

Land Statistics Before Analysis

Ratio Statistics for LandVal / SALEP

Mean		1.083
95% Confidence Interval for Mean	Lower Bound	.978
	Upper Bound	1.187
Median		1.062
95% Confidence Interval for Median	Lower Bound	.891
	Upper Bound	1.126
	Actual Coverage	96.5%
Std. Deviation		.526
Price Related Differential		1.069
Coefficient of Dispersion		.382
Coefficient of Variation	Median Centered	49.5%

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.

Land Statistics After Analysis

Median Required is 95-105

COD Required is .96-1.03

PRD Required is 20 or less

Confidence Interval needs to fall between 95-105

Ratio Statistics for TOTALACCTVAL / SALEP

Mean		.974
95% Confidence Interval for Mean	Lower Bound	.936
	Upper Bound	1.012
Median		1.000
95% Confidence Interval for Median	Lower Bound	.981
	Upper Bound	1.000
	Actual Coverage	96.5%
Weighted Mean		.905
95% Confidence Interval for Weighted Mean	Lower Bound	.811
	Upper Bound	.998
Std. Deviation		.183
Price Related Differential		1.077
Coefficient of Dispersion		.124
Coefficient of Variation	Median Centered	18.5%

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.

There were 91 valid land sales utilized in the 2010 valuation process for vacant land. The sales period was from January 1, 2009 to December 31, 2009. Time trending was not significant.

Land is separated into different L(and)E(conomic)A(rea) boundaries for valuation purposes. The LEA's are determined based off of social, economical and governmental influences. Another factor in our determination of LEA boundaries is the market activity.

Due to the diversification of property within Lincoln County we have several different LEA's. For a list of the LEA's and descriptions please contact the Lincoln County Assessor's office. The lists can be e-mailed. If printing is necessary there would be a per copy charge.

Improvement Statistics Before Analysis

Ratio Statistics for TOTALCOSTVAL / SALEP

Mean		.950
95% Confidence Interval for Mean	Lower Bound	.905
	Upper Bound	.995
Median		.943
95% Confidence Interval for Median	Lower Bound	.912
	Upper Bound	.976
	Actual Coverage	95.7%
Std. Deviation		.269
Price Related Differential		.962
Coefficient of Dispersion		.201
Coefficient of Variation	Median Centered	28.5%

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.

2009CountyFinal Improved Ratio Statistics for TOTALACCTVAL / SALEP

Mean		.935
95% Confidence Interval for Mean	Lower Bound	.913
	Upper Bound	.956
Median		.946
95% Confidence Interval for Median	Lower Bound	.909
	Upper Bound	.970
	Actual Coverage	95.7%
Weighted Mean		.944
95% Confidence Interval for Weighted Mean	Lower Bound	.918
	Upper Bound	.970
Std. Deviation		.125
Price Related Differential		.990
Coefficient of Dispersion		.102
Coefficient of Variation	Median Centered	13.3%

Median Required 95-105
PRD .96-103
COD – 15.0 or less
Confidence Interval Between 95-105

There were 130 valid sales utilized in the 2010 valuation analysis for improved properties. The time period was from January 1, 2009 to December 31, 2009.

The improvements on properties are separated for valuation purposes into different Neighborhoods (NBHD). The NBHD's correlate to the LEA with the exception of the NBHD Extensions. The extensions delineate between property types such as commercial, residential, condo's etc. We also use the extensions to differentiate between different qualities of construction when necessary. For example if there is a determined market difference between average quality homes and good quality we would put the good quality homes in a different extension with a different NBHD ADJ.