

County: Martin
Study Type: 2015 - Non In-Depth

The department approved your preliminary assessment roll for 2015. Roll approval statistical summary reports for 2015 are attached for additional feedback. Because this was not an in-depth review year for your county, the approval of your roll was based on the entire assessment roll with no requirement that individual strata meet roll approval criteria. The attached LOA Summary Statistics Report includes the overall level of assessment for your county.

Summary of Information from Post Audit Review (PAR):

No significant issues were identified.

Attachments:

LOA Summary Statistics
Previous 12 Month Time Trend Report
Month Sales Ratio Summary
NIDS PRB Reports
Time Trend Factors

Non In-depth

2015

Martin

Date of Review: 7/20/2015 9:05 AM

NIDs Summary					
Stratum	PA Growth	Strat Wgt	Tot nid	NIDS	NIDS Type
1	6.0%			95.5	Time Trended Sales
2					
3					
4					
5					
6	11.3%			93.5	Untrended Sales
Overall	6.7%	-		95.2	

Previous Year

Stratum	2014 LOA*	2014 Alt Ratio
1	93.8	90.9
2		
3		
4		
5		
6	96.3	87.2
Overall	94.1	90.4

Level of Assessment - Time Trended Sales Ratio Study Analysis
 Value Group Analysis Excluding Untested Group Totals
 3.9.4 - Previous 12 Month Report

STR	GRP	LOW	HIGH	#SAMP	COV	P.A SAMP VAL	DOR SAMP VAL	RATIO	TOT PAR	P.A JUST VAL	RATIO	DOR JUST VAL
1S	1	78,050	130,750	626		65,920,810	68,229,584	96.6	12,375	1,282,522,710	96.6	1,327,663,260
1S	2	130,780	202,010	698		117,319,260	122,245,283	96.0	12,385	2,065,107,690	96.0	2,151,153,843
1S	3	202,020	304,360	750		186,760,150	193,653,425	96.4	12,375	3,082,733,700	96.4	3,197,856,535
1S	4	304,370	45,343,090	787		480,522,010	506,522,346	94.9	12,361	9,065,360,830	94.9	9,552,540,389
1	5	4,000	78,030						16,998	821,144,250	untested	
		Stratum	Total:	2,861	11.48	850,522,230	890,650,638		49,496	15,495,724,930		16,229,214,027
		COD: 7.5	PRD:	101.9	95%	Conf Intvl	95.0	96.0	Stratum	Ratio:	95.5	
4S	1	12,500	87,500	83		4,163,860	4,213,960	98.8	2,002	95,222,690	98.8	96,379,240
4S	2	88,000	124,000	26		2,654,050	2,576,265	103.0	554	56,309,320	103.0	54,669,242
4S	3	124,740	285,000	25		5,189,170	5,235,575	99.1	483	89,234,640	99.1	90,045,045
4S	4	285,060	14,586,550	21		12,083,310	11,783,125	102.5	358	332,101,670	102.5	324,001,629
4	5	90	12,400						1,680	8,996,250	untested	
		Stratum	Total:	155	11.75	24,090,390	23,808,925		3,397	572,868,320		565,095,156
		COD: 6.3	PRD:	99.9	95%	Conf Intvl	99.3	103.5	Stratum	Ratio:	101.4	

Level of Assessment - Time Trended Sales Ratio Study Analysis
 Value Group Analysis Including Untested Group Totals
 3.9.4 - Previous 12 Month Report

STR	GRP	LOW	HIGH	#SAMP	COV	P.A SAMP VAL	DOR SAMP VAL	RATIO	TOT PAR	P.A JUST VAL	RATIO	DOR JUST VAL
1S	1	78,050	130,750	626		65,920,810	68,229,584	96.6	12,375	1,282,522,710	96.6	1,327,663,260
1S	2	130,780	202,010	698		117,319,260	122,245,283	96.0	12,385	2,065,107,690	96.0	2,151,153,843
1S	3	202,020	304,360	750		186,760,150	193,653,425	96.4	12,375	3,082,733,700	96.4	3,197,856,535
1S	4	304,370	45,343,090	787		480,522,010	506,522,346	94.9	12,361	9,065,360,830	94.9	9,552,540,389
1	5	4,000	78,030						16,998	821,144,250	95.5	859,836,910
		Stratum	Total:	2,861	11.48	850,522,230	890,650,638		66,494	16,316,869,180		17,089,050,937
		COD: 7.5	PRD:	101.9	95%	Conf Intvl	95.0	96.0	Stratum	Ratio:	95.5	
4S	1	12,500	87,500	83		4,163,860	4,213,960	98.8	2,002	95,222,690	98.8	96,379,240
4S	2	88,000	124,000	26		2,654,050	2,576,265	103.0	554	56,309,320	103.0	54,669,242
4S	3	124,740	285,000	25		5,189,170	5,235,575	99.1	483	89,234,640	99.1	90,045,045
4S	4	285,060	14,586,550	21		12,083,310	11,783,125	102.5	358	332,101,670	102.5	324,001,629
4	5	90	12,400						1,680	8,996,250	101.4	8,872,041
		Stratum	Total:	155	11.75	24,090,390	23,808,925		5,077	581,864,570		573,967,197
		COD: 6.3	PRD:	99.9	95%	Conf Intvl	99.3	103.5	Stratum	Ratio:	101.4	

Level of Assessment - Time Trended Sales Ratio Study Analysis
 County Overall Level of Assessment and Group Level Statistics
 3.9.4 - Previous 12 Month Report

Stratum	TOT PAR	P.A.JUST VAL	RATIO	DOR JUST VAL
1	66,494	16,316,869,180	95.5	17,089,050,937
4	5,077	581,864,570	101.4	573,967,197
Total	71,571	16,898,733,750	95.7	17,663,018,134

Group Level Statistics

Stratum	Group	N	Median	Mean	COD	PRD WgtMean	
1	1	626	95.9	98.1	8.5	101.5	
1	2	698	95.7	97.1	7.4	101.2	
1	3	750	96.2	97.3	6.7	100.9	
1	4	787	95.6	96.8	7.6	102.0	
1	Total	2861	95.9	97.3	7.5	101.9	95.5
4	1	83	100.1	100.2	7.1	101.4	
4	2	26	100.4	103.8	5.4	100.8	
4	3	25	101.1	99.9	5.7	100.8	
4	4	21	100.5	102.8	4.7	100.3	
4	Total	155	100.3	101.1	6.3	99.9	101.2

95% Confidence Intervals

	STRATUM 1		STRATUM 4	
	Lower	Upper	Lower	Upper
MEAN	96.8694	97.6882	99.2310	103.0018
WEIGHTED MEAN	94.6672	96.3218	97.8979	104.4665
MEDIAN	95.5819	96.1558	100.0000	101.1765

Level of Assessment - Month Qualified Sales Ratio Study
 Value Group Analysis Excluding Untested Group Totals

STR	GRP	LOW	HIGH	#SAMP	COV	P.A SAMP VAL	DOR SAMP VAL	RATIO	TOT PAR	P.A JUST VAL	RATIO	DOR JUST VAL
1 Oct	1	78,050	130,750	160		16,840,470	16,758,430	100.5	12,375	1,282,522,710	100.5	1,276,142,000
1 Oct	2	130,780	202,010	160		26,885,750	27,115,450	99.2	12,385	2,065,107,690	99.2	2,081,761,784
1 Oct	3	202,020	304,360	183		45,221,500	44,936,185	100.6	12,375	3,082,733,700	100.6	3,064,347,614
1 Oct	4	304,370	45,343,090	169		109,168,260	110,425,030	98.9	12,361	9,065,360,830	98.9	9,166,188,907
1	5	4,000	78,030						16,998	821,144,250	untested	
		Stratum	Total:	672	11.27	198,115,980	199,235,095		49,496	15,495,724,930		15,588,440,305
		COD: 7.3	PRD:	101.6	95%	Conf Intvl	98.5	100.3	Stratum	Ratio:	99.4	
STR	GRP	LOW	HIGH	#SAMP	COV	P.A SAMP VAL	DOR SAMP VAL	RATIO	TOT PAR	P.A JUST VAL	RATIO	DOR JUST VAL
6 Aug	1	203,230	348,000	10		2,580,680	2,499,850	103.2	417	110,879,800	103.2	107,441,666
6 Aug	2	348,710	570,500	9		3,791,180	4,235,975	89.5	417	185,363,360	89.5	207,109,899
6 Aug	3	571,220	1,229,100	7		4,670,620	4,683,670	99.7	417	350,675,610	99.7	351,730,802
6 Aug	4	1,230,210	61,953,130	11		66,305,318	71,885,860	92.2	417	1,701,042,676	92.2	1,844,948,672
6	5	100	203,030						1,133	123,267,060	untested	
		Stratum	Total:	37	13.52	77,347,798	83,305,355		1,668	2,347,961,446		2,511,231,039
		COD: 10.1	PRD:	106.2	95%	Conf Intvl	89.3	97.7	Stratum	Ratio:	93.5	

Level of Assessment - Month Qualified Sales Ratio Study
 Value Group Analysis Including Untested Group Totals

STR	GRP	LOW	HIGH	#SAMP	COV	P.A SAMP VAL	DOR SAMP VAL	RATIO	TOT PAR	P.A JUST VAL	RATIO	DOR JUST VAL
1 Oct	1	78,050	130,750	160		16,840,470	16,758,430	100.5	12,375	1,282,522,710	100.5	1,276,142,000
1 Oct	2	130,780	202,010	160		26,885,750	27,115,450	99.2	12,385	2,065,107,690	99.2	2,081,761,784
1 Oct	3	202,020	304,360	183		45,221,500	44,936,185	100.6	12,375	3,082,733,700	100.6	3,064,347,614
1 Oct	4	304,370	45,343,090	169		109,168,260	110,425,030	98.9	12,361	9,065,360,830	98.9	9,166,188,907
1	5	4,000	78,030						16,998	821,144,250	99.4	826,100,855
		Stratum	Total:	672	11.27	198,115,980	199,235,095		66,494	16,316,869,180		16,414,541,160
		COD: 7.3	PRD:	101.6	95%	Conf Intvl	98.5	100.3	Stratum	Ratio:	99.4	
STR	GRP	LOW	HIGH	#SAMP	COV	P.A SAMP VAL	DOR SAMP VAL	RATIO	TOT PAR	P.A JUST VAL	RATIO	DOR JUST VAL
6 Aug	1	203,230	348,000	10		2,580,680	2,499,850	103.2	417	110,879,800	103.2	107,441,666
6 Aug	2	348,710	570,500	9		3,791,180	4,235,975	89.5	417	185,363,360	89.5	207,109,899
6 Aug	3	571,220	1,229,100	7		4,670,620	4,683,670	99.7	417	350,675,610	99.7	351,730,802
6 Aug	4	1,230,210	61,953,130	11		66,305,318	71,885,860	92.2	417	1,701,042,676	92.2	1,844,948,672
6	5	100	203,030						1,133	123,267,060	93.5	131,836,427
		Stratum	Total:	37	13.52	77,347,798	83,305,355		2,801	2,471,228,506		2,643,067,466
		COD: 10.1	PRD:	106.2	95%	Conf Intvl	89.3	97.7	Stratum	Ratio:	93.5	

Level of Assessment - Month Qualified Sales Ratio Study
 County Overall Level of Assessment and Group Level Statistics

Stratum	TOT PAR	P.A.JUST VAL	RATIO	DOR JUST VAL
1	66,494	16,316,869,180	99.4	16,414,541,160
6	2,801	2,471,228,506	93.5	2,643,067,466
Total	69,295	18,788,097,686	98.6	19,057,608,626

Group Level Statistics

Stratum	Group	N	Median	Mean	COD	PRD WgtMean	
1	1	160	99.8	102.2	9.1	101.7	
1	2	160	99.2	100.4	7.7	101.3	
1	3	183	100.1	101.3	6.0	100.7	
1	4	169	100.5	100.2	6.6	101.4	
1	Total	672	99.8	101.0	7.3	101.6	99.4
6	1	10	104.6	104.7	9.6	101.4	
6	2	9	94.7	93.3	10.6	104.3	
6	3	7	100.2	100.0	6.8	100.3	
6	4	11	99.1	96.4	10.7	104.5	
6	Total	37	98.6	98.6	10.1	106.2	92.8

95% Confidence Intervals

	STRATUM 1		STRATUM 6	
	Lower	Upper	Lower	Upper
MEAN	100.1862	101.9115	94.1572	103.0486
WEIGHTED MEAN	98.0236	100.8530	88.1418	97.5552
MEDIAN	99.4041	100.4706	93.8039	106.2539

Level of Assessment - Month Qualified Sales Ratio Study
 Value Group Analysis Excluding Untested Group Totals

Excluding Disaster Coded Properties

STR	GRP	LOW	HIGH	#SAMP	COV	P.A SAMP VAL	DOR SAMP VAL	RATIO	TOT PAR	P.A JUST VAL	RATIO	DOR JUST VAL
1 Oct	1	78,050	130,750	160		16,840,470	16,758,430	100.5	12,373	1,282,346,400	100.5	1,275,966,567
1 Oct	2	130,780	202,010	160		26,885,750	27,115,450	99.2	12,383	2,064,805,450	99.2	2,081,457,106
1 Oct	3	202,020	304,360	183		45,221,500	44,936,185	100.6	12,375	3,082,733,700	100.6	3,064,347,614
1 Oct	4	304,370	45,343,090	169		109,168,260	110,425,030	98.9	12,361	9,065,360,830	98.9	9,166,188,907
1	5	4,000	78,030						16,994	821,012,290	untested	
		Stratum	Total:	672	11.27	198,115,980	199,235,095		49,492	15,495,246,380		15,587,960,194
		COD: 7.3	PRD:	101.6	95%	Conf Intvl	98.5	100.3	Stratum	Ratio:	99.4	
STR	GRP	LOW	HIGH	#SAMP	COV	P.A SAMP VAL	DOR SAMP VAL	RATIO	TOT PAR	P.A JUST VAL	RATIO	DOR JUST VAL
6 Aug	1	203,230	348,000	10		2,580,680	2,499,850	103.2	417	110,879,800	103.2	107,441,666
6 Aug	2	348,710	570,500	9		3,791,180	4,235,975	89.5	417	185,363,360	89.5	207,109,899
6 Aug	3	571,220	1,229,100	7		4,670,620	4,683,670	99.7	417	350,675,610	99.7	351,730,802
6 Aug	4	1,230,210	61,953,130	11		66,305,318	71,885,860	92.2	417	1,701,042,676	92.2	1,844,948,672
6	5	100	203,030						1,133	123,267,060	untested	
		Stratum	Total:	37	13.52	77,347,798	83,305,355		1,668	2,347,961,446		2,511,231,039
		COD: 10.1	PRD:	106.2	95%	Conf Intvl	89.3	97.7	Stratum	Ratio:	93.5	

Level of Assessment - Month Qualified Sales Ratio Study
 Value Group Analysis Including Untested Group Totals

Excluding Disaster Coded Properties

STR	GRP	LOW	HIGH	#SAMP	COV	P.A SAMP VAL	DOR SAMP VAL	RATIO	TOT PAR	P.A JUST VAL	RATIO	DOR JUST VAL
1 Oct	1	78,050	130,750	160		16,840,470	16,758,430	100.5	12,373	1,282,346,400	100.5	1,275,966,567
1 Oct	2	130,780	202,010	160		26,885,750	27,115,450	99.2	12,383	2,064,805,450	99.2	2,081,457,106
1 Oct	3	202,020	304,360	183		45,221,500	44,936,185	100.6	12,375	3,082,733,700	100.6	3,064,347,614
1 Oct	4	304,370	45,343,090	169		109,168,260	110,425,030	98.9	12,361	9,065,360,830	98.9	9,166,188,907
1	5	4,000	78,030						16,994	821,012,290	99.4	825,968,098
		Stratum	Total:	672	11.27	198,115,980	199,235,095		66,486	16,316,258,670		16,413,928,292
		COD: 7.3	PRD:	101.6	95%	Conf Intvl	98.5	100.3	Stratum	Ratio:	99.4	
STR	GRP	LOW	HIGH	#SAMP	COV	P.A SAMP VAL	DOR SAMP VAL	RATIO	TOT PAR	P.A JUST VAL	RATIO	DOR JUST VAL
6 Aug	1	203,230	348,000	10		2,580,680	2,499,850	103.2	417	110,879,800	103.2	107,441,666
6 Aug	2	348,710	570,500	9		3,791,180	4,235,975	89.5	417	185,363,360	89.5	207,109,899
6 Aug	3	571,220	1,229,100	7		4,670,620	4,683,670	99.7	417	350,675,610	99.7	351,730,802
6 Aug	4	1,230,210	61,953,130	11		66,305,318	71,885,860	92.2	417	1,701,042,676	92.2	1,844,948,672
6	5	100	203,030						1,133	123,267,060	93.5	131,836,427
		Stratum	Total:	37	13.52	77,347,798	83,305,355		2,801	2,471,228,506		2,643,067,466
		COD: 10.1	PRD:	106.2	95%	Conf Intvl	89.3	97.7	Stratum	Ratio:	93.5	

Level of Assessment - Month Qualified Sales Ratio Study
 County Overall Level of Assessment and Group Level Statistics

Excluding Disaster Coded Properties

Stratum	TOT PAR	P.A.JUST VAL	RATIO	DOR JUST VAL
1	66,486	16,316,258,670	99.4	16,413,928,292
6	2,801	2,471,228,506	93.5	2,643,067,466
Total	69,287	18,787,487,176	98.6	19,056,995,758

Group Level Statistics

Stratum	Group	N	Median	Mean	COD	PRD WgtMean	
1	1	160	99.8	102.2	9.1	101.7	
1	2	160	99.2	100.4	7.7	101.3	
1	3	183	100.1	101.3	6.0	100.7	
1	4	169	100.5	100.2	6.6	101.4	
1	Total	672	99.8	101.0	7.3	101.6	99.4
6	1	10	104.6	104.7	9.6	101.4	
6	2	9	94.7	93.3	10.6	104.3	
6	3	7	100.2	100.0	6.8	100.3	
6	4	11	99.1	96.4	10.7	104.5	
6	Total	37	98.6	98.6	10.1	106.2	92.8

95% Confidence Intervals

	STRATUM 1		STRATUM 6	
	Lower	Upper	Lower	Upper
MEAN	100.1862	101.9115	94.1572	103.0486
WEIGHTED MEAN	98.0236	100.8530	88.1418	97.5552
MEDIAN	99.4041	100.4706	93.8039	106.2539

2015 Martin Str 1 (12m TT)

PRB Standard

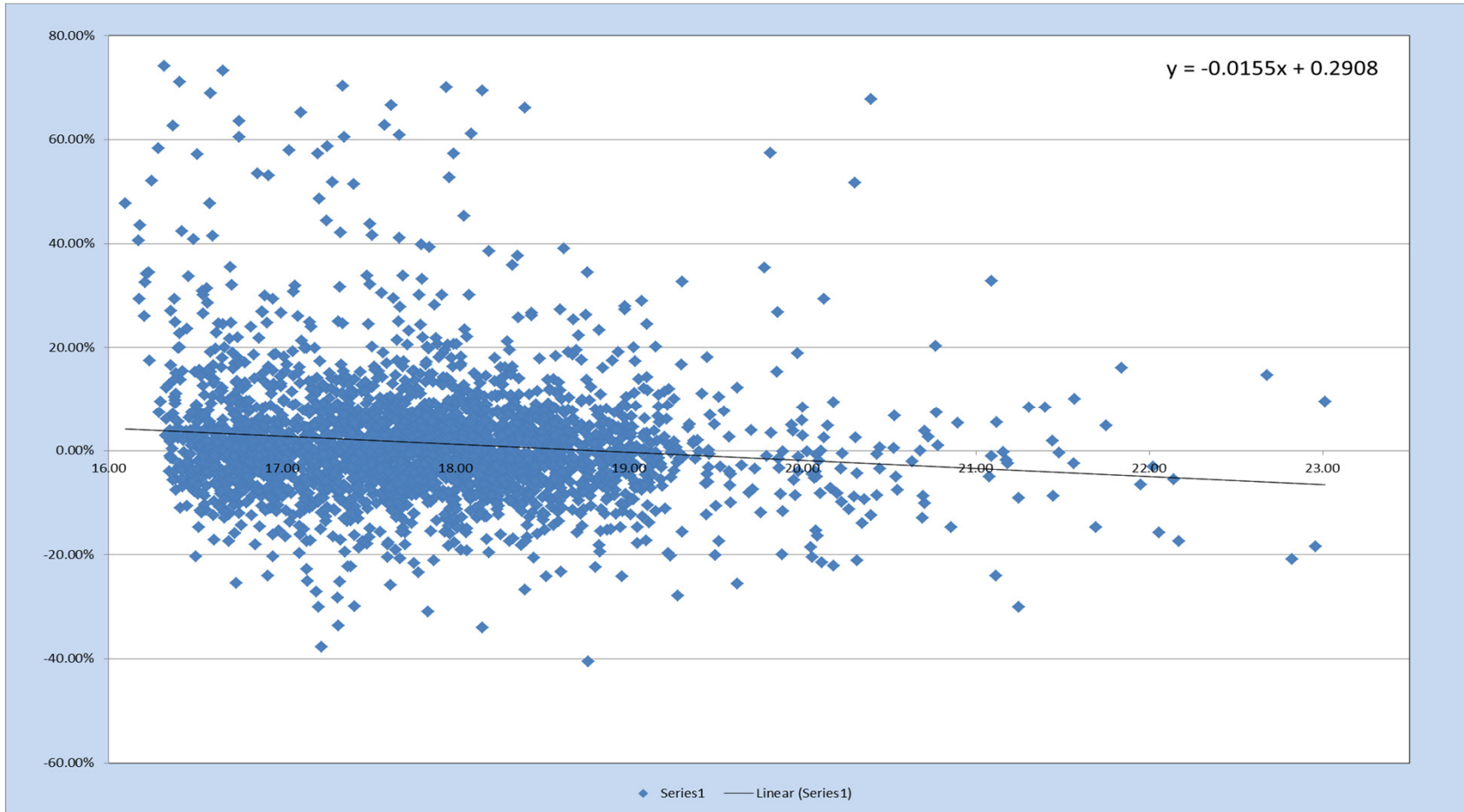
The price-related bias (PRB) is a measure of vertical equity. It is noted and analyzed when the PRB coefficient is less than -5.00% or greater than 5.00% and the relationship is statistically significant at the 95 percent confidence level. **When negative, the PRB is regressive** (higher valued properties are underassessed in relation to lower valued properties; or as values rise, ratios fall). **When positive, the PRB is progressive** (lower valued properties are underassessed in relation to higher valued properties; or as values rise, ratios rise).

Additional information on price-related bias is available in Appendix B of IAAO's textbook Fundamentals of Mass Appraisal (2011).

Statistical Significance (Sig)

A Sig value of 0.050 or less is considered statistically significant at the 95 percent confidence level. The PRB must meet this statistical significance level to be considered valid.

Note: Also check if the PRD is outside of standards (0.98 to 1.03). If the PRB is within its standard but the PRD is out (or vice versa), we will review and analyze relevant information during PAR to determine if vertical equity is a concern.



		PRB	-1.55%
		STD Error	0.002
Median	0.959	COD	7.53
Mean	0.973	PRD	1.019
Weighted Mean	0.955	# of Cases	2,861
		t-value	6.674
		d.f.	2,859
		Sig	0.000

2015 Martin Str 6 (Latest Month)

PRB Standard

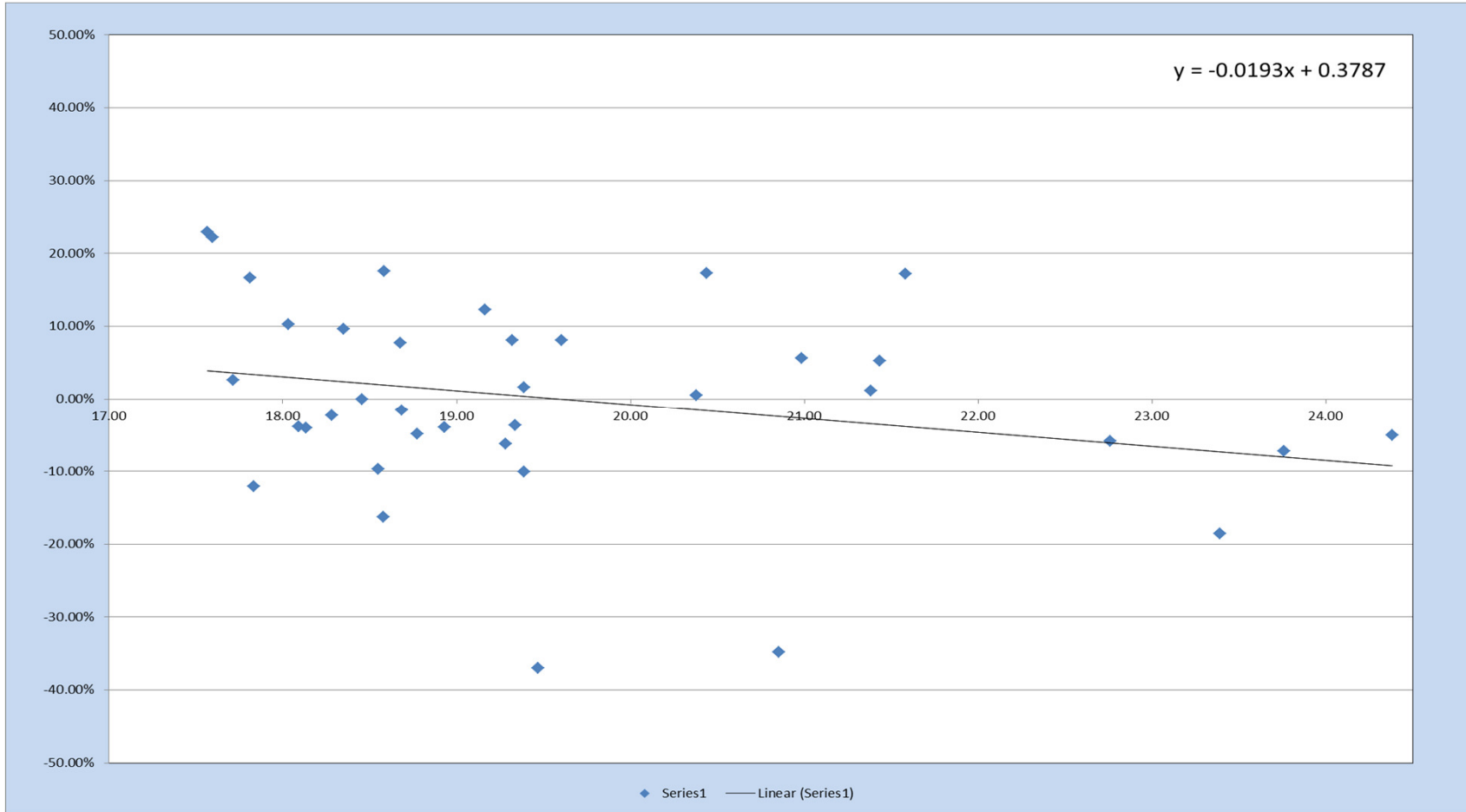
The price-related bias (PRB) is a measure of vertical equity. It is noted and analyzed when the PRB coefficient is less than -5.00% or greater than 5.00% and the relationship is statistically significant at the 95 percent confidence level. **When negative, the PRB is regressive** (higher valued properties are underassessed in relation to lower valued properties; or as values rise, ratios fall). **When positive, the PRB is progressive** (lower valued properties are underassessed in relation to higher valued properties; or as values rise, ratios rise).

Additional information on price-related bias is available in Appendix B of IAAO's textbook Fundamentals of Mass Appraisal (2011).

Statistical Significance (Sig)

A Sig value of 0.050 or less is considered statistically significant at the 95 percent confidence level. The PRB must meet this statistical significance level to be considered valid.

Note: Also check if the PRD is outside of standards (0.98 to 1.03). If the PRB is within its standard but the PRD is out (or vice versa), we will review and analyze relevant information during PAR to determine if vertical equity is a concern.



				PRB	-1.93%
				STD Error	0.012
Median	0.986	COD	10.11	t-value	1.570
Mean	0.986	PRD	1.062	d.f.	35
Weighted Mean	0.928	# of Cases	37	Sig	0.125

Time Trend Factors

County	Stratum	Year	Month	Factor
53	1	2012	1	1.236
53	1	2012	2	1.236
53	1	2012	3	1.236
53	1	2012	4	1.236
53	1	2012	5	1.236
53	1	2012	6	1.236
53	1	2012	7	1.236
53	1	2012	8	1.236
53	1	2012	9	1.236
53	1	2012	10	1.236
53	1	2012	11	1.236
53	1	2012	12	1.236
53	1	2013	1	1.236
53	1	2013	2	1.224
53	1	2013	3	1.213
53	1	2013	4	1.201
53	1	2013	5	1.190
53	1	2013	6	1.179
53	1	2013	7	1.168
53	1	2013	8	1.157
53	1	2013	9	1.146
53	1	2013	10	1.135
53	1	2013	11	1.125
53	1	2013	12	1.114
53	1	2014	1	1.104
53	1	2014	2	1.094
53	1	2014	3	1.085
53	1	2014	4	1.076
53	1	2014	5	1.066
53	1	2014	6	1.057
53	1	2014	7	1.048
53	1	2014	8	1.039
53	1	2014	9	1.030
53	1	2014	10	1.022
53	1	2014	11	1.013
53	1	2014	12	1.004
53	4	2012	1	1.094
53	4	2012	2	1.094
53	4	2012	3	1.094
53	4	2012	4	1.094
53	4	2012	5	1.094
53	4	2012	6	1.094
53	4	2012	7	1.094
53	4	2012	8	1.094
53	4	2012	9	1.094
53	4	2012	10	1.094
53	4	2012	11	1.094
53	4	2012	12	1.094
53	4	2013	1	1.094
53	4	2013	2	1.086
53	4	2013	3	1.078
53	4	2013	4	1.070
53	4	2013	5	1.062
53	4	2013	6	1.054
53	4	2013	7	1.046
53	4	2013	8	1.038
53	4	2013	9	1.030
53	4	2013	10	1.023
53	4	2013	11	1.015
53	4	2013	12	1.008
53	4	2014	1	1.000
53	4	2014	2	1.000
53	4	2014	3	1.000
53	4	2014	4	1.000
53	4	2014	5	1.000
53	4	2014	6	1.000
53	4	2014	7	1.000
53	4	2014	8	1.000
53	4	2014	9	1.000
53	4	2014	10	1.000
53	4	2014	11	1.000
53	4	2014	12	1.000