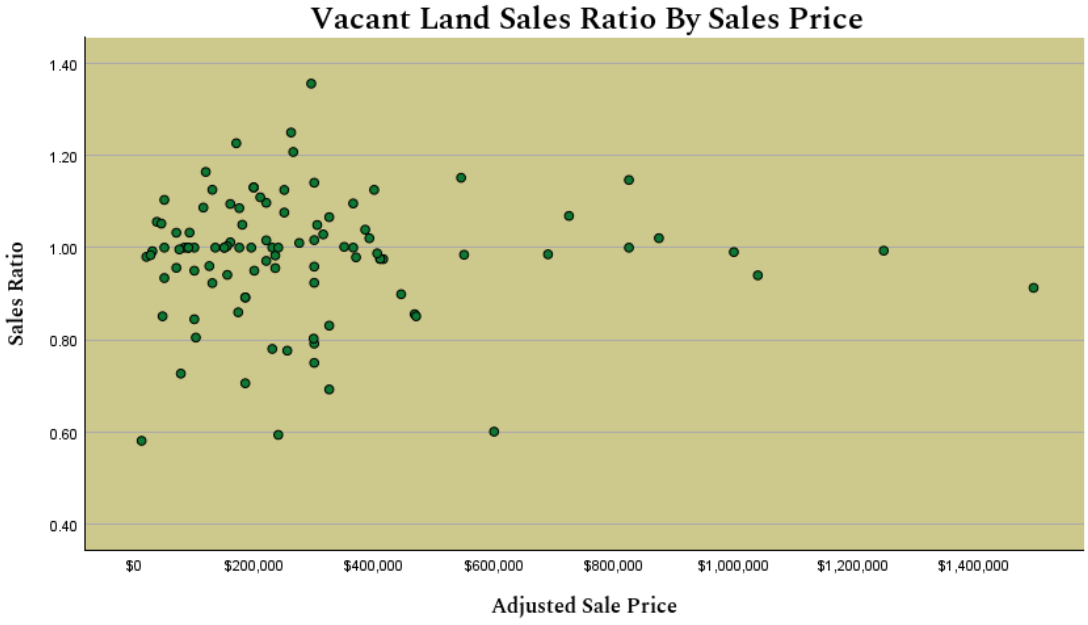
Vacant Land Market (Time)Adjustments

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 24 - month period of sales. There does not appear to be a significant effect of time on Weld'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 Weld County was calculated at 1.00, 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.



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 Weld County, the PRB was calculated at 0.01 which is within the acceptable statistical range of -0.05 to 0.05 established by the International Association of Assessing Officers. The PRB was also analyzed across all applicable categories, including property class, subclass, neighborhood, economic area, size, and valuation strata as identified by the auditor. Additional details are provided in the appendix.

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 106 Vacant Land sales. We have confirmed that less than 50% of all sales were qualified.

3. Residential

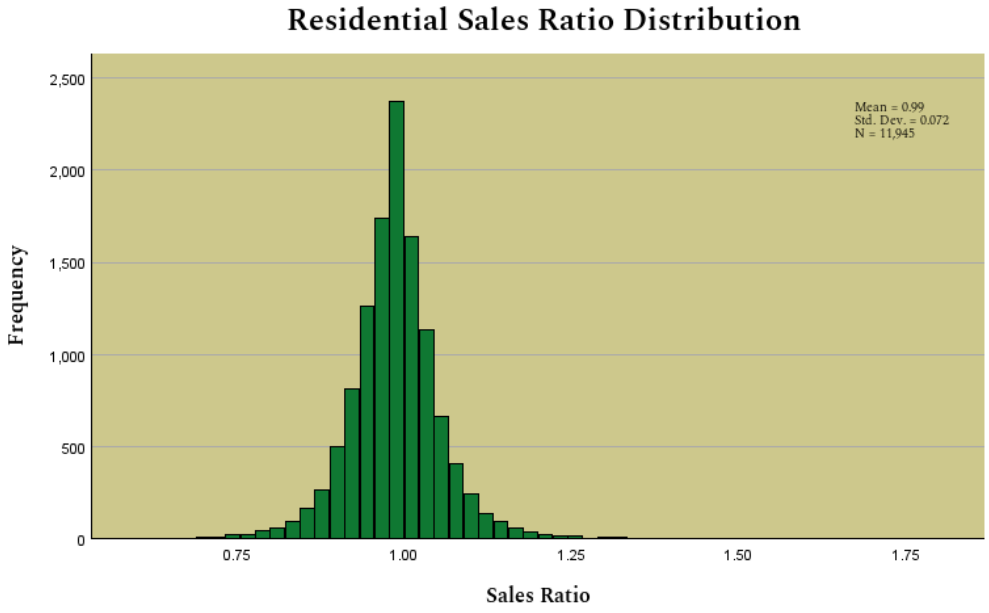
Overview

Weld County was found to be compliant for Residential properties.

	Result	Value
Residential		
Median Sales Ratio	Pass	0.99
Coefficient of Dispersion	Pass	5.00%
Time Adjustments	Pass	0.040
Price Related Differential	Sufficient	1.01
Price Related Bias	Sufficient	-0.02
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 Weld County was calculated to be 0.99, 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 Weld County was calculated at 5.00% 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 24 - month period of sales. There does not appear to be a significant effect of time on Weld 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 Weld County was calculated at 1.01, which is within the acceptable range of 0.98 to 1.03 established by the International Association of Assessing Officers (IAAO). The PRD was also calculated for all applicable class, subclass, neighborhoods, economic areas, size, and valuation strata identified by the auditor. See appendix for more details.

Residential Price Related Bias

The Price Related Bias (PRB) measures whether assessment levels change systematically with property value. A PRB close to 0.00 indicates that high- and low-value properties are valued consistently, without upward or downward bias in the sales ratios. For Weld County, the PRB was calculated at -0.02 which is within the acceptable statistical range of -0.05 to 0.05 established by the International Association of Assessing Officers. 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 11,950 residential sales. We have confirmed that more than 50% of all sales were qualified.

4. Commercial and Industrial

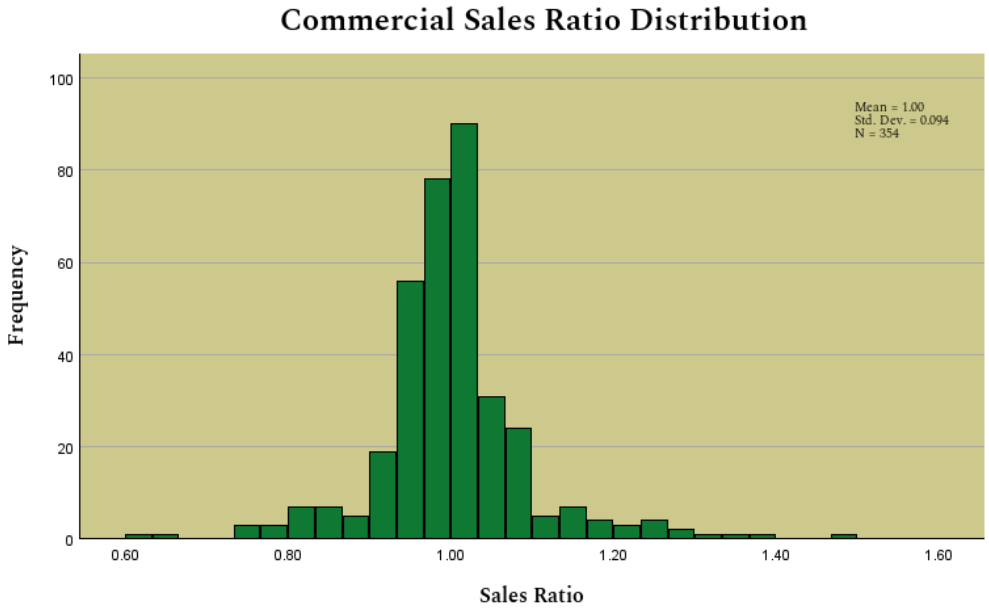
Overview

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

	Result	Value
Commercial and Industrial		
Median Sales Ratio	Pass	1.00
Coefficient of Dispersion	Pass	6.03%
Time Adjustments	Pass	0.691
Price Related Differential	Sufficient	1.02
Price Related Bias	Sufficient	0.00
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 Weld County was calculated to be 1.00, which is within the acceptable statistical range of 0.95 to 1.05 established by the State Board of Equalization (SBOE). We trimmed zero sales during the development of this analysis. The MSR was also calculated for all applicable subclass, neighborhoods, economic areas, size and valuation strata identified by the auditor. See appendix for more details.

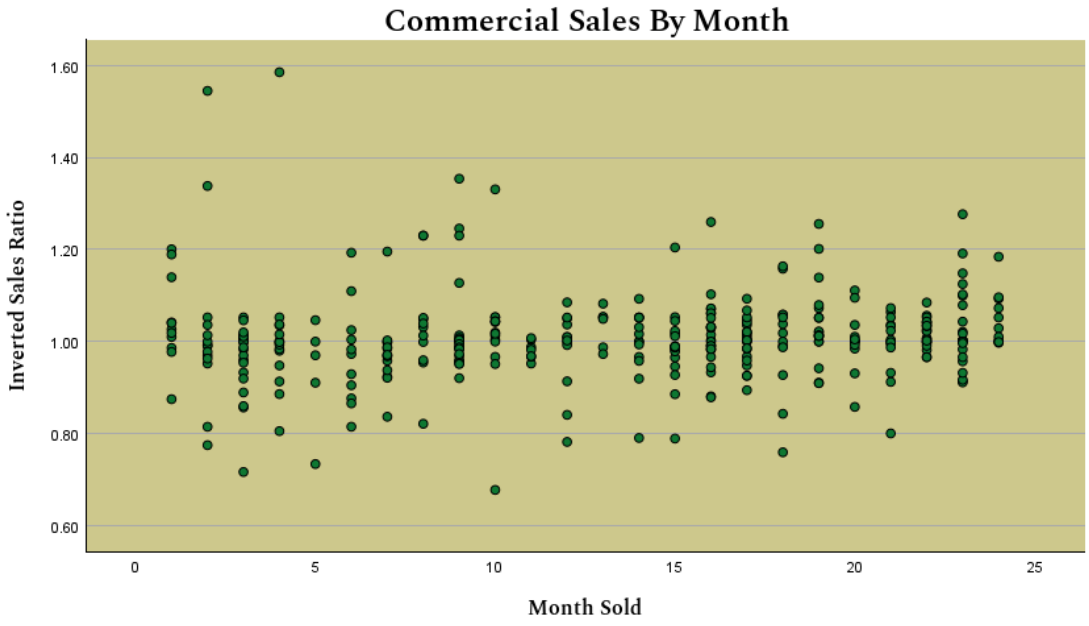


Commercial Coefficient of Dispersion

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 Weld County was calculated at 6.03% 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.

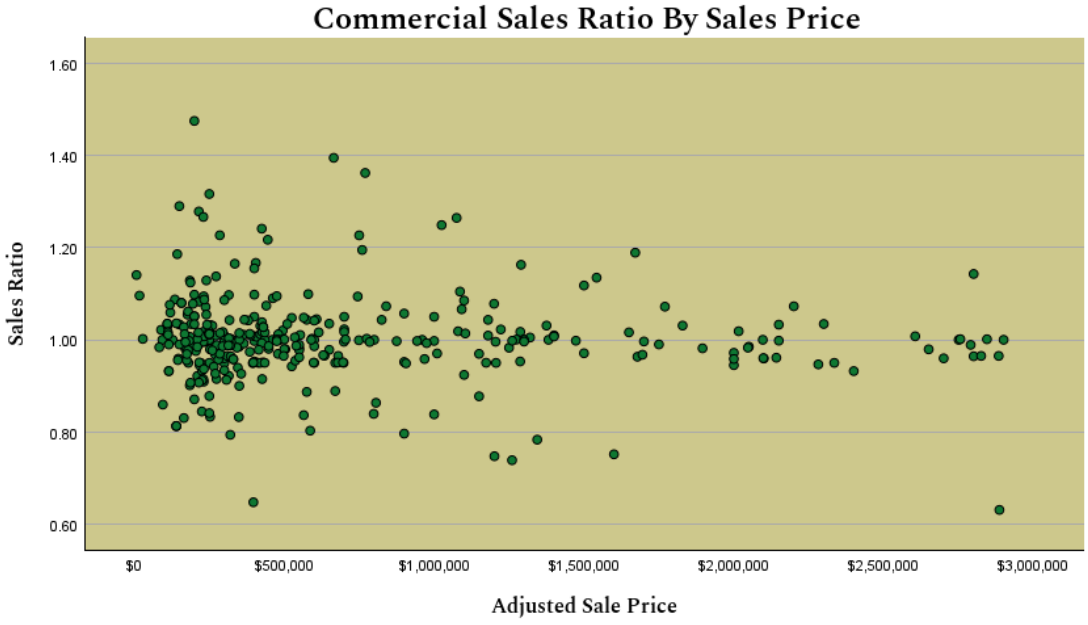
Commercial Market (Time) Adjustments

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 24 - month period of sales. There does not appear to be a significant effect of time on Weld 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 Weld 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.



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 Weld County, the PRB was calculated at 0.00 which is within the acceptable statistical range of -0.05 to 0.05 established by the International Association of Assessing Officers. The PRB was also analyzed across all applicable categories, including property class, subclass, neighborhood, economic area, size, and valuation strata as identified by the auditor. Additional details are provided in the appendix.

Commercial Sold/Unsold Comparison

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

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

The study shows that commercial sold and unsold properties are generally treated similarly; however, some differences exist within certain commercial subclasses. See the appendix for additional 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 389 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).

Weld 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
- Crop rotations are documented using a ten-year average
- Expenses reflect a ten-year average of typical landlord costs
- Ten-year crop yield averages are based on local and supporting data
- Grazing land is classified by its ten-year carrying capacity
- 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

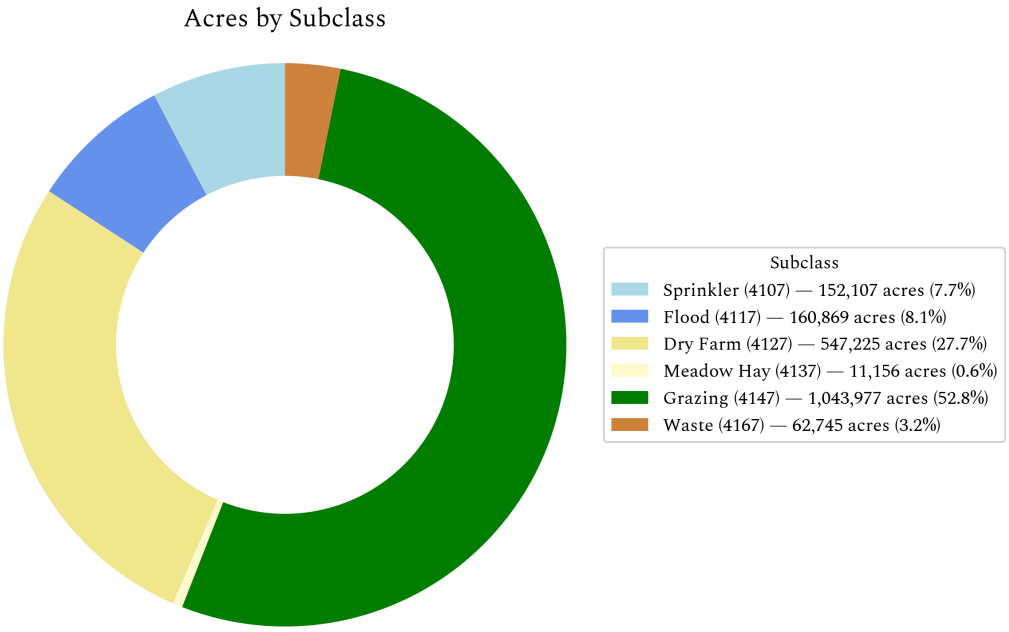
Based on the review and analysis, SMDA considers Weld County's appraisal practices for agricultural property acceptable and in alignment with statutory requirements. The directives, commodity pricing, and expense figures issued by the Property Tax Administrator were correctly applied throughout the process. 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.

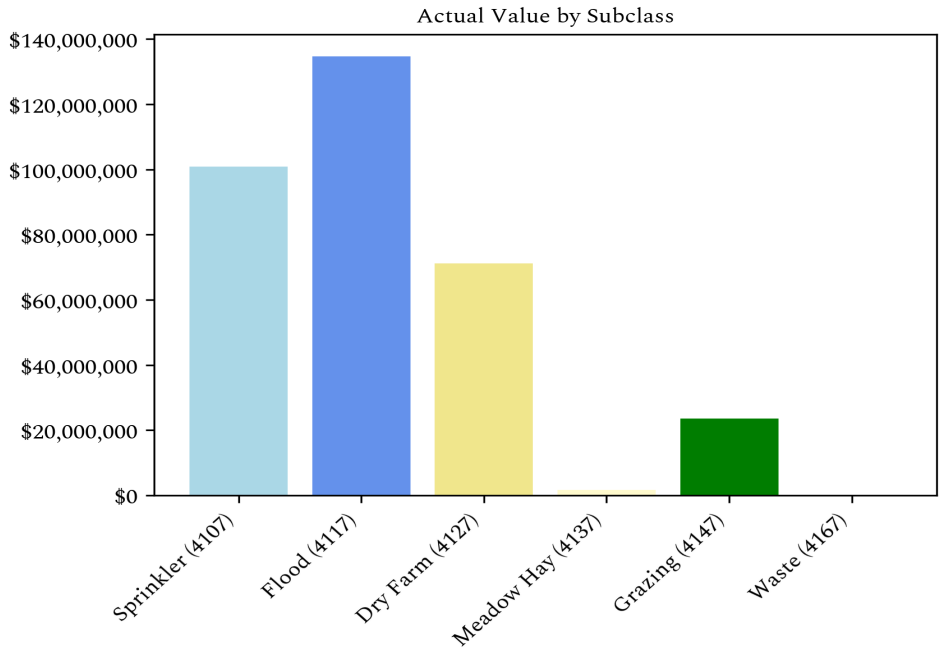
Recommendations

None

Agricultural Land Breakdown

Abstract	Class	Acres	Actual Value	Actual Value/Acre	Assessed Value
4107	Sprinkler	152,107	$100,848,869	$663.01	$27,226,940
4117	Flood	160,869	$134,633,489	$836.91	$36,351,800
4127	Dry Farm	547,225	$71,229,336	$130.16	$19,239,310
4137	Meadow Hay	11,156	$1,647,235	$147.65	$444,810
4147	Grazing	1,043,977	$23,639,250	$22.64	$6,385,700
4167	Waste	62,745	$244,285	$3.89	$110,150





6. Agriculture Non-Integral

Methodology

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

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

For Residential Improvements Not Integral to Agriculture

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

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

Conclusions

Weld 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

Weld 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 Oil and Gas

Methodology

Under the guidelines of the **Assessor's Reference Library** (**ARL**), **Volume 3, Chapter 6: Valuation of Natural Resources**, the valuation of producing oil and gas leaseholds and lands follows the statutory requirements outlined in **§39-1-103, C.R.S.** and **Article 7 of Title 39, C.R.S.** By law, producing oil and gas properties are assessed based on **87.5% of the selling price** of oil or gas from the previous calendar year. When calculating this value, sales delivered as royalty to federal, state, or local government entities are excluded. For oil or gas produced but not sold during the prior year, valuation is based on the average selling price of comparable production within the same field.

The assessor relies on the production and sales information reported by operators to determine the appropriate valuation for assessment purposes, ensuring that the procedures conform to state statutes and the ARL's established methodologies.

Conclusions

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

Recommendations

None

9. Personal Property

Methodology

SMDA reviewed Weld 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. For counties with populations over 100,000, including Weld, a statistically valid sample of audited schedules was selected to confirm compliance with state laws and Property Tax Administrator guidelines.

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

- Public record documents
- 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.

Weld 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
- Lowest or highest quartile of value per square foot
- Accounts protested with substantial disagreement
- Non-filing taxpayers
- Businesses with no deletions or additions for 2 or more years
- Same business type or use
- Accounts with omitted property
- Incomplete or inconsistent declarations
- Accounts with greater than 10% change
- New businesses filing for the first time
- Accounts with obvious discrepancies
- Businesses in selected area

Conclusions

Weld 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 Weld 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 Weld 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

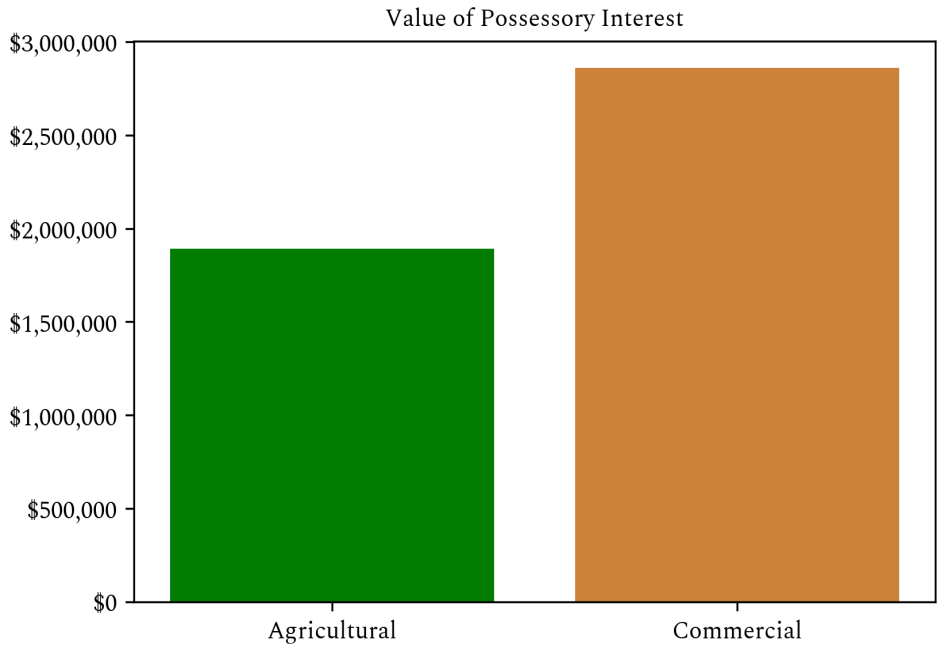
Weld County established an effective discovery process to ensure that possessory interest properties were added to the tax roll. The county consistently applied the proper procedures and valuation methods according to State guidelines, resulting in accurate and compliant assessments.

Recommendations

None

Possessory Interest Breakdown

Possessory Interest Type	Value
Agricultural	$1,891,854
Commercial	$2,861,044



11. Sales Verification

Methodology

As part of the Property Assessment Study, SMDA conducted an evaluation of Weld 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 Weld County's sales verification practices for the 2025 valuation period by reviewing a selection of sales from Weld County's master sales list. A total of 49 unqualified sales were analyzed. All 49 sales provided clear and supportable reasons for disqualification.

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

Conclusions

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

Qualified vacant land sales represented less than 50% of the total over the two-year period. This is typical for vacant land when there are a multitude of reasons to disqualify a sale and the majority are multi-parcel.

Recommendations

None

12. Subdivision Discounting

Methodology

SMDA reviewed Weld 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

Weld 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.

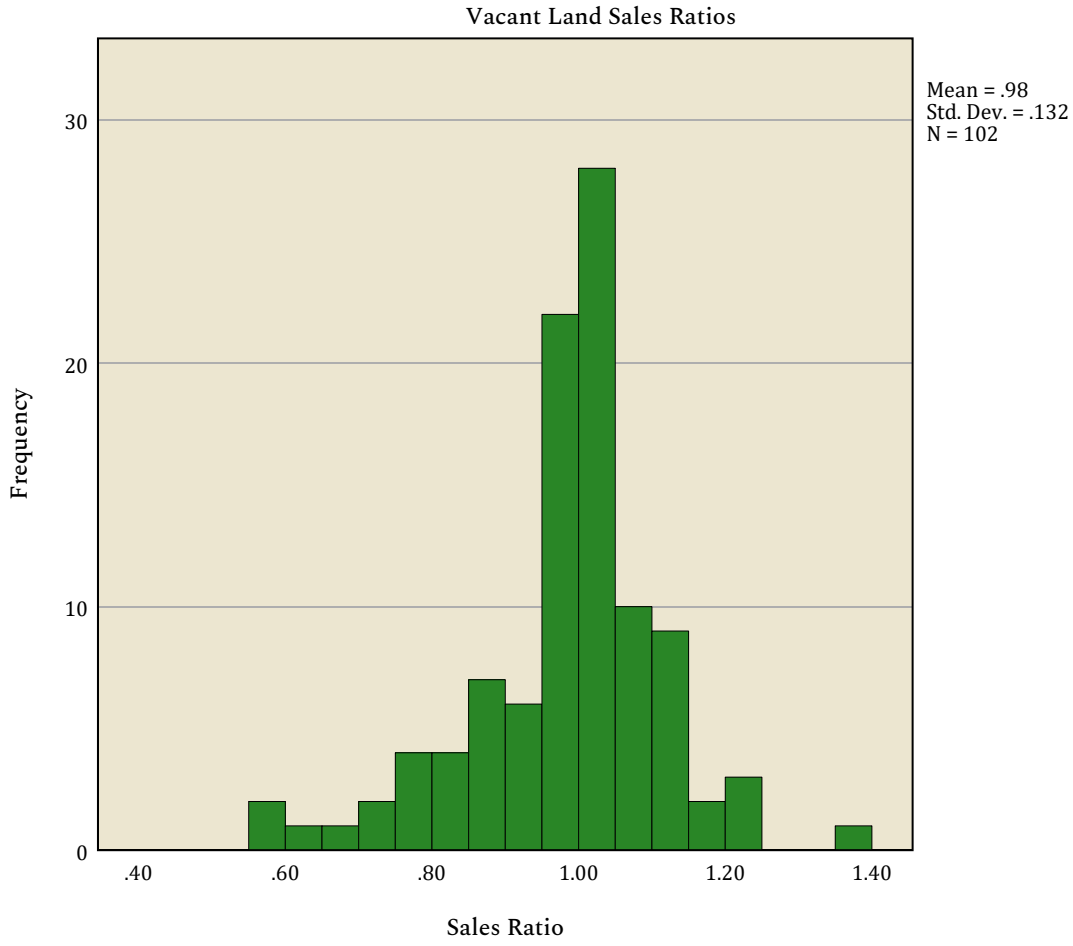
Recommendations

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
106	1.000	.093

Ratio Statistics

Ratio Statistics for Current Total Value / Adjusted Sale Price

Price Related Bias	Price Related Differential
.014	1.000

OVERALL Vacant Land: Sales Price by Sales Ratio

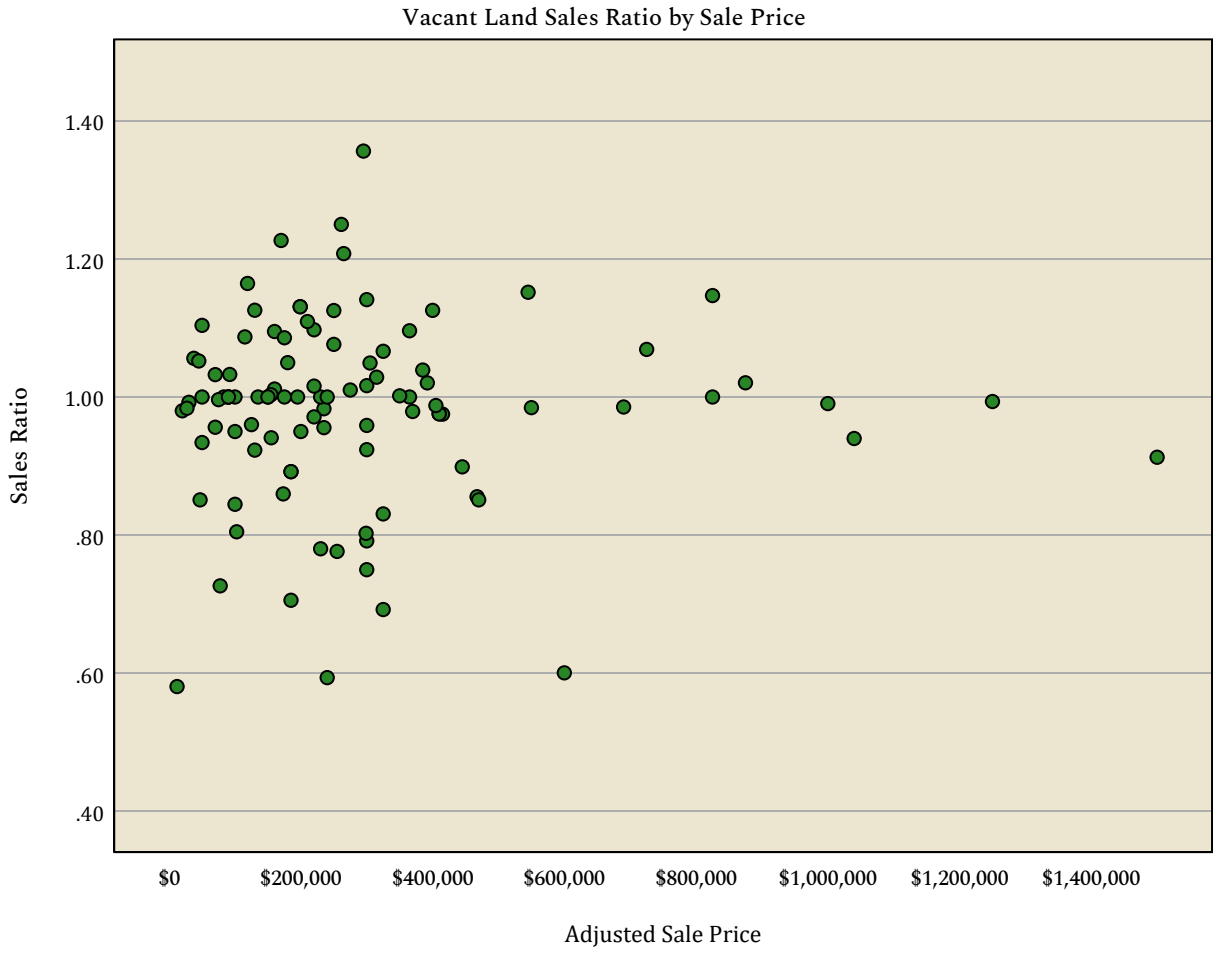
Regression

Coefficients[a]

Model		Unstandardized Coefficients		Standardized Coefficients		
		B	Std. Error	Beta	t	Sig.
1	(Constant)	.975	.016		61.664	<.001
	Adjusted Sale Price	-1.682E-10	.000	-.001	-.009	.993

a. Dependent Variable: Sales Ratio

Graph



OVERALL Vacant Land: Months by Inverted Sales Ratio

Regression

Coefficients[a]

Model		Unstandardized Coefficients		Standardized Coefficients		
		B	Std. Error	Beta	t	Sig.
1	(Constant)	1.022	.046		22.063	<.001
	Vacant Land Time in Months	.002	.003	.079	.810	.420

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	106	106	106
	Missing	0	0	0
Mean		$182,020.05	$388,496.58	$206,476.54
Median		$135,496.00	$225,000.00	$70,630.50
Percentiles	2.5	$18,661.33	$24,298.68	-$43,625.37
	25	$71,166.25	$123,750.00	$9,833.50
	50	$135,496.00	$225,000.00	$70,630.50
	75	$238,200.00	$373,750.00	$160,436.00
	97.5	$833,162.70	$3,499,462.80	$3,059,605.80

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	12713
Mann-Whitney U	142353.000
Wilcoxon W	79793484.000
Test Statistic	142353.000
Standard Error	35065.321
Standardized Test Statistic	-12.497
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

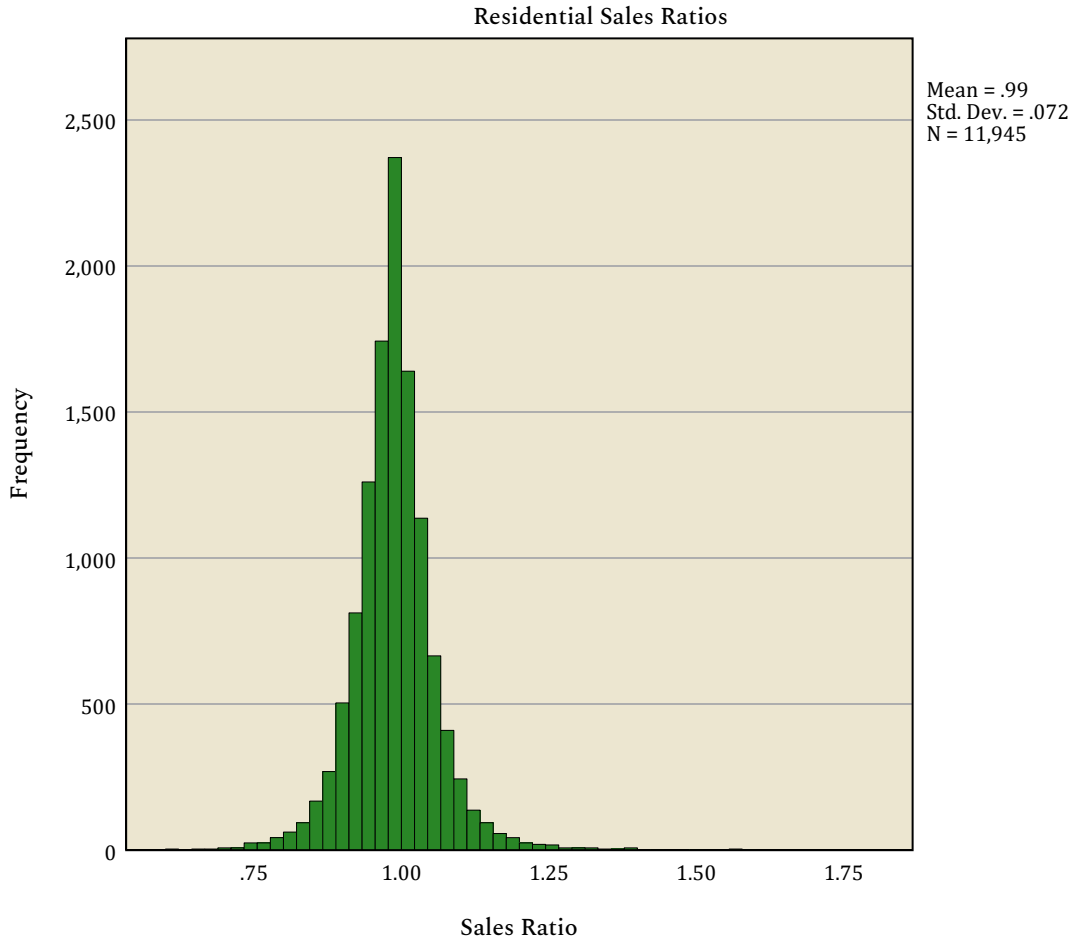
Difference in Total Value across Vacant Land Sold vs. Unsold

Independent-Samples Mann-Whitney U Test Summary

Total N	12424
Mann-Whitney U	386505.000
Wilcoxon W	76505796.000
Test Statistic	386505.000
Standard Error	33074.119
Standardized Test Statistic	-4.355
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
11950	.987	.050

Ratio Statistics

Ratio Statistics for Current Total Value / Adjusted Sale Price

Price Related Bias	Price Related Differential
-.023	1.007

OVERALL Residential: Sales Price by Sales Ratio

Regression

Coefficients[a]

Model		Unstandardized Coefficients		Standardized Coefficients		
		B	Std. Error	Beta	t	Sig.
1	(Constant)	1.020	.002		669.449	<.001
	Adjusted Sale Price	-6.172E-8	.000	-.212	-23.660	<.001

a. Dependent Variable: Sales Ratio

Graph

OVERALL Residential: Months by Inverted Sales Ratio

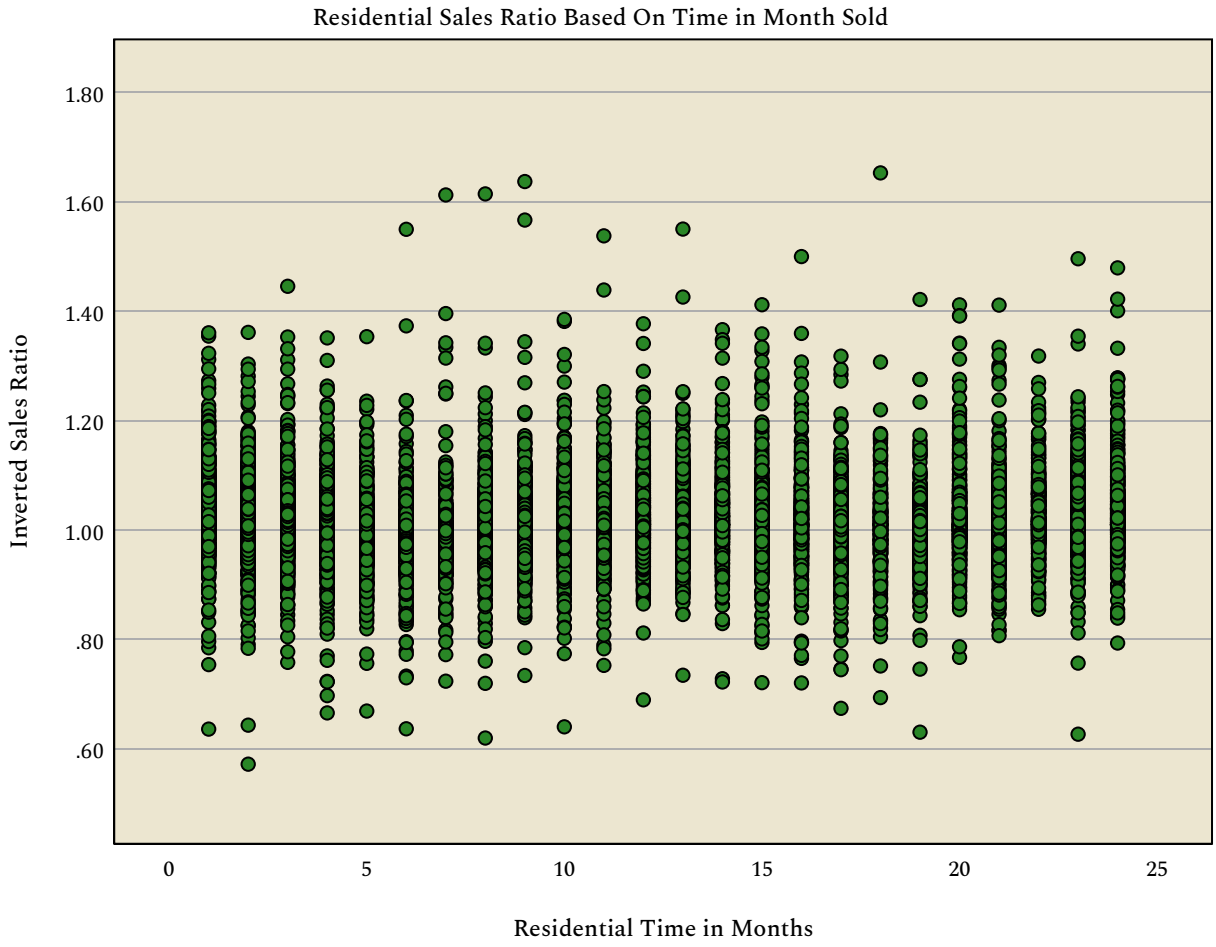
Regression

Coefficients[a]

Model		Unstandardized Coefficients		Standardized Coefficients		
		B	Std. Error	Beta	t	Sig.
1	(Constant)	1.016	.001		743.299	<.001
	Residential Time in Months	.000	.000	.019	2.057	.040

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	11950	11950	11950
	Missing	0	0	0
Mean		$236.58	$251.36	1.49
Median		$234.63	$243.17	1.01
Percentiles	2.5	$51.37	$157.06	.89
	25	$194.94	$203.83	.97
	50	$234.63	$243.17	1.01
	75	$280.83	$288.99	1.06
	97.5	$369.50	$381.92	4.70

Frequencies

Statistics

		Previous Total Value	Current Total Value	Difference in Total Value
N	Valid	11950	11950	11950
	Missing	0	0	0
Mean		$486,886.70	$517,717.21	$30,830.51
Median		$473,046.00	$479,894.00	$5,481.50
Percentiles	2.5	$93,632.00	$288,102.50	-$53,774.00
	25	$378,602.00	$401,117.50	-$12,772.00
	50	$473,046.00	$479,894.00	$5,481.50
	75	$567,968.25	$581,485.50	$27,798.50
	97.5	$896,712.73	$971,011.45	$404,938.63

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	<.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 Residential Sold vs Unsold

Independent-Samples Mann-Whitney U Test Summary

Total N	92574
Mann-Whitney U	308202404.500
Wilcoxon W	3911740469.500
Test Statistic	308202404.500
Standard Error	2242721.348
Standardized Test Statistic	-7.933
Asymptotic Sig.(2-sided test)	<.001

Nonparametric Tests

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

Hypothesis Test Summary

	Null Hypothesis	Test	Sig.[a,b]
1	The distribution of Price Per Foot is the same across categories of Residential Sold vs Unsold.	Independent-Samples Mann-Whitney U Test	.007

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	92587
Mann-Whitney U	339519011.500
Wilcoxon W	3928046414.500
Test Statistic	339519011.500
Standard Error	2268085.270
Standardized Test Statistic	2.715
Asymptotic Sig.(2-sided test)	.007

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	<.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 Price Per Foot across Residential Sold vs Unsold

Independent-Samples Mann-Whitney U Test Summary

Total N	92590
Mann-Whitney U	306427324.000
Wilcoxon W	3906230999.000
Test Statistic	306427324.000
Standard Error	2251075.922
Standardized Test Statistic	-9.747
Asymptotic Sig.(2-sided test)	<.001

OVERALL Residential: Unit Value Comparison

Summarize

Sold vs Unsold

Difference in Price Per Foot

Residential Sold vs Unsold	N	Median	Mean
SOLD	8138	1.02	1.06
UNSOLD	89323	1.01	1.06
Total	97461	1.01	1.06

OVERALL Residential: Neighborhood Group

Ratio Statistics

Ratio Statistics for Current Total Value / Adjusted Sale Price

Group	N	Median	Coefficient of Dispersion
	508	.990	.035
0J0071	55	.987	.046
0J0072	39	.984	.045
0J0079	30	.992	.040
0J0081	32	.985	.033
0J0085	125	.991	.037
0J0086	36	.990	.030
0J1058	173	.991	.029
0J1077	30	.988	.044
0J1078	31	.993	.041
0J2080	176	.987	.057
0J2083	63	.981	.048
0J3075	40	.978	.106
0M2071	85	.985	.040
0M2074	202	.990	.037
2E0002	63	.987	.038
2E0006	40	.989	.034
2E0061	43	.991	.035
2E0063	66	.990	.029
2G0003	47	.985	.061
2G0005	31	.987	.066
2G0007	60	.989	.051
2G0018	34	.986	.049
2G0020	46	.974	.056
2G0060	31	.986	.053
2G0090	37	.982	.038
2G0091	33	1.009	.013
2G2017	211	.989	.047

OVERALL Residential: Neighborhood Group

Ratio Statistics for Current Total Value / Adjusted Sale Price

Group	N	Median	Coefficient of Dispersion
2G2022	36	.984	.038
2G3010	66	.987	.056
2G3011	182	.986	.055
2G4000	39	.986	.054
2G4012	77	.989	.052
2G4030	105	.995	.036
2G4032	115	.990	.041
2G4034	53	.988	.034
2S0020	168	.986	.048
2S2052	195	.993	.062
2S2055	132	.992	.042
2S3051	55	.990	.051
2W0013	291	.981	.050
2W0016	88	.989	.043
2W1002	51	.990	.071
2W1003	40	.988	.053
2W1005	72	.984	.046
2W2007	56	.961	.124
2W3011	97	.977	.076
2W4025	37	.990	.030
2W5019	93	.987	.045
2W6021	245	.987	.054
3D2000	127	.985	.042
3D3003	37	.988	.046
3E1008	434	.984	.044
3E1017	187	.983	.048
3E1018	283	.990	.050
3E1020	74	.993	.064
3E2012	60	.988	.038

OVERALL Residential: Neighborhood Group

Ratio Statistics for Current Total Value / Adjusted Sale Price

Group	N	Median	Coefficient of Dispersion
3E2065	36	.984	.051
3E3013	110	.976	.074
3F0037	80	.980	.045
3F0038	101	.984	.049
3F1031	50	.976	.060
3F1032	58	.976	.038
3F3034	290	.951	.049
3F3040	101	.991	.030
3K2024	35	.986	.033
3K2026	103	.983	.043
3K2030	71	.990	.040
3K2046	94	.992	.035
3K3025	174	.987	.035
3K3027	42	.976	.042
3K3048	52	.989	.024
3M1061	84	.991	.036
3M3059	62	.989	.034
3R2022	42	.982	.040
4F0001	142	.990	.028
4F0009	109	.974	.025
4F1005	53	.989	.080
4F2003	33	.969	.048
4F3002	56	.991	.044
4F3008	97	.987	.036
4F3010	70	.976	.018
4L0000	209	.991	.030
4L0002	67	.995	.041
4L0004	74	.993	.031
4L2005	38	.974	.061

OVERALL Residential: Neighborhood Group

Ratio Statistics for Current Total Value / Adjusted Sale Price

Group	N	Median	Coefficient of Dispersion
4P0021	31	.991	.089
5H0001	33	.971	.077
5K0005	43	.979	.026
6E0021	49	.990	.059
6E0023	36	1.002	.063
6E0025	80	.989	.063
6E1027	41	.991	.041
6E1062	130	.994	.044
6G0035	106	.988	.042
6G1033	50	1.004	.087
6G1034	58	.991	.068
6G1037	111	.988	.085
6G1038	98	.992	.055
6G2031	125	.993	.051
6G2034	85	.991	.048
6G3030	72	.986	.053
6G3032	34	.985	.057
6G4029	105	1.000	.048
6G4045	74	.970	.071
6K0003	37	.990	.075
6L0050	44	.990	.065
9A0040	82	.990	.026
9A0080	54	.992	.044
9E0009	41	.970	.104
9E2010	32	.988	.050
Overall	10046	.987	.048

Ratio Statistics

OVERALL Residential: Neighborhood Group

Ratio Statistics for Current Total Value / Adjusted Sale Price

Group	N	Price Related Bias	Price Related Differential
	508	.016	1.001
0J0071	55	-.027	1.003
0J0072	39	-.110	1.002
0J0079	30	-.148	1.003
0J0081	32	.127	1.000
0J0085	125	-.057	1.002
0J0086	36	-.070	1.002
0J1058	173	-.368	1.002
0J1077	30	-.116	1.004
0J1078	31	-.033	1.002
0J2080	176	-.279	1.007
0J2083	63	-.142	1.004
0J3075	40	-.162	1.028
0M2071	85	-.036	1.001
0M2074	202	.007	1.001
2E0002	63	-.047	1.002
2E0006	40	-.082	1.002
2E0061	43	-.102	1.003
2E0063	66	.085	1.000
2G0003	47	-.076	1.010
2G0005	31	.112	.996
2G0007	60	.002	1.003
2G0018	34	-.156	1.005
2G0020	46	-.153	1.007
2G0060	31	-.039	1.008
2G0090	37	-.242	1.003
2G0091	33	-.391	1.000
2G2017	211	-.056	1.002
2G2022	36	.018	1.001

OVERALL Residential: Neighborhood Group

Ratio Statistics for Current Total Value / Adjusted Sale Price

Group	N	Price Related Bias	Price Related Differential
2G3010	66	.054	1.000
2G3011	182	.027	1.002
2G4000	39	-.076	1.008
2G4012	77	-.029	1.003
2G4030	105	-.145	1.003
2G4032	115	-.151	1.003
2G4034	53	-1.245	1.002
2S0020	168	-.145	1.007
2S2052	195	-.291	1.007
2S2055	132	-.059	1.003
2S3051	55	-.276	1.005
2W0013	291	-.082	1.011
2W0016	88	-.061	1.003
2W1002	51	-.263	1.013
2W1003	40	-.053	1.003
2W1005	72	.027	1.001
2W2007	56	.032	1.011
2W3011	97	-.163	1.027
2W4025	37	-.229	1.002
2W5019	93	-.057	1.003
2W6021	245	-.079	1.012
3D2000	127	-.257	1.003
3D3003	37	.228	1.000
3E1008	434	-.060	1.007
3E1017	187	-.028	1.006
3E1018	283	-.127	1.005
3E1020	74	-.130	1.020
3E2012	60	-.017	1.003
3E2065	36	.055	1.002

OVERALL Residential: Neighborhood Group

Ratio Statistics for Current Total Value / Adjusted Sale Price

Group	N	Price Related Bias	Price Related Differential
3E3013	110	-.068	1.012
3F0037	80	.040	1.001
3F0038	101	.041	1.001
3F1031	50	-.004	1.003
3F1032	58	-.018	1.002
3F3034	290	-.072	1.004
3F3040	101	-.055	1.001
3K2024	35	.131	1.000
3K2026	103	.020	1.001
3K2030	71	.014	1.001
3K2046	94	-.054	1.002
3K3025	174	-.034	1.001
3K3027	42	-.168	1.004
3K3048	52	-1.342	1.001
3M1061	84	-.041	1.001
3M3059	62	-.109	1.002
3R2022	42	-.086	1.001
4F0001	142	-.167	1.002
4F0009	109	-.072	1.002
4F1005	53	-.010	1.006
4F2003	33	.015	.999
4F3002	56	-.018	1.002
4F3008	97	-.309	1.002
4F3010	70	-.150	1.001
4L0000	209	-.134	1.002
4L0002	67	-.295	1.003
4L0004	74	.059	1.000
4L2005	38	-.221	1.010
4P0021	31	-.061	1.010

OVERALL Residential: Neighborhood Group

Ratio Statistics for Current Total Value / Adjusted Sale Price

Group	N	Price Related Bias	Price Related Differential
5H0001	33	.093	.996
5K0005	43	-.163	1.001
6E0021	49	.131	1.003
6E0023	36	.024	1.000
6E0025	80	.006	.976
6E1027	41	.031	1.001
6E1062	130	-.002	1.002
6G0035	106	-.124	1.003
6G1033	50	-.021	1.018
6G1034	58	-.011	1.005
6G1037	111	.105	1.003
6G1038	98	-.107	1.005
6G2031	125	-.023	1.004
6G2034	85	-.057	1.003
6G3030	72	-.017	1.003
6G3032	34	.026	1.001
6G4029	105	.048	1.001
6G4045	74	-.033	1.006
6K0003	37	-.102	1.009
6L0050	44	-.167	1.012
9A0040	82	-.056	1.001
9A0080	54	-.632	1.003
9E0009	41	-.334	1.019
9E2010	32	.121	1.002
Overall	10046	-.022	1.006

OVERALL Residential: Number of Sales by Value Group

Frequencies

Statistics

Groups of Value

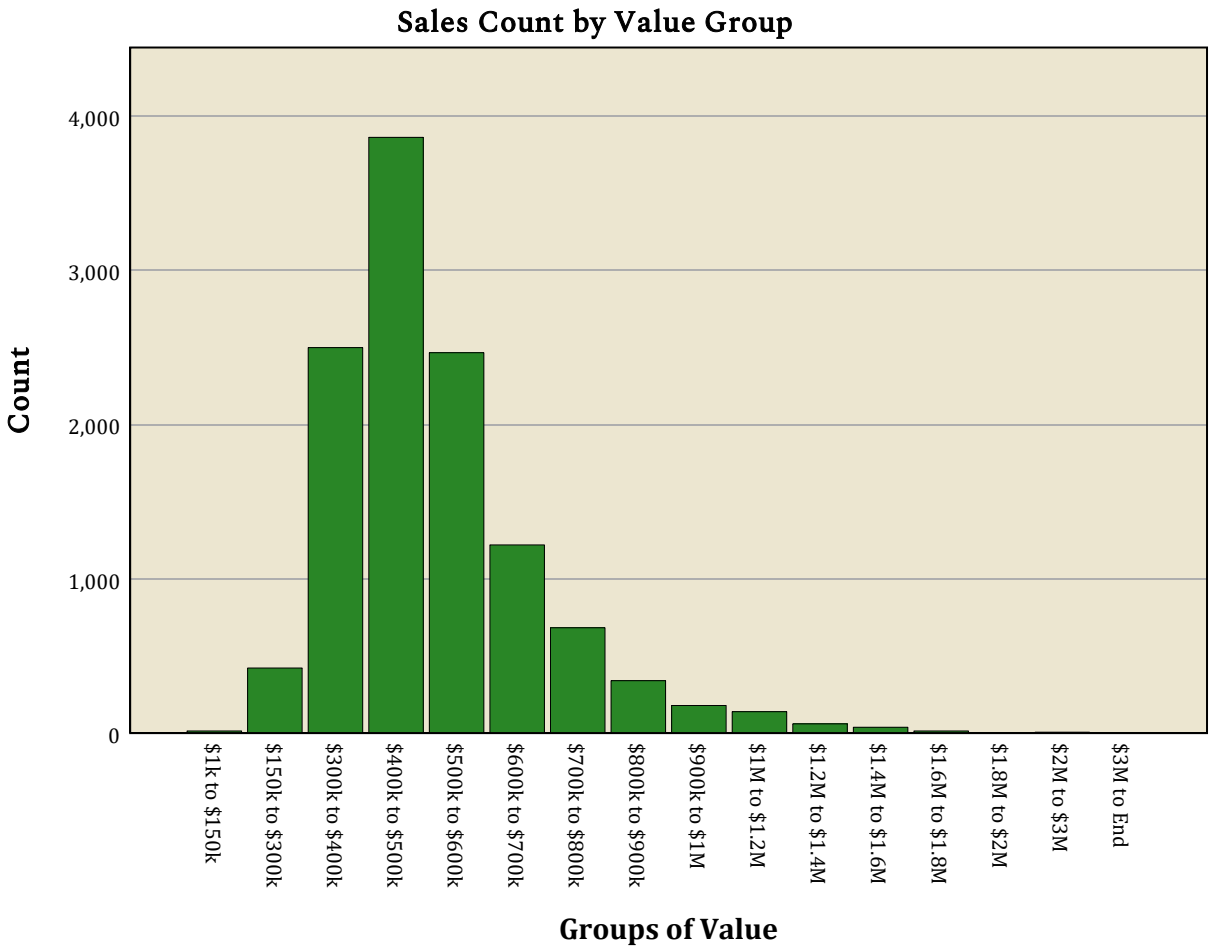
N	Valid	11950
	Missing	0

Groups of Value

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	$1k to $150k	14	.1	.1	.1
	$150k to $300k	422	3.5	3.5	3.6
	$300k to $400k	2499	20.9	20.9	24.6
	$400k to $500k	3862	32.3	32.3	56.9
	$500k to $600k	2466	20.6	20.6	77.5
	$600k to $700k	1220	10.2	10.2	87.7
	$700k to $800k	683	5.7	5.7	93.4
	$800k to $900k	340	2.8	2.8	96.3
	$900k to $1M	179	1.5	1.5	97.8
	$1M to $1.2M	139	1.2	1.2	98.9
	$1.2M to $1.4M	60	.5	.5	99.4
	$1.4M to $1.6M	38	.3	.3	99.8
	$1.6M to $1.8M	14	.1	.1	99.9
	$1.8M to $2M	4	.0	.0	99.9
	$2M to $3M	6	.1	.1	100.0
	$3M to End	4	.0	.0	100.0
	Total	11950	100.0	100.0	

Graph

OVERALL Residential: Number of Sales by Value Group



OVERALL Residential: Central Tendencies by Value Group

Ratio Statistics

Ratio Statistics for Current Total Value / Adjusted Sale Price

Group	N	Median	Coefficient of Dispersion
$1k to $150k	14	.992	.180
$150k to $300k	422	.986	.067
$300k to $400k	2499	.987	.046
$400k to $500k	3862	.990	.043
$500k to $600k	2466	.987	.048
$600k to $700k	1220	.987	.053
$700k to $800k	683	.981	.057
$800k to $900k	340	.977	.068
$900k to $1M	179	.992	.082
$1M to $1.2M	139	.979	.091
$1.2M to $1.4M	60	.962	.080
$1.4M to $1.6M	38	.981	.087
$1.6M to $1.8M	14	.949	.099
$1.8M to $2M	4	.888	.043
$2M to $3M	6	.968	.067
$3M to End	4	.986	.123
Overall	11950	.987	.050

Ratio Statistics

OVERALL Residential: Central Tendencies by Value Group

Ratio Statistics for Current Total Value / Adjusted Sale Price

Group	N	Price Related Bias	Price Related Differential
$1k to $150k	14	.053	.963
$150k to $300k	422	-.143	1.008
$300k to $400k	2499	-.242	1.004
$400k to $500k	3862	-.241	1.004
$500k to $600k	2466	-.427	1.005
$600k to $700k	1220	-.585	1.006
$700k to $800k	683	-.704	1.006
$800k to $900k	340	-.892	1.009
$900k to $1M	179	-1.008	1.015
$1M to $1.2M	139	-.789	1.016
$1.2M to $1.4M	60	-.798	1.013
$1.4M to $1.6M	38	-1.213	1.016
$1.6M to $1.8M	14	-1.117	1.014
$1.8M to $2M	4	-.061	1.002
$2M to $3M	6	-.499	1.009
$3M to End	4	-.002	.957
Overall	11950	-.023	1.007

OVERALL Residential: Sales by Building Area Group

Frequencies

Statistics

Groups by Building Area

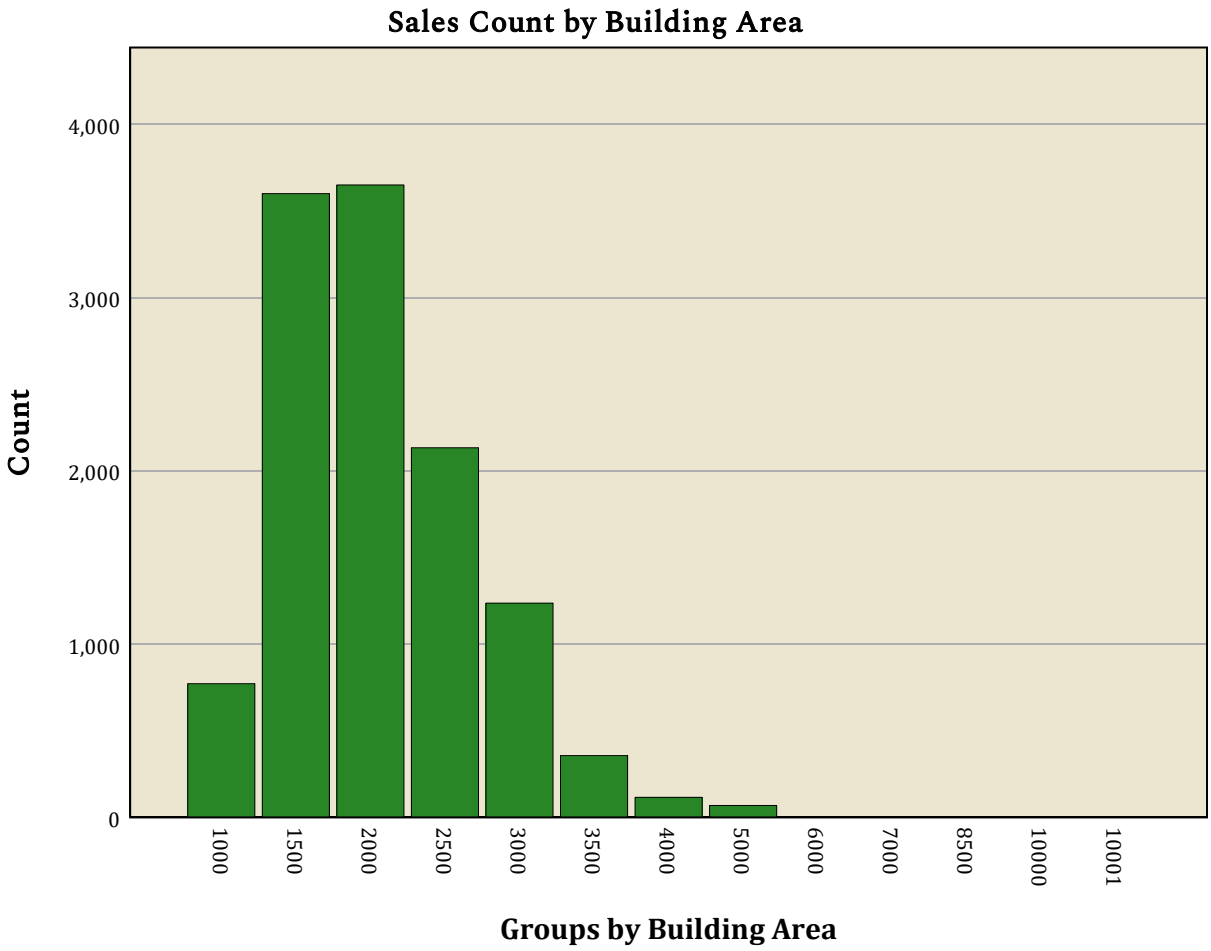
N	Valid	11950
	Missing	0

Groups by Building Area

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1000	772	6.5	6.5	6.5
	1500	3601	30.1	30.1	36.6
	2000	3651	30.6	30.6	67.1
	2500	2134	17.9	17.9	85.0
	3000	1237	10.4	10.4	95.4
	3500	357	3.0	3.0	98.3
	4000	116	1.0	1.0	99.3
	5000	69	.6	.6	99.9
	6000	4	.0	.0	99.9
	7000	2	.0	.0	99.9
	8500	1	.0	.0	99.9
	10000	3	.0	.0	100.0
	10001	3	.0	.0	100.0
	Total	11950	100.0	100.0	

Graph

OVERALL Residential: Sales by Building Area Group



OVERALL Residential: Central Tendencies by Area Group

Ratio Statistics

Ratio Statistics for Current Total Value / Adjusted Sale Price

Group	N	Median	Coefficient of Dispersion
1000	772	.982	.066
1500	3601	.989	.045
2000	3651	.987	.047
2500	2134	.990	.051
3000	1237	.984	.051
3500	357	.970	.067
4000	116	.969	.082
5000	69	.962	.081
6000	4	.988	.054
7000	2	.967	.009
8500	1	.929	.000
10000	3	.950	.052
10001	3	1.104	.048
Overall	11950	.987	.050

Ratio Statistics

OVERALL Residential: Central Tendencies by Area Group

Ratio Statistics for Current Total Value / Adjusted Sale Price

Group	N	Price Related Bias	Price Related Differential
1000	772	-.010	1.014
1500	3601	-.032	1.003
2000	3651	-.035	1.004
2500	2134	-.051	1.007
3000	1237	-.040	1.007
3500	357	-.085	1.013
4000	116	-.067	1.015
5000	69	-.058	1.017
6000	4	.022	.995
7000	2	-.133	1.000
8500	1	.	1.000
10000	3	-.019	1.005
10001	3	-.001	.986
Overall	11950	-.023	1.007

OVERALL Residential: Sales by Economic Area Group

Frequencies

Statistics

economic_area

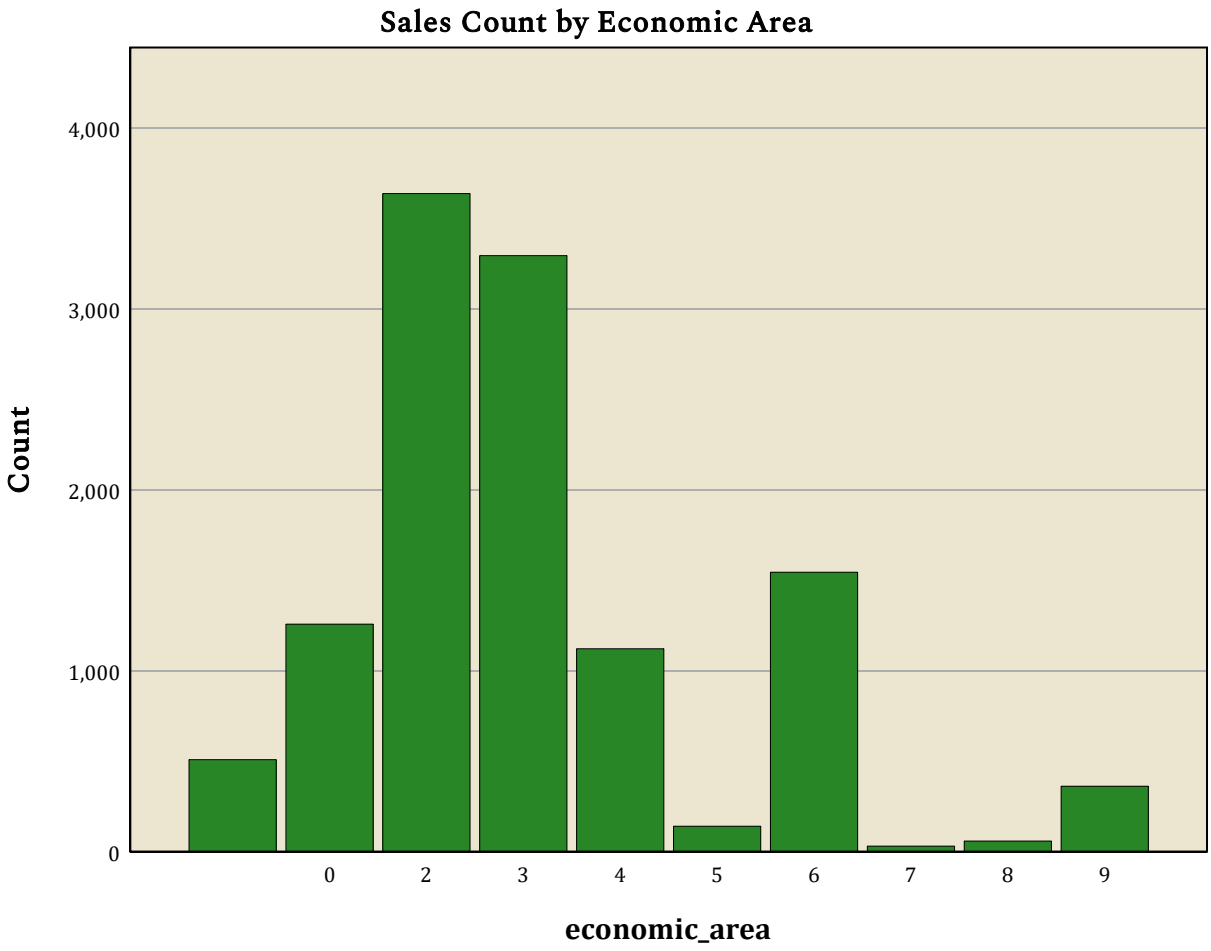
N	Valid	11950
	Missing	0

economic_area

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid		508	4.3	4.3	4.3
	0	1257	10.5	10.5	14.8
	2	3637	30.4	30.4	45.2
	3	3294	27.6	27.6	72.8
	4	1121	9.4	9.4	82.2
	5	140	1.2	1.2	83.3
	6	1544	12.9	12.9	96.2
	7	30	.3	.3	96.5
	8	58	.5	.5	97.0
	9	361	3.0	3.0	100.0
	Total	11950	100.0	100.0	

Graph

OVERALL Residential: Sales by Economic Area Group



OVERALL Residential: Central Tendencies by Economic Area Group

Ratio Statistics

Ratio Statistics for Current Total Value / Adjusted Sale Price

Group	N	Median	Coefficient of Dispersion
	508	.990	.035
0	1257	.989	.045
2	3637	.989	.052
3	3294	.983	.049
4	1121	.985	.043
5	140	.984	.059
6	1544	.991	.059
7	30	.972	.070
8	58	.989	.083
9	361	.989	.051
Overall	11950	.987	.050

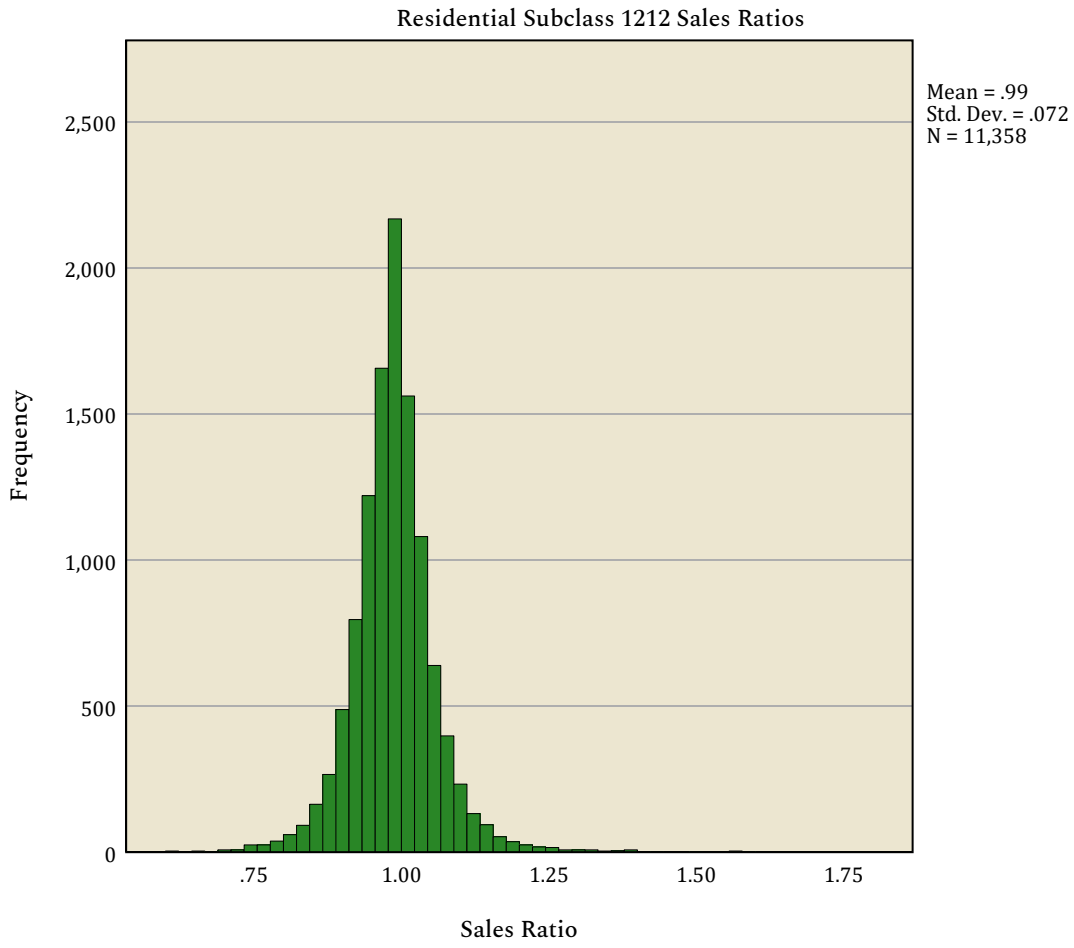
Ratio Statistics

Ratio Statistics for Current Total Value / Adjusted Sale Price

Group	N	Price Related Bias	Price Related Differential
	508	.016	1.001
0	1257	-.034	1.005
2	3637	-.035	1.008
3	3294	-.032	1.007
4	1121	-.024	1.004
5	140	-.006	1.006
6	1544	-.017	1.005
7	30	-.015	1.007
8	58	-.029	1.010
9	361	-.046	1.006
Overall	11950	-.023	1.007

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
11359	.987	.050

Ratio Statistics

Ratio Statistics for Current Total Value / Adjusted Sale Price

Price Related Bias	Price Related Differential
-.029	1.008

Residential Subclass 1212: Sales Price by Sales Ratio

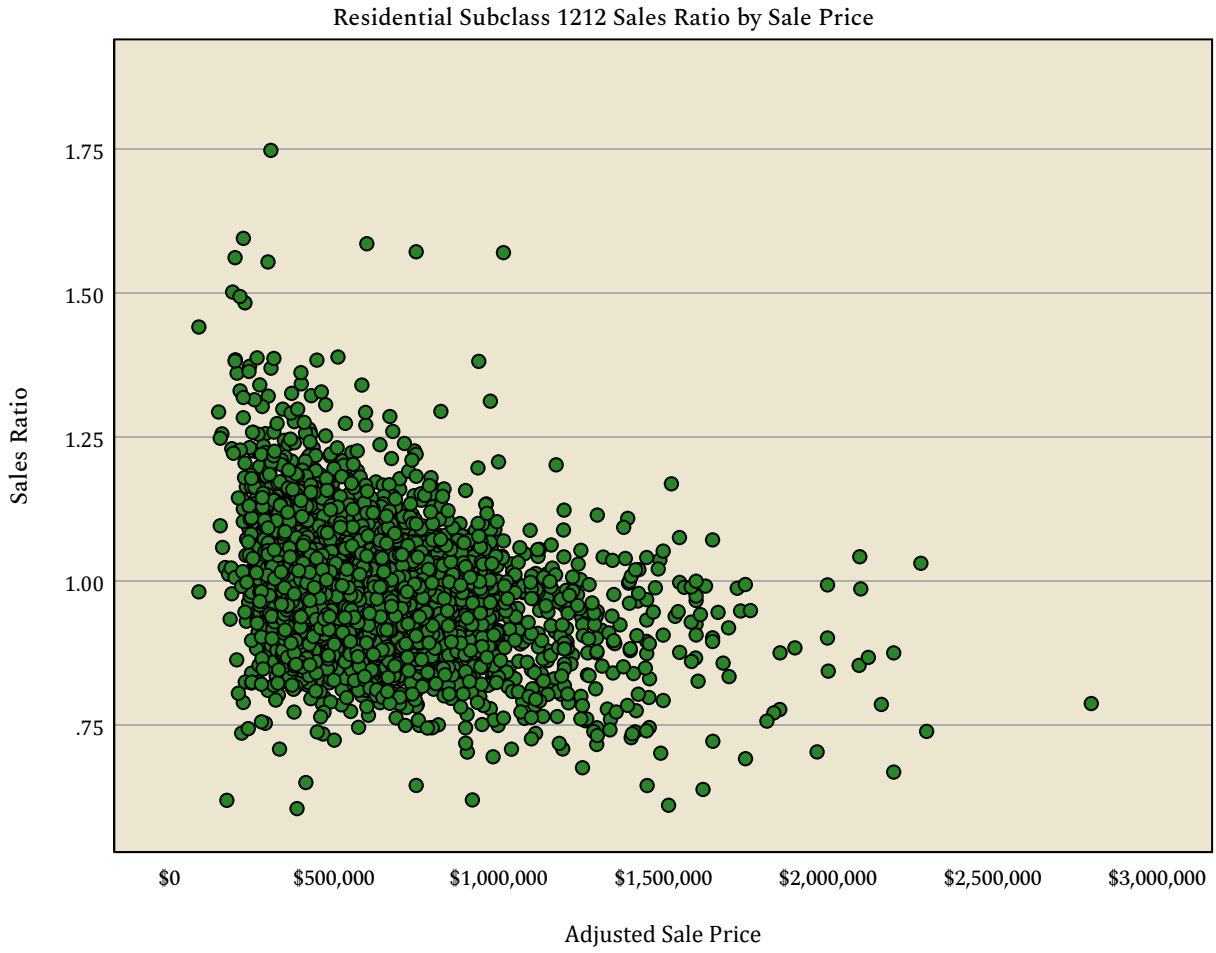
Regression

Coefficients[a]

Model		Unstandardized Coefficients		Standardized Coefficients		
		B	Std. Error	Beta	t	Sig.
1	(Constant)	1.041	.002		551.746	<.001
	Adjusted Sale Price	-1.006E-7	.000	-.274	-30.386	<.001

a. Dependent Variable: Sales Ratio

Graph



Residential Subclass 1212: Months by Inverted Sales Ratio

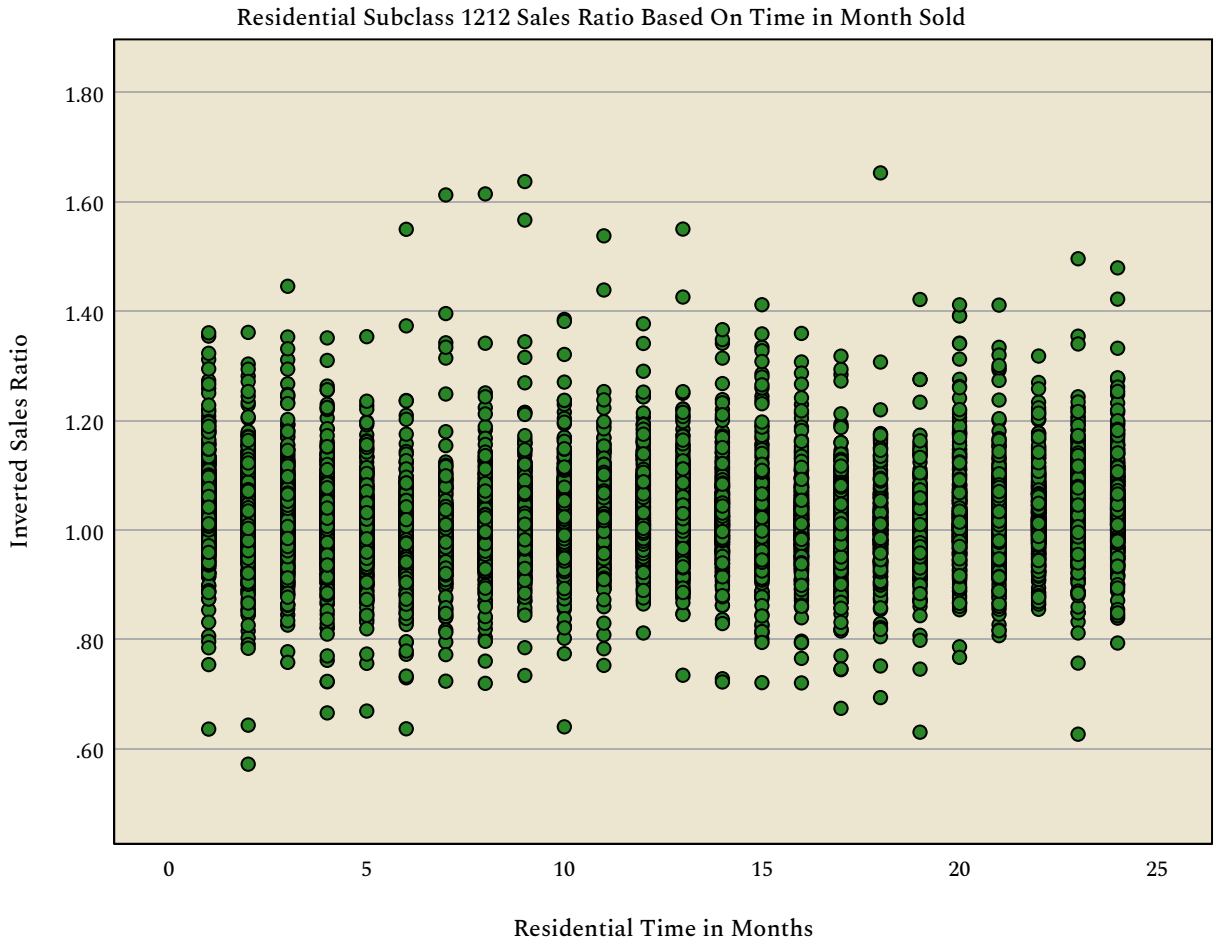
Regression

Coefficients[a]

Model		Unstandardized Coefficients		Standardized Coefficients		
		B	Std. Error	Beta	t	Sig.
1	(Constant)	1.016	.001		730.149	<.001
	Residential Time in Months	.000	.000	.018	1.882	.060

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	11359	11359	11359
	Missing	0	0	0
Mean		$236.66	$250.96	1.51
Median		$235.51	$243.17	1.01
Percentiles	2.5	$50.53	$159.41	.89
	25	$195.33	$204.01	.97
	50	$235.51	$243.17	1.01
	75	$281.92	$289.37	1.06
	97.5	$370.39	$382.58	4.90

Frequencies

Statistics

		Previous Total Value	Current Total Value	Difference in Total Value
N	Valid	11359	11359	11359
	Missing	0	0	0
Mean		$492,759.74	$523,472.80	$30,713.06
Median		$479,588.00	$485,390.00	$4,732.00
Percentiles	2.5	$93,174.00	$302,848.00	-$53,883.00
	25	$391,735.00	$410,027.00	-$13,072.00
	50	$479,588.00	$485,390.00	$4,732.00
	75	$574,477.00	$587,497.00	$27,548.00
	97.5	$897,616.00	$971,570.00	$410,416.00

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	<.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 Residential Sold vs Unsold

Independent-Samples Mann-Whitney U Test Summary

Total N	86810
Mann-Whitney U	270332273.000
Wilcoxon W	3442751958.000
Test Statistic	270332273.000
Standard Error	2030652.995
Standardized Test Statistic	-7.224
Asymptotic Sig.(2-sided test)	<.001

Nonparametric Tests

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

Hypothesis Test Summary

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

Hypothesis Test Summary

	Decision
1	Reject the null hypothesis.

a. The significance level is .050.

b. Asymptotic significance is displayed.

Independent-Samples Mann-Whitney U Test

Price Per Foot across Residential Sold vs Unsold

Independent-Samples Mann-Whitney U Test Summary

Total N	86823
Mann-Whitney U	299303538.000
Wilcoxon W	3457878478.000
Test Statistic	299303538.000
Standard Error	2054920.218
Standardized Test Statistic	3.646
Asymptotic Sig.(2-sided test)	<.001

Nonparametric Tests

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

Hypothesis Test Summary

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

Independent-Samples Mann-Whitney U Test Summary

Total N	86823
Mann-Whitney U	268537040.000
Wilcoxon W	3436975250.000
Test Statistic	268537040.000
Standard Error	2039084.566
Standardized Test Statistic	-9.217
Asymptotic Sig.(2-sided test)	<.001

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	7609	1.01	1.05
UNSOLD	83784	1.01	1.06
Total	91393	1.01	1.06

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	28	1.10	1.10
	UNSOLD	287	1.10	1.25
	Total	315	1.10	1.24
0	SOLD	716	1.02	1.06
	UNSOLD	6886	1.02	1.07
	Total	7602	1.02	1.07
2	SOLD	2493	1.02	1.07
	UNSOLD	26935	1.02	1.06
	Total	29428	1.02	1.06
3	SOLD	1886	1.01	1.06
	UNSOLD	20629	1.00	1.09
	Total	22515	1.00	1.08
4	SOLD	553	.97	1.05
	UNSOLD	6935	.97	1.04
	Total	7488	.97	1.04
5	SOLD	134	.96	.96
	UNSOLD	1608	.97	1.02
	Total	1742	.97	1.02
6	SOLD	1424	1.01	1.02
	UNSOLD	15987	1.00	1.01
	Total	17411	1.00	1.01

Residential Subclass 1212: Unit Comparison Method

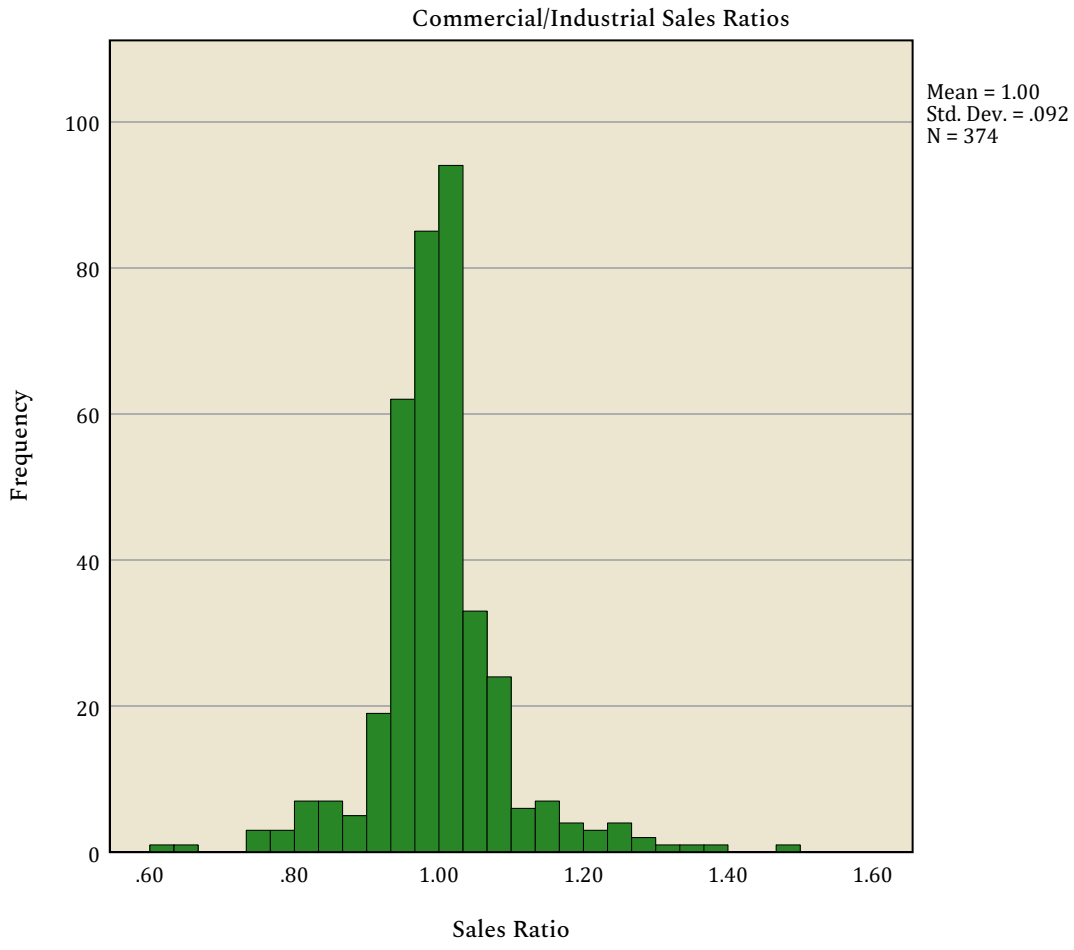
Sold vs Unsold Percent Change for Subclass 1212 by Economic Area

Difference in Price Per Foot

economic_area	Residential Sold vs Unsold	N	Median	Mean
7	SOLD	29	1.17	1.17
	UNSOLD	815	1.12	1.11
	Total	844	1.12	1.11
8	SOLD	55	1.01	1.03
	UNSOLD	735	1.03	1.06
	Total	790	1.03	1.06
9	SOLD	291	1.04	1.05
	UNSOLD	2967	1.03	1.03
	Total	3258	1.03	1.03
Total	SOLD	7609	1.01	1.05
	UNSOLD	83784	1.01	1.06
	Total	91393	1.01	1.06

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
389	.997	.060

Ratio Statistics

Ratio Statistics for Current Total Value / Adjusted Sale Price

Price Related Bias	Price Related Differential
-.004	1.016

OVERALL Commercial/Industrial: Sales Price by Sales Ratio

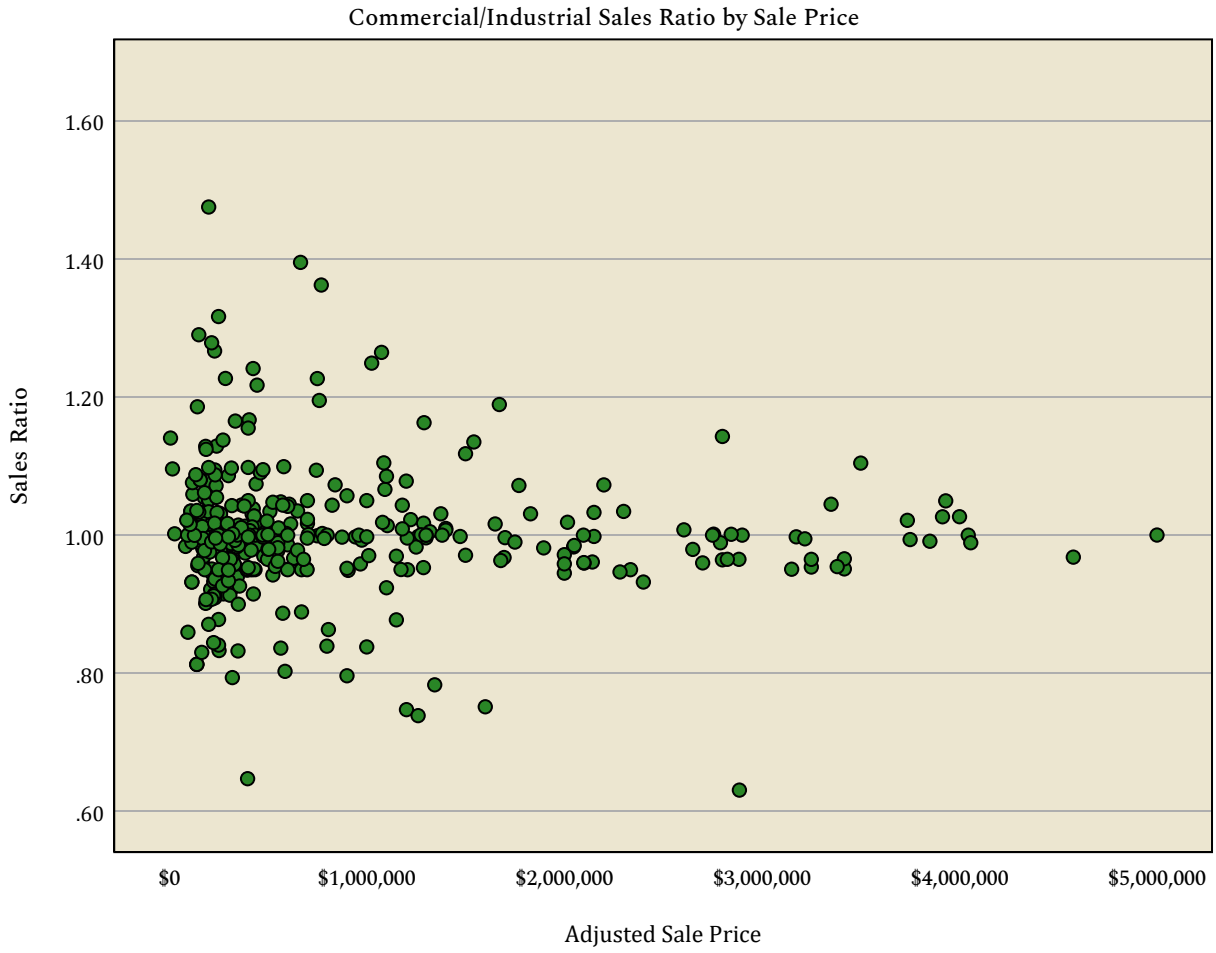
Regression

Coefficients[a]

Model		Unstandardized Coefficients		Standardized Coefficients		
		B	Std. Error	Beta	t	Sig.
1	(Constant)	1.000	.006		176.107	<.001
	Adjusted Sale Price	-3.237E-9	.000	-.077	-1.525	.128

a. Dependent Variable: Sales Ratio

Graph



OVERALL Commercial/Industrial: Months by Inverted Sales Ratio

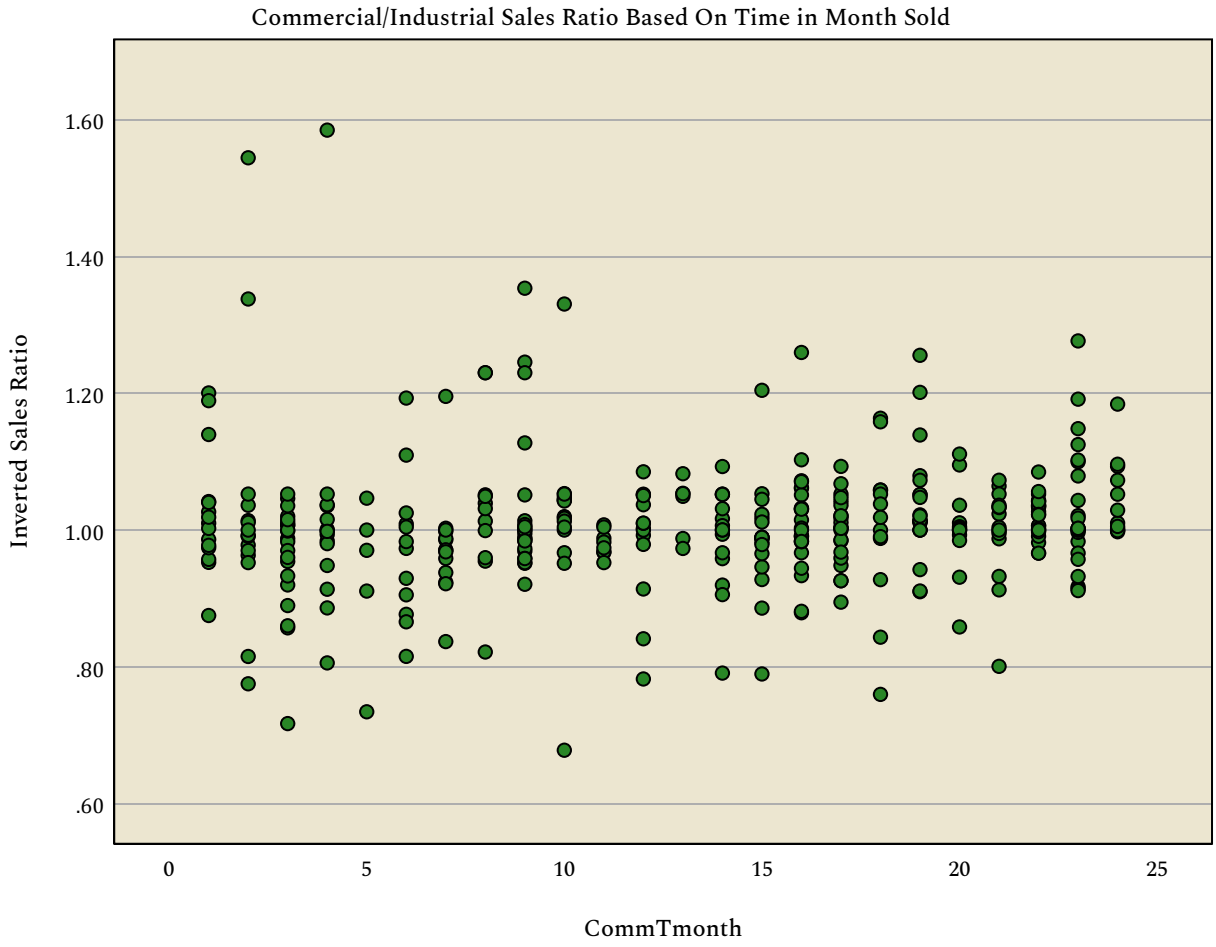
Regression

Coefficients[a]

Model		Unstandardized Coefficients		Standardized Coefficients		
		B	Std. Error	Beta	t	Sig.
1	(Constant)	1.023	.017		60.171	<.001
	CommTmonth	.000	.001	-.020	-.398	.691

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	390	390	390
	Missing	0	0	0
Mean		$8,233.32	$11,399.83	1.32
Median		$172.16	$209.87	1.19
Percentiles	2.5	$42.38	$72.39	.99
	25	$135.00	$170.00	1.09
	50	$172.16	$209.87	1.19
	75	$225.00	$290.08	1.37
	97.5	$650.00	$675.40	2.51

Frequencies

Statistics

		Previous Total Value	Current Total Value	Difference in Total Value
N	Valid	390	390	390
	Missing	0	0	0
Mean		$893,353.77	$1,140,530.27	$247,176.50
Median		$378,820.50	$471,740.00	$65,000.00
Percentiles	2.5	$73,312.00	$107,518.50	-$2,332.17
	25	$191,708.75	$253,125.00	$22,560.00
	50	$378,820.50	$471,740.00	$65,000.00
	75	$925,700.00	$1,200,000.00	$201,585.00
	97.5	$5,637,941.20	$6,472,168.80	$1,369,845.17

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	.005

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 CommSOLDFLG

Independent-Samples Mann-Whitney U Test Summary

Total N	4753
Mann-Whitney U	590757.500
Wilcoxon W	10534327.500
Test Statistic	590757.500
Standard Error	22787.213
Standardized Test Statistic	-2.840
Asymptotic Sig.(2-sided test)	.005

Nonparametric Tests

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

Hypothesis Test Summary

	Null Hypothesis	Test	Sig.[a,b]
1	The distribution of Price Per Foot is the same across categories of CommSOLDFLG.	Independent-Samples Mann-Whitney U Test	<.001

Hypothesis Test Summary

	Decision
1	Reject the null hypothesis.

a. The significance level is .050.

b. Asymptotic significance is displayed.

Independent-Samples Mann-Whitney U Test

Price Per Foot across CommSOLDFLG

Independent-Samples Mann-Whitney U Test Summary

Total N	4747
Mann-Whitney U	556762.500
Wilcoxon W	10424665.500
Test Statistic	556762.500
Standard Error	23152.202
Standardized Test Statistic	-5.211
Asymptotic Sig.(2-sided test)	<.001

Nonparametric Tests

Hypothesis Test Summary

	Null Hypothesis	Test	Sig.[a,b]
1	The distribution of Difference in Price Per Foot is the same across categories of CommSOLDFLG.	Independent-Samples Mann-Whitney U Test	<.001

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

Hypothesis Test Summary

	Decision
1	Reject the null hypothesis.

a. The significance level is .050.

b. Asymptotic significance is displayed.

Independent-Samples Mann-Whitney U Test

Difference in Price Per Foot across CommSOLDFLG

Independent-Samples Mann-Whitney U Test Summary

Total N	4758
Mann-Whitney U	518010.000
Wilcoxon W	10537536.000
Test Statistic	518010.000
Standard Error	22371.443
Standardized Test Statistic	-5.056
Asymptotic Sig.(2-sided test)	<.001

OVERALL Commercial/Industrial: Unit Value Comparison

Summarize

Sold vs Unsold

Difference in Price Per Foot

CommSOLDFLG	N	Median	Mean
SOLD	315	1.17	1.27
UNSOLD	4695	1.12	1.17
Total	5010	1.12	1.18

Summarize

Sold vs Unsold

Difference in Price Per Foot

Improvement Abstract Codes	CommSOLDFLG	N	Median	Mean
2212	SOLD	50	1.22	1.32
	UNSOLD	756	1.12	1.17
	Total	806	1.12	1.18
2215	SOLD	3	1.15	1.24
	UNSOLD	35	1.04	1.16
	Total	38	1.04	1.17
2220	SOLD	25	1.18	1.33
	UNSOLD	416	1.07	1.16
	Total	441	1.07	1.17
2225	UNSOLD	15	1.04	1.08
	Total	15	1.04	1.08
2230	SOLD	50	1.12	1.25
	UNSOLD	807	1.10	1.16
	Total	857	1.10	1.16
2235	SOLD	64	1.26	1.37
	UNSOLD	1206	1.14	1.22
	Total	1270	1.14	1.23
2245	SOLD	102	1.16	1.19
	UNSOLD	1136	1.13	1.16
	Total	1238	1.13	1.16

OVERALL Commercial/Industrial: Unit Value Comparison

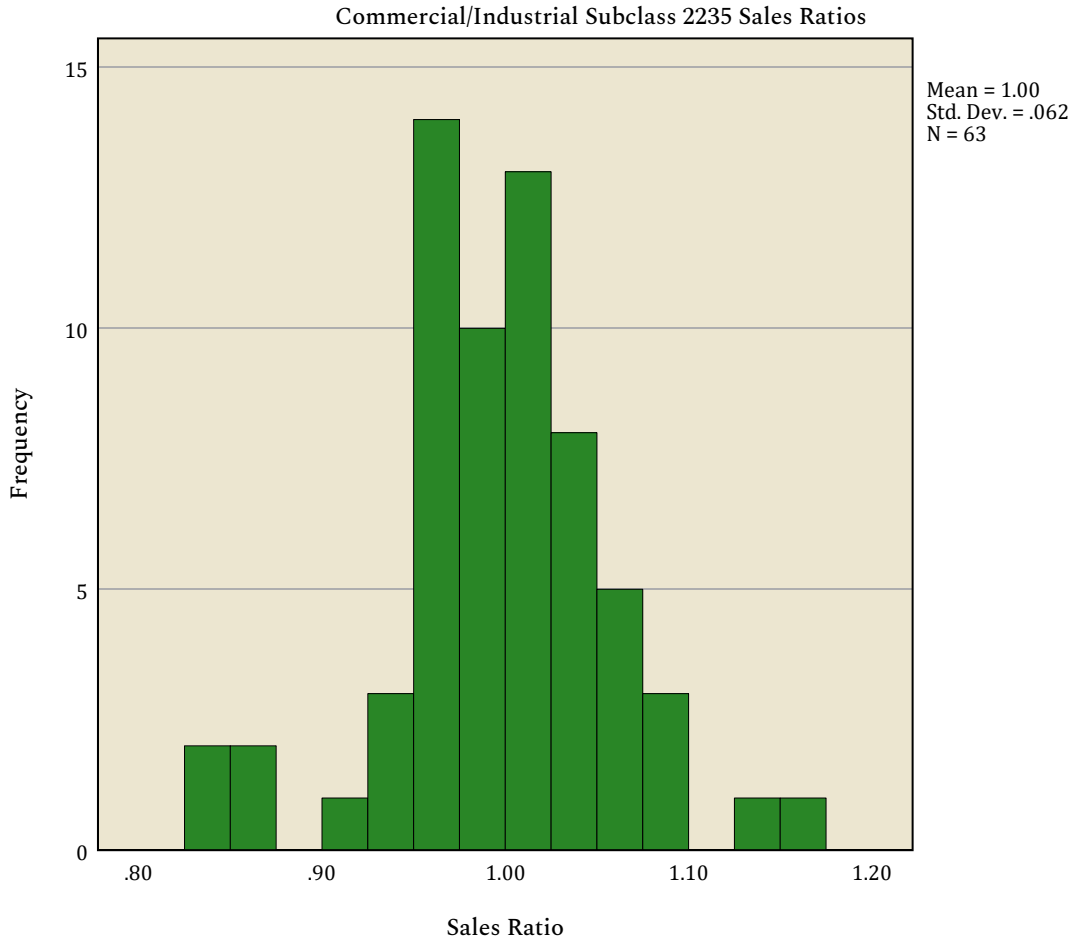
Sold vs Unsold

Difference in Price Per Foot

Improvement Abstract Codes	CommSOLDFLG	N	Median	Mean
3212	SOLD	5	1.16	1.15
	UNSOLD	69	1.08	1.10
	Total	74	1.08	1.10
3215	SOLD	16	1.17	1.21
	UNSOLD	248	1.12	1.15
	Total	264	1.12	1.15
3220	UNSOLD	7	1.07	1.18
	Total	7	1.07	1.18
Total	SOLD	315	1.17	1.27
	UNSOLD	4695	1.12	1.17
	Total	5010	1.12	1.18

Commercial/Industrial Subclass 2235: Sales Ratio Distribution

Graph



Commercial/Industrial Subclass 2235: Central Tendencies

Ratio Statistics

Ratio Statistics for Current Total Value / Adjusted Sale Price

N	Median	Coefficient of Dispersion
70	.993	.047

Ratio Statistics

Ratio Statistics for Current Total Value / Adjusted Sale Price

Price Related Bias	Price Related Differential
-.003	1.006

Commercial/Industrial Subclass 2235: Sales Price by Sales Ratio

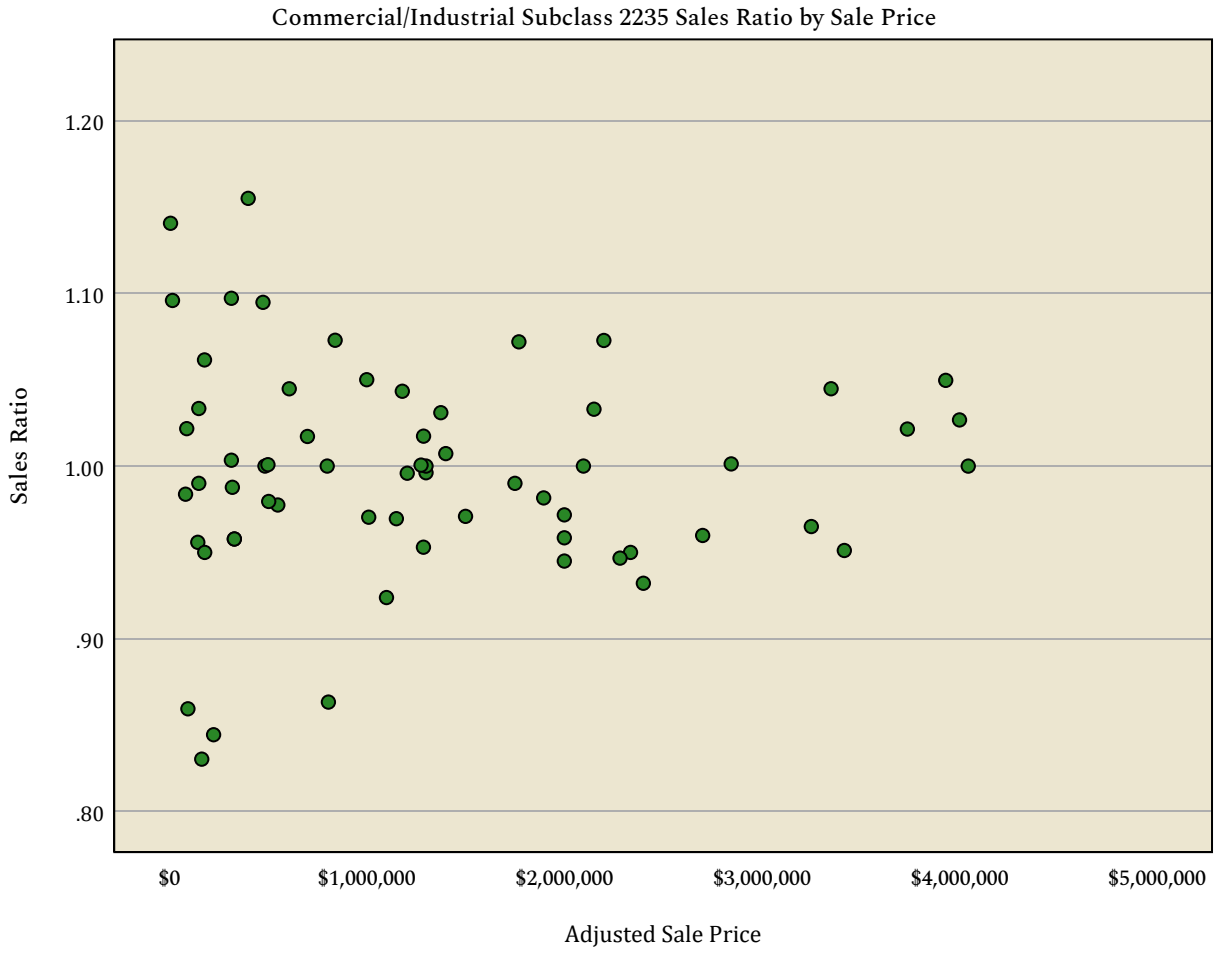
Regression

Coefficients[a]

Model		Unstandardized Coefficients		Standardized Coefficients		
		B	Std. Error	Beta	t	Sig.
1	(Constant)	1.000	.010		96.842	<.001
	Adjusted Sale Price	-2.729E-9	.000	-.088	-.729	.468

a. Dependent Variable: Sales Ratio

Graph



Commercial/Industrial Subclass 2235: Months by Inverted Sales Ratio

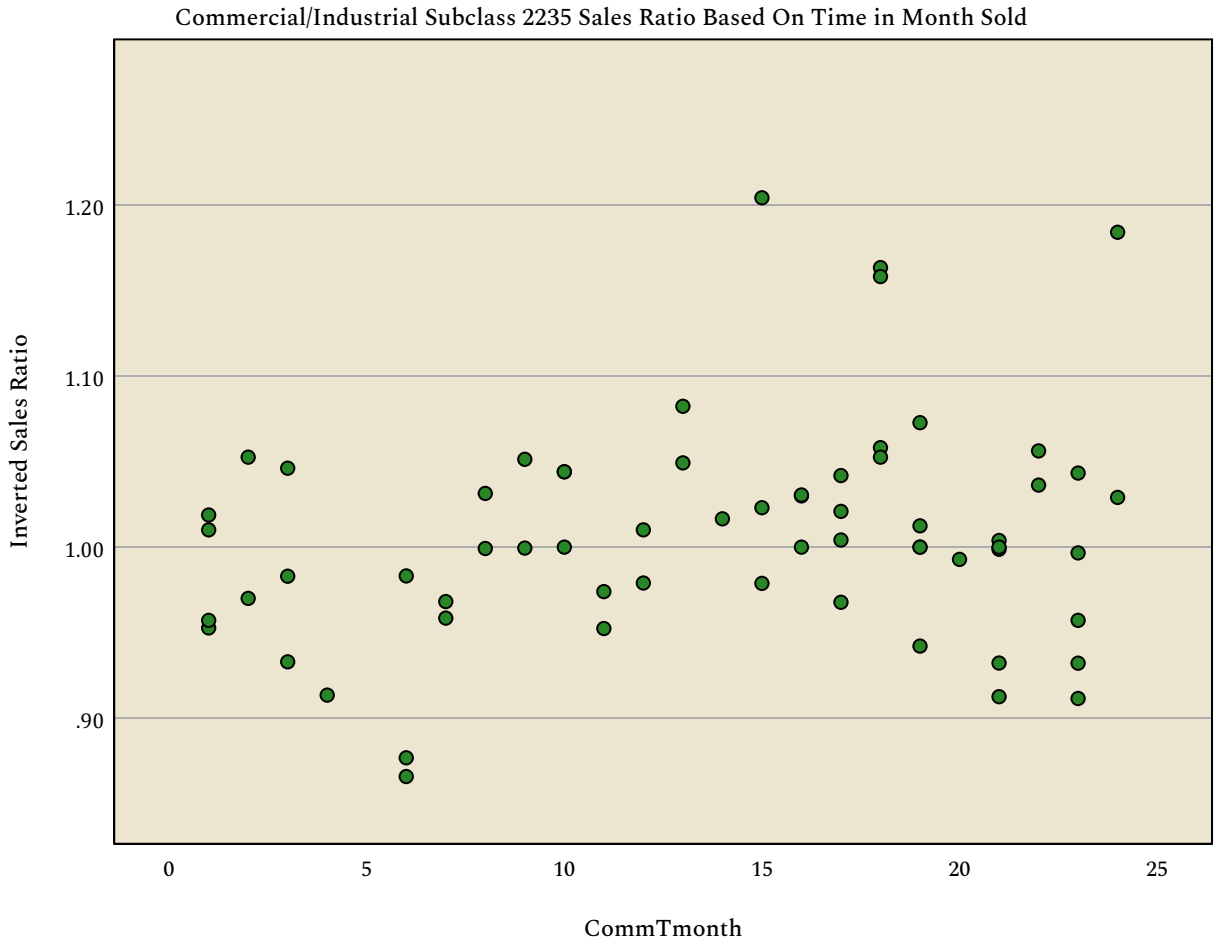
Regression

Coefficients[a]

Model		Unstandardized Coefficients		Standardized Coefficients		
		B	Std. Error	Beta	t	Sig.
1	(Constant)	.978	.017		58.469	<.001
	CommTmonth	.002	.001	.248	2.109	.039

a. Dependent Variable: Inverted Sales Ratio

Graph



Commercial/Industrial Subclass 2235: Descriptive Statistics

Frequencies

Statistics

		Previous Price Per Foot	Price Per Foot	Difference in Price Per Foot
N	Valid	70	70	70
	Missing	0	0	0
Mean		$154.82	$203.75	1.39
Median		$150.01	$179.21	1.28
Percentiles	2.5	$21.41	$15.17	.76
	25	$75.00	$109.26	1.10
	50	$150.01	$179.21	1.28
	75	$205.66	$281.77	1.54
	97.5	$378.52	$529.96	2.75

Frequencies

Statistics

		Previous Total Value	Current Total Value	Difference in Total Value
N	Valid	70	70	70
	Missing	0	0	0
Mean		$1,413,722.76	$1,857,344.19	$443,621.43
Median		$929,000.00	$1,253,416.00	$203,905.00
Percentiles	2.5	$23,224.88	$16,238.25	-$98,004.30
	25	$225,850.00	$432,900.00	$76,557.50
	50	$929,000.00	$1,253,416.00	$203,905.00
	75	$1,830,125.00	$2,267,844.50	$525,687.50
	97.5	$6,267,630.80	$7,641,109.47	$2,814,199.02

Commercial/Industrial Subclass 2235: 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	.004

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 CommSOLDFLG

Independent-Samples Mann-Whitney U Test Summary

Total N	1203
Mann-Whitney U	25342.000
Wilcoxon W	682573.000
Test Statistic	25342.000
Standard Error	2559.966
Standardized Test Statistic	-2.859
Asymptotic Sig.(2-sided test)	.004

Nonparametric Tests

Commercial/Industrial Subclass 2235: 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	.037

Hypothesis Test Summary

	Decision
1	Reject the null hypothesis.

a. The significance level is .050.

b. Asymptotic significance is displayed.

Independent-Samples Mann-Whitney U Test

Price Per Foot across CommSOLDFLG

Independent-Samples Mann-Whitney U Test Summary

Total N	1200
Mann-Whitney U	30240.500
Wilcoxon W	677193.500
Test Statistic	30240.500
Standard Error	2677.491
Standardized Test Statistic	-2.082
Asymptotic Sig.(2-sided test)	.037

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	.002

Commercial/Industrial Subclass 2235: Mann-Whitney U-Test (Rank-sum)

Hypothesis Test Summary

	Decision
1	Reject the null hypothesis.

a. The significance level is .050.

b. Asymptotic significance is displayed.

Independent-Samples Mann-Whitney U Test

Difference in Price Per Foot across CommSOLDFLG

Independent-Samples Mann-Whitney U Test Summary

Total N	1206
Mann-Whitney U	23906.500
Wilcoxon W	686882.500
Test Statistic	23906.500
Standard Error	2523.268
Standardized Test Statistic	-3.070
Asymptotic Sig.(2-sided test)	.002

Commercial/Industrial Subclass 2235: Unit Comparison Method

Summarize

Sold vs Unsold Percent Change for Subclass 2235

Difference in Price Per Foot

CommSOLDFLG	N	Median	Mean
SOLD	69	1.28	1.39
UNSOLD	1229	1.14	1.22
Total	1298	1.15	1.23

Commercial/Industrial Subclass 2235: Economic Area Analysis

Ratio Statistics

Ratio Statistics for Current Total Value / Adjusted Sale Price

Group	N	Median	Coefficient of Dispersion
	11	.984	.051
0	2	.986	.041
2	12	1.010	.051
3	17	.956	.416
4	10	.948	.212
5	7	.982	.202
6	35	.985	.211
7	5	1.318	.183
8	5	1.315	1.095
9	6	1.037	.390
Overall	110	.986	.284

Ratio Statistics

Ratio Statistics for Current Total Value / Adjusted Sale Price

Group	N	Price Related Bias	Price Related Differential
	11	-.013	1.008
0	2	.078	.986
2	12	-.038	1.053
3	17	-.109	1.335
4	10	-.122	1.216
5	7	.046	.985
6	35	.000	1.075
7	5	.105	.926
8	5	-.975	2.125
9	6	-.334	1.290
Overall	110	-.062	1.227

Commercial/Industrial Subclass 2235: Economic Area Analysis

Summarize

Sold vs Unsold Percent Change for Subclass 2235 by Economic Area

Difference in Price Per Foot

economic_area	CommSOLDFLG	N	Median	Mean
	SOLD	11	1.65	1.49
	UNSOLD	159	1.31	1.42
	Total	170	1.31	1.43
0	SOLD	2	1.17	1.17
	UNSOLD	29	1.07	1.09
	Total	31	1.07	1.09
2	SOLD	8	1.09	1.22
	UNSOLD	113	1.14	1.23
	Total	121	1.14	1.23
3	SOLD	12	1.22	1.36
	UNSOLD	192	1.07	1.10
	Total	204	1.07	1.12
4	SOLD	7	1.35	1.31
	UNSOLD	122	1.10	1.16
	Total	129	1.10	1.17
5	SOLD	6	1.13	1.16
	UNSOLD	61	1.20	1.22
	Total	67	1.19	1.21
6	SOLD	18	1.27	1.46
	UNSOLD	426	1.17	1.20
	Total	444	1.17	1.21
7	SOLD	1	.79	.79
	UNSOLD	36	1.22	1.31
	Total	37	1.20	1.30
8	SOLD	1	1.38	1.38
	UNSOLD	42	1.20	1.28
	Total	43	1.21	1.29

Commercial/Industrial Subclass 2235: Economic Area Analysis

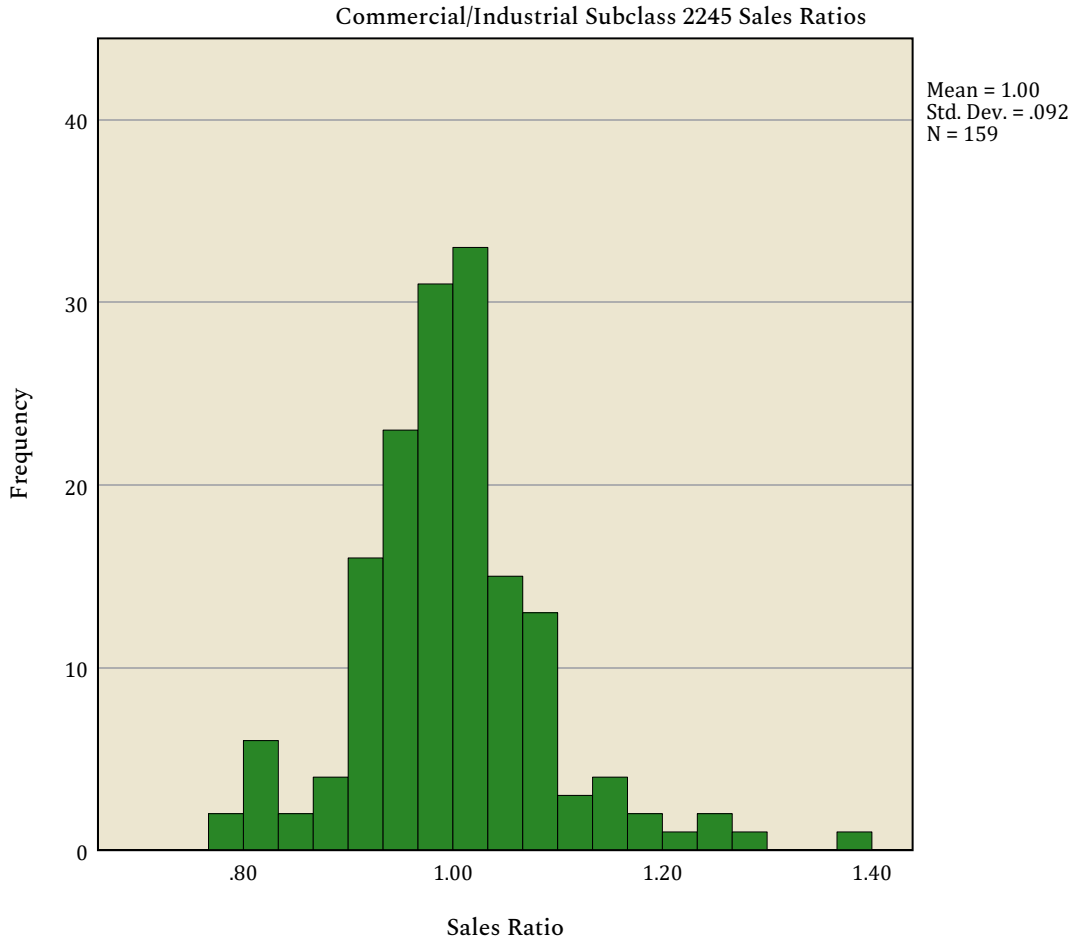
Sold vs Unsold Percent Change for Subclass 2235 by Economic Area

Difference in Price Per Foot

economic_area	CommSOLDFLG	N	Median	Mean
9	SOLD	3	1.84	2.09
	UNSOLD	49	1.24	1.42
	Total	52	1.28	1.46
Total	SOLD	69	1.28	1.39
	UNSOLD	1229	1.14	1.22
	Total	1298	1.15	1.23

Commercial/Industrial Subclass 2245: Sales Ratio Distribution

Graph



Commercial/Industrial Subclass 2245: Central Tendencies

Ratio Statistics

Ratio Statistics for Current Total Value / Adjusted Sale Price

N	Median	Coefficient of Dispersion
159	.998	.064

Ratio Statistics

Ratio Statistics for Current Total Value / Adjusted Sale Price

Price Related Bias	Price Related Differential
.007	.997

Commercial/Industrial Subclass 2245: Sales Price by Sales Ratio

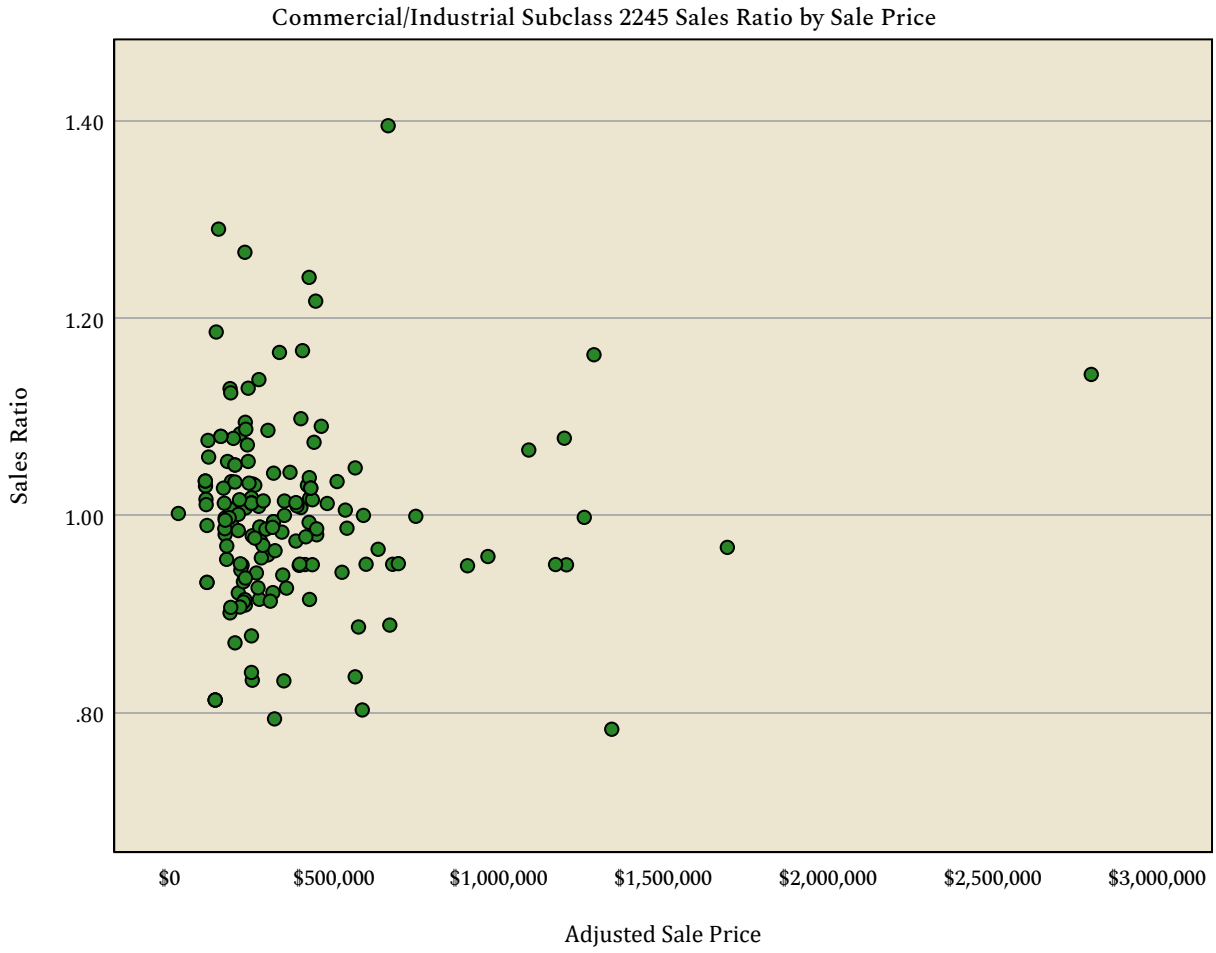
Regression

Coefficients[a]

Model		Unstandardized Coefficients		Standardized Coefficients		
		B	Std. Error	Beta	t	Sig.
1	(Constant)	.995	.011		90.196	<.001
	Adjusted Sale Price	1.189E-8	.000	.043	.537	.592

a. Dependent Variable: Sales Ratio

Graph



Commercial/Industrial Subclass 2245: Months by Inverted Sales Ratio

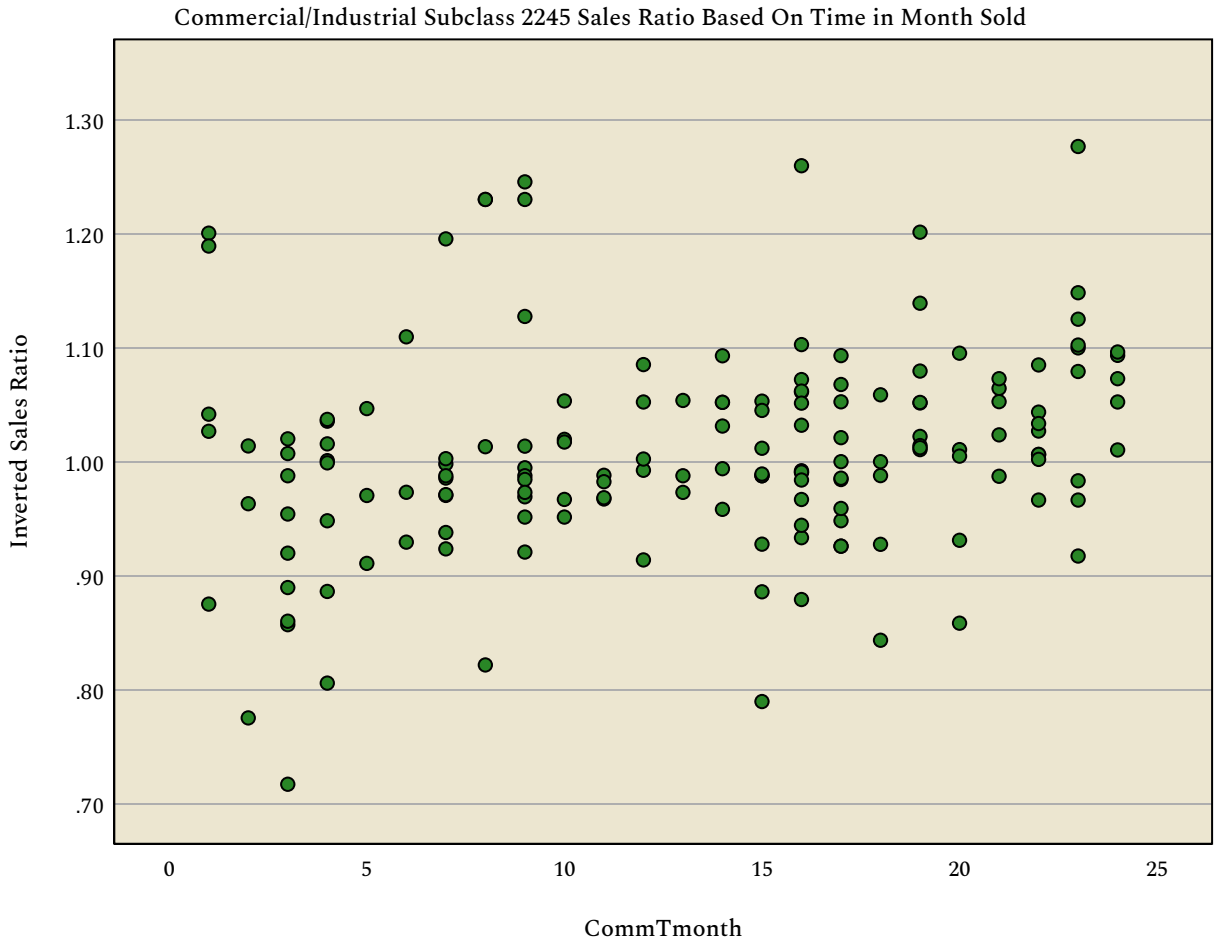
Regression

Coefficients[a]

Model		Unstandardized Coefficients		Standardized Coefficients		
		B	Std. Error	Beta	t	Sig.
1	(Constant)	.968	.016		62.417	<.001
	CommTmonth	.003	.001	.232	2.993	.003

a. Dependent Variable: Inverted Sales Ratio

Graph



Commercial/Industrial Subclass 2245: Descriptive Statistics

Frequencies

Statistics

		Previous Price Per Foot	Price Per Foot	Difference in Price Per Foot
N	Valid	159	159	159
	Missing	0	0	0
Mean		$181.46	$219.84	1.28
Median		$180.03	$206.50	1.16
Percentiles	2.5	$92.14	$140.00	1.00
	25	$152.00	$180.00	1.10
	50	$180.03	$206.50	1.16
	75	$205.00	$235.00	1.26
	97.5	$316.20	$364.00	1.84

Frequencies

Statistics

		Previous Total Value	Current Total Value	Difference in Total Value
N	Valid	159	159	159
	Missing	0	0	0
Mean		$312,252.17	$374,985.57	$62,733.40
Median		$230,625.00	$267,950.00	$35,000.00
Percentiles	2.5	$58,050.00	$113,730.00	-$79.00
	25	$167,400.00	$205,700.00	$22,500.00
	50	$230,625.00	$267,950.00	$35,000.00
	75	$362,500.00	$439,200.00	$65,000.00
	97.5	$1,293,850.00	$1,293,853.00	$364,350.00

Commercial/Industrial Subclass 2245: Mann-Whitney U-Test (Rank-sum)

Nonparametric Tests

Hypothesis Test Summary

	Null Hypothesis	Test	Sig.[a,b]
1	The distribution of Difference in Total Value is the same across categories of CommSOLDFLG.	Independent-Samples Mann-Whitney U Test	.012

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 CommSOLDFLG

Independent-Samples Mann-Whitney U Test Summary

Total N	1175
Mann-Whitney U	42453.000
Wilcoxon W	628356.000
Test Statistic	42453.000
Standard Error	3140.151
Standardized Test Statistic	-2.503
Asymptotic Sig.(2-sided test)	.012

Nonparametric Tests

Commercial/Industrial Subclass 2245: Mann-Whitney U-Test (Rank-sum)

Hypothesis Test Summary

	Null Hypothesis	Test	Sig.[a,b]
1	The distribution of Price Per Foot is the same across categories of CommSOLDFLG.	Independent-Samples Mann-Whitney U Test	.018

Hypothesis Test Summary

	Decision
1	Reject the null hypothesis.

a. The significance level is .050.

b. Asymptotic significance is displayed.

Independent-Samples Mann-Whitney U Test

Price Per Foot across CommSOLDFLG

Independent-Samples Mann-Whitney U Test Summary

Total N	1160
Mann-Whitney U	42271.500
Wilcoxon W	612049.500
Test Statistic	42271.500
Standard Error	3096.636
Standardized Test Statistic	-2.372
Asymptotic Sig.(2-sided test)	.018

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	.067

Commercial/Industrial Subclass 2245: Mann-Whitney U-Test (Rank-sum)

Hypothesis Test Summary

	Decision
1	Retain the null hypothesis.

a. The significance level is .050.

b. Asymptotic significance is displayed.

Independent-Samples Mann-Whitney U Test

Difference in Price Per Foot across CommSOLDFLG

Independent-Samples Mann-Whitney U Test Summary

Total N	1176
Mann-Whitney U	44137.500
Wilcoxon W	632207.500
Test Statistic	44137.500
Standard Error	3126.564
Standardized Test Statistic	-1.832
Asymptotic Sig.(2-sided test)	.067

Commercial/Industrial Subclass 2245: Unit Comparison Method

Summarize

Sold vs Unsold Percent Change for Subclass 2245

Difference in Price Per Foot

CommSOLDFLG	N	Median	Mean
SOLD	144	1.13	1.20
UNSOLD	1164	1.13	1.16
Total	1308	1.13	1.17

Commercial/Industrial Subclass 2245: Economic Area Analysis

Ratio Statistics

Ratio Statistics for Current Total Value / Adjusted Sale Price

Group	N	Median	Coefficient of Dispersion
	219	.950	.296
Overall	219	.950	.296

Ratio Statistics

Ratio Statistics for Current Total Value / Adjusted Sale Price

Group	N	Price Related Bias	Price Related Differential
	219	-.196	1.930
Overall	219	-.196	1.930

Summarize

Sold vs Unsold Percent Change for Subclass 2245 by Economic Area

Difference in Price Per Foot

economic_area	CommSOLDFLG	N	Median	Mean
	SOLD	144	1.13	1.20
	UNSOLD	1164	1.13	1.16
	Total	1308	1.13	1.17
Total	SOLD	144	1.13	1.20
	UNSOLD	1164	1.13	1.16
	Total	1308	1.13	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	106	.975	.948	1.002	1.000
Residential	11950	.987	.986	.989	.987
Commercial/Industrial	389	.996	.986	1.006	.997
Overall	12445	.988	.986	.989	.988

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	.984	1.000	95.9%	.975	.949
Residential	.987	.989	95.1%	.980	.978
Commercial/Industrial	.990	1.000	95.8%	.980	.968
Overall	.987	.989	95.1%	.980	.978

Ratio Statistics for Current Total Value / Adjusted Sale Price

Group	95% Confidence Interval for ...	Price Related Differential	Coefficient of Dispersion
	Upper Bound		
Vacant Land	1.001	1.000	.093
Residential	.982	1.007	.050
Commercial/Industrial	.993	1.016	.060
Overall	.982	1.008	.051

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.