

One-Family Dwellings by Age Clas

<u>Sales Ratio Class (%)</u>	<u>1-8</u>	<u>9-18</u>	<u>19-28</u>	<u>29-48</u>
Under 10	0	0	0	0
10 and " 12	0	0	0	2
12 " " 14	0	0	1	0
14 " " 16	0	0	0	0
16 " " 18	0	0	1	1
18 " " 20	1	1	2	0
20 " " 22	0	1	3	3
22 " " 24	3	2	0	1
24 " " 26	0	3	1	2
26 " " 28	1	1	2	0
28 " " 30	9	0	1	3
30 " " 32	7	1	0	2
32 " " 34	0	1	0	1
34 " " 36	1	1	0	0
36 " " 38	0	1	0	2
38 " " 40	0	0	0	0
40 " " 42	0	1	0	0
42 " " 44	0	0	0	0
44 " " 46	1	1	1	0
46 " " 48	1	0	0	0
48 " " 50	0	0	0	0
50 " " 55	2	1	0	0
55 " " 60	2	0	0	0
60 and Over	4	1	2	0
Total Cases	32	16	14	17
Average Sales Ratio (%)	32.5	30.4	23.3	25.9
Measure of Variation ^a				
Below Average Ratio	3.8	6.5	3.8	5.1
Above Average Ratio	16.6	8.6	5.7	4.9
Total	20.4	15.1	9.5	10.0
Prop. of Ass'd Value ^b	6.4	5.5	3.1	7.4

a. Range in percentage points within which the middle half of the r
b. Assessed value in 1957 by class of property as per cent of total

Montrose County: Number of Conveyances by Size
 Sales Ratio, Average Sales Ratio, Measure of Variation
 and Proportion of Assessed Value by Class of Property
 for the Year 1958-1959

<u>Years (years)</u>	<u>All</u>	<u>Commercial</u>	<u>Vacant</u>	<u>All</u>	<u>Total</u>
<u>Over 48</u>	<u>Ages</u>	<u>Buildings</u>	<u>Urban</u>	<u>Other</u>	<u>Urban</u>
0	0	0	1	0	1
0	2	1	1	0	4
2	3	0	2	0	5
2	2	1	1	0	4
2	4	0	2	0	6
1	5	1	1	0	7
3	10	0	7	0	17
4	10	0	2	0	12
3	9	0	4	0	13
5	9	0	2	0	11
0	13	0	3	0	16
1	11	1	2	0	14
1	3	0	2	0	5
1	3	0	2	0	5
0	3	0	4	0	7
1	1	0	0	1	2
1	2	2	9	1	14
0	0	0	0	0	0
0	3	0	1	0	4
0	1	0	0	0	1
0	0	0	0	0	0
2	5	1	1	0	7
0	2	0	0	0	2
0	7	1	5	0	13
29	108	8	52	2	170
23.5	26.9	31.1	27.2	---	28.0
3.5	4.5	14.1	5.8	---	7.1
5.1	7.8	15.9	13.5	---	10.3
8.6	12.3	30.0	19.3	---	17.4
6.7	29.1	13.2	1.9	2.6	46.8

ratios fall when arranged from low to high.
 assessed value in the county as reported by the assessor

<u>Agric. Land</u>		<u>Misc. Rural Land</u>		<u>Total Rural</u>	<u>Total County</u>
<u>With Impts.</u>	<u>Without Impts.</u>	<u>With Impts.</u>	<u>Without Impts.</u>		
0	1	0	0	1	2
1	0	2	0	3	7
2	1	1	0	4	9
3	1	0	0	4	8
1	1	0	0	2	8
2	1	0	0	3	10
4	2	2	1	9	26
3	0	0	0	3	15
3	0	3	0	6	19
2	0	4	0	6	17
1	1	2	0	4	20
2	0	1	1	4	18
2	0	0	0	2	7
2	0	1	0	3	8
0	0	1	0	1	8
1	0	1	0	2	4
1	0	0	0	1	15
1	0	1	0	2	2
0	0	0	0	0	4
0	0	1	0	1	2
0	0	0	0	0	0
1	0	0	0	1	8
0	2	0	0	2	4
0	0	0	0	0	13
32	10	20	2	64	234
24.5	16.3	27.3	---	23.5	25.4
5.5	1.3	4.4	---	4.5	5.6
7.5	12.7	5.7	---	8.1	9.0
13.0	14.0	10.1	---	12.6	14.6
34.7	6.8	11.5	0.2	53.2	100.0

to the Legislative Council.

<u>Sales Ratio Class (%)</u>	<u>One-Family Dwellings</u>		
	<u>1-8</u>	<u>9-18</u>	<u>19-28</u>
Under 10	0	0	0
10 and " 12	0	0	0
12 " " 14	0	0	1
14 " " 16	1	1	0
16 " " 18	0	0	3
18 " " 20	1	2	3
20 " " 22	2	2	4
22 " " 24	4	3	3
24 " " 26	4	4	1
26 " " 28	5	5	3
28 " " 30	14	1	1
30 " " 32	10	3	1
32 " " 34	1	2	1
34 " " 36	3	3	1
36 " " 38	0	2	0
38 " " 40	2	0	1
40 " " 42	0	2	0
42 " " 44	1	0	0
44 " " 46	2	3	1
46 " " 48	1	0	0
48 " " 50	0	0	1
50 " " 55	2	1	0
55 " " 60	2	0	0
60 and Over	6	2	2
Total Cases	61	36	27
Average Sales Ratio (%)	30.9	30.8	25.3
Measure of Variation ^a			
Below Average Ratio	3.6	6.3	5.5
Above Average Ratio	7.9	6.2	7.2
Total	11.5	12.5	12.7
Prop. of Ass'd Value ^b	6.4	5.5	3.1

a. Range in percentage points within which the middle half
b. Assessed value in 1957 by class of property as per cent

Montrose County: Number of Conveyances by Size
of Sales Ratio, Average Sales Ratio, Measure of Variation
and Proportion of Assessed Value by Class of Property
for the Two-year Period 1957-1959

<u>Age Class (years)</u>		<u>All Ages</u>	<u>Commercial Buildings</u>	<u>Vacant Urban Land</u>	<u>All Other Urban</u>	<u>Total Urban</u>
<u>29-48</u>	<u>Over 48</u>					
0	0	0	0	2	0	2
2	0	2	2	4	0	8
1	3	5	1	4	0	10
2	3	7	1	5	0	13
4	4	11	0	4	0	15
3	5	14	1	3	1	19
5	5	18	1	8	0	27
2	6	18	0	4	0	22
6	7	22	1	8	0	31
3	6	22	0	5	0	27
4	1	21	0	4	0	25
2	1	17	1	2	0	20
2	3	9	0	7	0	16
3	1	11	0	4	0	15
2	0	4	0	4	0	8
1	1	5	1	0	1	7
0	1	3	2	17	2	24
0	0	1	1	1	0	3
0	1	7	1	4	0	12
0	0	1	0	0	0	1
1	0	2	1	0	0	3
0	2	5	2	1	0	8
0	0	2	0	0	0	2
0	0	10	1	10	0	21
43	50	217	17	101	4	339
24.6	23.0	26.5	31.0	25.8	---	27.5
5.4	4.0	4.9	13.0	5.0	---	6.7
5.7	4.5	6.0	15.0	15.1	---	9.2
11.1	8.5	10.9	28.0	20.1	---	15.9
7.4	6.7	29.1	13.2	1.9	2.6	46.8

of the ratios fall when arranged from low to high.
t of total assessed value in the county as reported by the assessor

<u>Agric. Land</u>		<u>Misc. Rural Land</u>		<u>Total Rural</u>	<u>Total County</u>
<u>With Impts.</u>	<u>Without Impts.</u>	<u>With Impts.</u>	<u>Without Impts.</u>		
0	1	2	0	3	5
2	1	2	0	5	13
4	1	1	0	6	16
5	3	3	1	12	25
2	1	0	0	3	18
5	1	0	0	6	25
4	4	2	1	11	38
9	0	1	0	10	32
5	0	4	0	9	40
6	0	5	0	11	38
3	2	2	0	7	32
6	1	2	1	10	30
3	0	0	0	3	19
2	0	1	0	3	18
2	0	1	0	3	11
2	0	1	1	4	11
2	0	1	0	3	27
2	0	1	1	4	7
0	0	0	0	0	12
0	0	1	0	1	2
0	0	0	0	0	3
1	0	0	0	1	9
0	2	0	0	2	4
0	0	1	1	2	23
65	17	31	6	119	458
24.4	18.2	25.0	45.2	23.5	25.2
5.1	3.4	8.1	----	5.4	6.0
6.8	10.6	6.2	----	7.3	8.2
11.9	14.0	14.3	----	12.7	14.2
34.7	6.8	11.5	0.2	53.2	100.0

to the Legislative Council.

MORGAN COUNTY

Morgan County's sales ratio for 1958-1959 is 27.3 per cent; it is the 48th among the county ratios for the second year of the study when arranged from low to high. The two-year ratios for the county and the state are 27.5 per cent and 27.4 per cent, respectively.

Approximately three-fourths of the real estate conveyances in Montrose County during the two-year period covered by the study were transfers of urban properties; about one-half of these certificates represented transfers of one-family dwellings.

However, rural property accounts for a greater proportion of the county's total assessed value than does urban property. In contrast, the assessed value of urban properties state-wide is approximately three times that of rural properties.

Real estate market activity during the period of the study was relatively lower in Morgan County than it was state-wide. This is shown by the fact that the assessed value of properties sold in the county, expressed as a proportion of total assessed value of properties on the tax rolls (6.3 per cent) is greater than that for the state (9.0 per cent). Both urban and rural areas in the county shared in this below-average activity.

Variation among the sales ratios for Morgan County is somewhat greater than that for the state as a whole. The average range for the two years combined (13.1 percentage points) within which the middle half of the county's ratios fall when arranged from low to high is larger than the corresponding state-wide range (11.0 percentage points).

Morgan County: Summary of
Sales Ratio Data

<u>Nature of the Data</u>	<u>Total County</u>	<u>Total Urban</u>	<u>Total Rural</u>
Number of Certificates			
1957-1958	291	215	76
1958-1959	363	292	71
1957-1959	654	507	147
Average Sales Ratio (%)			
1957-1958	27.6	31.3	25.3
1958-1959	27.3	29.3	25.9
1957-1958	27.5	30.2	25.6
Measure of Variation ^a			
1957-1958	13.2	13.0	13.3
1958-1959	13.8	11.8	15.0
1957-1959	13.1	12.5	13.5
Prop. of Total Ass'd Value ^b	100.0	44.6	55.4
Ass'd Value on Certificates as % of Total Ass'd Value ^c			
1957-1958	3.0	4.3	2.0
1958-1959	3.3	5.4	1.5
1957-1959	6.3	9.7	3.6

- a. Range in percentage points within which the middle half of the sales ratios fall when arranged from low to high.
- b. Assessed value in 1957 by class of property as per cent of total assessed value in the county, as reported by the assessor to the Legislative Council.
- c. Assessed value reported on conveyance certificates as per cent of total (1957) assessed value in the county for each class of property.

One-Family Dwellings by Age Class

<u>Sales Ratio Class (%)</u>	<u>1-8</u>	<u>9-18</u>	<u>19-28</u>	<u>29-48</u>
Under 10	0	0	0	0
10 and " 12	0	0	0	0
12 " " 14	0	0	1	2
14 " " 16	0	0	0	4
16 " " 18	0	0	1	4
18 " " 20	0	0	0	8
20 " " 22	2	1	1	11
22 " " 24	1	1	0	12
24 " " 26	4	3	2	3
26 " " 28	15	1	0	3
28 " " 30	14	2	0	3
30 " " 32	17	3	0	2
32 " " 34	10	4	0	3
34 " " 36	15	2	0	0
36 " " 38	6	0	0	2
38 " " 40	6	3	0	2
40 " " 42	3	2	0	1
42 " " 44	1	0	0	1
44 " " 46	3	0	0	1
46 " " 48	0	1	0	0
48 " " 50	0	0	0	1
50 " " 55	2	2	0	0
55 " " 60	0	0	0	0
60 and Over	0	0	0	2
Total Cases	99	25	5	65
Average Sales Ratio (%)	32.0	33.1	---	23.0
Measure of Variation ^a				
Below Average Ratio	3.6	5.0	---	3.4
Above Average Ratio	3.5	6.1	---	6.2
Total	7.1	11.1	---	9.6
Prop. of Ass'd Value ^b	14.2	3.2	1.7	8.1

- a. Range in percentage points within which the middle half of the ratios
b. Assessed value in 1957 by class of property as per cent of total asse
* Under 0.1 per cent.

Morgan County: Number of Conveyances by Size
of Sales Ratio, Average Sales Ratio, Measure of Variation
and Proportion of Assessed Value by Class of Property
for the Year 1958-1959

(years)	All Ages	Multi-Family Dwellings	Commercial Buildings	Vacant Urban Land	All Other Urban	Total Urban	Agr: With Impts.
Over 48							
0	0	0	0	0	0	0	1
0	0	0	0	6	0	6	1
1	4	0	0	14	0	18	0
4	8	0	0	14	0	22	2
3	8	0	1	4	0	13	2
3	11	0	0	5	0	16	5
3	18	1	0	1	0	20	1
1	15	0	1	2	0	18	0
4	16	0	0	1	0	17	2
5	24	0	0	1	1	26	3
1	20	0	0	0	0	20	2
3	25	1	0	0	0	26	1
0	17	1	0	1	0	19	2
1	18	0	0	1	0	19	0
1	9	0	0	0	0	9	2
0	11	0	0	0	0	11	1
0	6	1	1	0	0	8	0
0	2	1	1	0	0	4	1
0	4	0	0	0	0	4	1
1	2	0	0	0	0	2	0
0	1	2	1	0	0	4	0
0	4	0	1	2	0	7	0
0	0	0	0	0	0	0	0
0	2	0	0	1	0	3	0
31	225	7	6	53	1	292	27
23.9	27.5	37.2	39.0	15.0	---	29.3	24.3
6.1	4.0	5.7	16.0	2.0	---	6.1	6.0
3.8	4.6	9.9	10.0	3.7	---	5.7	7.8
9.9	8.6	15.6	26.0	5.7	---	11.8	13.8
2.8	30.0	1.2	10.0	0.8	2.6	44.6	36.2

fall when arranged from low to high.
Assessed value in the county as reported by the assessor to the Legislative Council.

<u>Agric. Land</u>		<u>Misc. Rural Land</u>		<u>Total Rural</u>	<u>Total County</u>
<u>With Impts.</u>	<u>Without Impts.</u>	<u>With Impts.</u>	<u>Without Impts.</u>		
1	0	0	0	1	1
1	0	1	0	2	8
0	1	1	0	2	20
2	0	3	0	5	27
2	0	0	0	2	15
5	3	0	0	8	24
1	1	1	0	3	23
0	1	1	1	3	21
2	1	3	0	6	23
3	1	3	0	7	33
2	0	5	0	7	27
1	0	4	0	5	31
2	1	2	0	5	24
0	0	1	0	1	20
2	0	1	0	3	12
1	0	0	0	1	12
0	0	1	0	1	9
1	0	0	0	1	5
1	0	1	0	2	6
0	0	0	0	0	2
0	0	0	0	0	4
0	1	0	0	1	8
0	1	1	0	2	2
0	2	1	0	3	6
27	13	30	1	71	363
24.3	30.7	28.8	---	25.9	27.3
6.0	11.2	4.5	---	6.3	6.3
7.8	23.1	3.7	---	8.7	7.5
13.8	34.3	8.2	---	15.0	13.8
36.2	7.3	11.9	--*	55.4	100.0

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Sales Ratio Class (%)	One-Family Dwellings by		
	1-8	9-18	19-28
Under 10	0	0	0
10 and " 12	0	0	0
12 " " 14	0	0	1
14 " " 16	0	0	0
16 " " 18	0	1	1
18 " " 20	0	0	1
20 " " 22	3	1	2
22 " " 24	3	2	0
24 " " 26	7	3	4
26 " " 28	22	2	0
28 " " 30	20	4	0
30 " " 32	26	4	0
32 " " 34	23	6	0
34 " " 36	29	5	0
36 " " 38	16	0	0
38 " " 40	14	3	1
40 " " 42	6	2	0
42 " " 44	4	0	0
44 " " 46	3	3	0
46 " " 48	0	2	1
48 " " 50	1	0	0
50 " " 55	2	2	1
55 " " 60	0	0	0
60 and Over	2	0	0
Total Cases	181	40	12
Average Sales Ratio (%)	32.9	33.2	22.8
Measure of Variation ^a			
Below Average Ratio	3.9	4.7	3.0
Above Average Ratio	3.4	6.1	9.6
Total	7.3	10.8	12.6
Prop. of Ass'd Value ^b	14.2	3.2	1.7

a. Range in percentage points within which the middle half of
b. Assessed value in 1957 by class of property as per cent of
* Under 0.1 per cent.

Morgan County: Number of Conveyances by Size
of Sales Ratio, Average Sales Ratio, Measure of Variation
and Proportion of Assessed Value by Class of Property
for the Two-year Period 1957-1959

Dwellings by Age Class (years)		All Ages	Multi-Family Dwellings	Commercial Buildings	Vacant Urban Land	All Other Urban
29-48	Over 48					
0	0	0	0	0	0	0
0	0	0	0	1	9	0
4	1	6	0	0	22	0
7	4	11	0	0	17	0
7	3	12	0	1	6	0
9	6	16	0	0	5	0
17	5	28	1	0	6	0
19	4	28	0	2	4	0
4	7	25	0	0	4	1
3	6	33	0	0	3	1
6	4	34	0	0	1	0
7	5	42	1	0	0	0
3	1	33	2	0	1	0
3	4	41	0	0	2	0
4	1	21	1	2	1	0
3	0	21	0	1	0	0
2	0	10	2	1	0	0
1	0	5	1	2	1	0
1	0	7	0	0	0	0
0	1	4	0	1	0	0
1	0	2	2	1	0	0
0	0	5	1	1	2	0
0	0	0	0	0	0	1
2	0	4	2	2	4	0
103	52	388	13	15	88	3
23.4	24.4	28.2	39.9	38.9	16.0	---
3.7	4.7	3.9	6.7	12.1	2.8	---
7.0	5.1	5.5	10.3	9.6	6.5	---
10.7	9.8	9.4	17.0	21.7	9.3	---
8.1	2.8	30.0	1.2	10.0	0.8	2.6

If of the ratios fall when arranged from low to high.
nt of total assessed value in the county as reported by the assessor to the Legis

<u>Total Urban</u>	<u>Agric. Land</u>		<u>Misc. Rural Land</u>		<u>Total Rural</u>	<u>Total County</u>
	<u>With Impts.</u>	<u>Without Impts.</u>	<u>With Impts.</u>	<u>Without Impts.</u>		
0	1	2	0	5	8	8
10	2	0	1	0	3	13
28	1	1	1	0	3	31
28	3	1	3	1	8	36
19	6	1	0	1	8	27
21	9	3	1	1	14	35
35	2	3	2	1	8	43
34	2	3	2	1	8	42
30	4	1	6	1	12	42
37	9	2	6	0	17	54
35	5	0	6	0	11	46
43	2	1	5	0	8	51
36	4	1	3	0	8	44
43	1	0	2	0	3	46
25	3	0	1	0	4	29
22	5	0	0	0	5	27
13	0	0	2	0	2	15
9	1	0	0	0	1	10
7	1	0	1	0	2	9
5	1	0	1	0	2	7
5	0	1	0	0	1	6
9	1	1	0	0	2	11
1	0	2	1	0	3	4
12	0	2	3	1	6	18
507	63	25	47	12	147	654
30.2	24.6	26.3	29.0	12.6	25.6	27.5
5.6	6.0	7.5	4.4	5.1	5.8	5.8
6.9	8.0	10.7	4.5	9.4	7.7	7.3
12.5	14.0	18.2	8.9	14.5	13.5	13.1
44.6	36.2	7.3	11.9	---*	55.4	100.0

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OTERO COUNTY

Otero County's sales ratio for 1958-1959 is 32.7 per cent; it is 3.3 per cent (1.1 percentage points) lower than the preceding year's ratio of 33.8 per cent. This change from the first year of the study reflects a decrease in the county's rural ratio from 31.5 per cent in 1957-1958 to 29.1 per cent in 1958-1959.

The 1957-1959 ratio of 33.0 per cent is the 57th among the two-year county ratios when arranged from low to high. It is 20.4 per cent (5.6 percentage points) larger than the state-wide ratio of 27.4 per cent.

Urban properties account for almost three-fifths of the total assessed value of property on the tax rolls in the county in 1957. One-family dwellings and agricultural land with improvements are the two most important property classes in the county. Together, they account for over three-fourths of the county's total assessed value.

The real estate market was relatively less active in Otero County during the two-year period covered by the study than it was state-wide. This is reflected in the fact that the assessed value of properties sold, as reported on the conveyance certificates, is only 7.1 per cent as large as total assessed value of properties on the county's tax rolls in 1957, whereas the corresponding proportion state-wide is 9.0 per cent. Both urban and rural areas in the county shared in this below-average market activity.

Variation among the sales ratios for urban areas of the county was larger in both years of the study than it was in urban areas state-wide. The average range (17.8 percentage points) within which the middle half of the county's two-year urban ratios fall when arranged from low to high is larger than that for the state (10.4 percentage points).

Otero County: Summary of
Sales Ratio Data

<u>Nature of the Data</u>	<u>Total County</u>	<u>Total Urban</u>	<u>Total Rural</u>
Number of Certificates			
1957-1958	311	259	52
1958-1959	441	384	57
1957-1959	752	643	109
Average Sales Ratio (%)			
1957-1958	33.8	35.7	31.5
1958-1959	32.7	35.7	29.1
1957-1959	33.0	35.4	30.0
Measure of Variation ^a			
1957-1958	17.1	21.3	11.9
1958-1959	18.3	16.9	19.8
1957-1959	17.5	17.8	17.0
Prop. of Total Ass'd Value ^b	100.0	58.9	41.0
Ass'd Value on Certificates as % of Total Ass'd Value ^c			
1957-1958	3.0	4.1	1.5
1958-1959	4.1	5.7	1.7
1957-1959	7.1	9.8	3.2

- a. Range in percentage points within which the middle half of the sales ratios fall when arranged from low to high.
- b. Assessed value in 1957 by class of property as per cent of total assessed value in the county, as reported by the assessor to the Legislative Council.
- c. Assessed value reported on conveyance certificates as per cent of total (1957) assessed value in the county for each class of property.

One-Family Dwellings by Age Class

<u>Sales Ratio Class (%)</u>	<u>1-8</u>	<u>9-18</u>	<u>19-28</u>	<u>29-48</u>	<u>Over</u>
Under 10	0	0	0	0	
10 and " 12	0	1	0	0	
12 " " 14	0	0	0	1	
14 " " 16	0	0	0	1	
16 " " 18	0	2	0	1	
18 " " 20	0	0	0	3	
20 " " 22	1	0	1	3	
22 " " 24	0	1	1	4	
24 " " 26	0	1	1	9	
26 " " 28	1	3	1	2	
28 " " 30	9	4	2	4	
30 " " 32	3	9	2	9	
32 " " 34	6	5	1	12	
34 " " 36	8	12	0	5	
36 " " 38	5	7	1	2	
38 " " 40	4	1	0	6	
40 " " 42	2	2	1	1	
42 " " 44	3	3	1	5	
44 " " 46	0	0	1	5	
46 " " 48	0	0	1	0	
48 " " 50	1	0	0	2	
50 " " 55	0	0	0	1	
55 " " 60	0	1	0	2	
60 and Over	1	2	0	2	
Total Cases	44	54	14	80	
Average Sales Ratio (%)	34.2	33.5	33.3	33.0	28
Measure of Variation ^a					
Below Average Ratio	4.1	3.2	6.3	7.4	5
Above Average Ratio	3.8	3.2	7.7	6.3	6
Total	7.9	6.4	14.0	13.7	11
Prop. of Ass'd Value ^b	6.3	5.7	1.8	13.2	14

a. Range in percentage points within which the middle half of the ratio
b. Assessed value in 1957 by class of property as per cent of total assessed value
* Under 0.1 per cent.

Zero County: Number of Conveyances by Size
 Ratio, Average Sales Ratio, Measure of Variation
 Proportion of Assessed Value by Class of Property
 for the Year 1958-1959

(years)	All	Commercial	Vacant	All	Total	Agric. Land		Misc.
er 48	Ages	Buildings	Urban	Other	Urban	With	Without	With
			Land	Urban		Impts.	Impts.	Impts.
0	0	0	4	0	4	0	0	0
1	2	0	5	0	7	0	0	0
3	4	0	2	0	6	0	0	1
1	2	1	4	0	7	0	2	1
.2	5	0	4	0	9	0	0	2
7	10	0	1	0	11	2	2	0
8	13	1	4	0	18	4	0	1
12	18	0	5	1	24	3	0	2
7	18	0	6	0	24	0	1	3
7	14	0	2	0	16	2	1	1
19	38	0	2	0	40	1	0	3
16	39	0	2	1	42	2	0	0
6	30	0	0	0	30	1	1	1
3	28	0	1	0	29	2	0	0
5	20	0	1	0	21	1	0	1
4	15	0	1	0	16	0	0	1
7	13	1	3	1	18	2	0	1
3	15	0	0	0	15	0	0	1
3	9	0	2	0	11	1	0	0
2	3	1	2	0	6	3	1	0
2	5	0	1	0	6	1	0	0
1	2	1	2	1	6	0	0	0
1	4	0	1	1	6	0	0	1
1	6	4	2	0	12	2	0	1
121	313	9	57	5	384	27	8	21
3.9	31.7	64.4	23.6	---	35.7	31.6	18.7	28.3
5.5	5.6	28.4	8.0	---	8.4	9.1	1.7	6.2
5.3	5.6	25.6	13.9	---	8.5	12.5	11.3	9.2
1.8	11.2	54.0	21.9	---	16.9	21.6	13.0	15.4
4.4	41.4	12.5	1.0	4.0	58.9	35.2	4.9	1.0

ios fall when arranged from low to high.
 assessed value in the county as reported by the assessor to the Legislative Council.

<u>Misc. Rural Land</u>		<u>Total Rural</u>	<u>Total County</u>
<u>With Impts.</u>	<u>Without Impts.</u>		
0	0	0	4
0	0	0	7
1	0	1	7
1	0	3	10
2	0	2	11
0	0	4	15
1	0	5	23
2	0	5	29
3	0	4	28
1	1	5	21
3	0	4	44
0	0	2	44
1	0	3	33
0	0	2	31
1	0	2	23
1	0	1	17
1	0	3	21
1	0	1	16
0	0	1	12
0	0	4	10
0	0	1	7
0	0	0	6
1	0	1	7
1	0	3	15
21	1	57	441
28.3	---	29.1	32.7
6.2	---	7.6	8.1
9.2	---	12.2	10.2
15.4	---	19.8	18.3
1.0	--*	41.1	100.0

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				<u>One-Family Dwellings b</u>		
<u>Sales Ratio Class (%)</u>				<u>1-8</u>	<u>9-18</u>	<u>19-28</u>
	Under	10		0	0	0
10 and	"	12		0	1	0
12 "	"	14		1	0	1
14 "	"	16		0	0	0
16 "	"	18		0	3	0
18 "	"	20		0	1	0
20 "	"	22		2	1	2
22 "	"	24		2	1	1
24 "	"	26		4	2	2
26 "	"	28		2	4	3
28 "	"	30		12	7	4
30 "	"	32		10	10	2
32 "	"	34		10	9	1
34 "	"	36		13	16	0
36 "	"	38		12	11	2
38 "	"	40		5	3	1
40 "	"	42		5	3	1
42 "	"	44		3	5	2
44 "	"	46		2	2	1
46 "	"	48		1	0	1
48 "	"	50		2	0	0
50 "	"	55		0	0	0
55 "	"	60		0	2	1
60 and Over				1	4	0
Total Cases				87	85	25
Average Sales Ratio (%)				33.7	34.0	31.9
Measure of Variation ^a						
Below Average Ratio				3.9	3.8	5.8
Above Average Ratio				3.8	3.6	7.6
Total				7.7	7.4	13.4
Prop. of Ass'd Value ^b				6.3	5.7	1.8

a. Range in percentage points within which the middle half of
b. Assessed value in 1957 by class of property as per cent of
* Under 0.1 per cent.

Otero County: Number of Conveyances by Size
of Sales Ratio, Average Sales Ratio, Measure of Variation
and Proportion of Assessed Value by Class of Property
for the Two-year Period 1957-1959

<u>Classes by Age Class (years)</u>			<u>All Ages</u>	<u>Multi-Family Dwellings</u>	<u>Commercial Buildings</u>	<u>Vacant Urban Land</u>	<u>All Other Urban</u>
<u>29-48</u>	<u>Over 48</u>						
0	0	0	0	0	0	6	0
1	2	4	4	0	0	7	0
1	4	7	7	0	0	2	0
1	1	2	2	0	1	4	0
2	5	10	10	1	0	6	0
4	10	15	15	0	0	1	0
7	13	25	25	0	1	5	0
8	24	36	36	2	0	5	0
13	14	35	35	1	0	6	0
6	16	31	31	0	0	3	0
11	26	60	60	0	0	4	0
17	21	60	60	0	0	2	1
21	9	50	50	0	0	0	0
9	11	49	49	0	0	1	0
7	7	39	39	0	1	1	0
7	8	24	24	1	0	1	0
3	9	21	21	0	1	3	1
6	4	20	20	0	0	0	0
7	5	17	17	0	0	3	1
1	3	6	6	0	2	2	0
5	3	10	10	0	0	2	0
2	4	6	6	1	1	2	0
2	2	7	7	1	0	1	0
5	1	11	11	0	8	5	1
146	202	545	545	7	15	72	4
32.3	28.7	31.3	31.3	33.1	68.9	22.7	---
6.4	5.4	5.3	5.3	10.3	26.5	7.2	---
6.1	6.5	5.7	5.7	16.0	26.1	17.0	---
12.5	11.9	11.0	11.0	26.3	52.6	24.2	---
13.2	14.4	41.4	41.4	2.2	12.5	1.0	1.8

If of the ratios fall when arranged from low to high.
nt of total assessed value in the county as reported by the assessor to the Legisl

<u>Total Urban</u>	<u>Agric. Land</u>		<u>Misc. Rural Land</u>		<u>Total Rural</u>	<u>Total County</u>
	<u>With Impts.</u>	<u>Without Impts.</u>	<u>With Impts.</u>	<u>Without Impts.</u>		
6	0	1	0	0	1	7
11	0	0	0	0	0	11
9	0	0	2	0	2	11
7	0	2	1	0	3	10
17	0	0	3	0	3	20
16	3	3	3	0	9	25
31	6	0	1	0	7	38
43	5	1	5	0	11	54
42	0	1	4	0	5	47
34	3	2	3	1	9	43
64	2	1	3	0	6	70
63	6	0	3	0	9	72
50	4	1	2	0	7	57
50	4	0	0	0	4	54
41	3	0	1	0	4	45
26	1	0	3	0	4	30
26	2	0	2	1	5	31
20	1	0	1	0	2	22
21	2	0	0	0	2	23
10	4	1	0	0	5	15
12	2	0	0	0	2	14
10	2	0	0	0	2	12
9	0	0	3	1	4	13
25	2	0	1	0	3	28
643	52	13	41	3	109	752
35.4	32.4	19.7	28.3	---	30.0	33.0
7.7	8.8	2.1	6.4	---	7.5	7.7
10.1	9.8	8.2	9.0	---	9.5	9.8
17.8	18.6	10.3	15.4	---	17.0	17.5
58.9	35.2	4.9	1.0	---*	41.1	100.0

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OURAY COUNTY

Ouray County's 1957-1959 sales ratio of 25.6 per cent is the 38th among the two-year county ratios in Colorado when arranged from low to high; it is only 6.6 per cent (1.8 percentage points) below the corresponding state-wide ratio of 27.4 per cent. The county's sales ratio for the two years combined is based upon 72 conveyances, of which 39 are transfers of urban properties and the remaining 33 are transfers of rural properties.

The Ouray County sales ratio increased sharply from a point below the state-wide ratio in the first year of the the study to a point above it in the second (from 22.4 per cent in 1957-1958 to 28.6 per cent in 1958-1959). This is an increase of 27.7 per cent (6.2 percentage points).

In terms of assessed value of property on the tax rolls in 1957, the amount of rural property in the county is more than double that of urban property. This is in contrast to the state as a whole wherein the amount of urban property is almost three times the rural property total.

Variation among the sales ratios in Ouray County is larger than the state-wide variation. The average range (18.3 percentage points) within which the middle half of the county's two-year ratios fall when arranged from low to high is larger than the corresponding state-wide range of 11.0 percentage points. This comparative lack of uniformity holds true for each of the two years covered by the study as well as for the two years combined.

The real estate market in Ouray County was less active relatively during the two-year period of the study than it was state-wide. This is reflected in the fact that the assessed value of property reported on the conveyance certificates in the two years is only 3.9 per cent as large as the county's 1957 total assessed value of properties on the tax rolls, whereas the corresponding state-wide figure is 9.0 per cent.

Ouray County: Summary of
Sales Ratio Data

<u>Nature of the Data</u>	<u>Total County</u>	<u>Total Urban</u>	<u>Total Rural</u>
Number of Certificates			
1957-1958	26	19	7
1958-1959	46	20	26
1957-1959	72	39	33
Average Sales Ratio (%)			
1957-1958	22.4	----	----
1958-1959	28.6	----	----
1957-1959	25.6	----	----
Measure of Variation^a			
1957-1958	17.3	----	----
1958-1959	20.7	----	----
1957-1959	18.3	----	----
Prop. of Total Ass'd Value^b	100.0	31.7	68.3
Ass'd Value on Certificates as % of Total Ass'd Value^c			
1957-1958	1.4	----	----
1958-1959	2.5	----	----
1957-1959	3.9	----	----

- a. Range in percentage points within which the middle half of the sales ratios fall when arranged from low to high.
- b. Assessed value in 1957 by class of property as per cent of total assessed value in the county, as reported by the assessor to the Legislative Council.
- c. Assessed value reported on conveyance certificates as per cent of total (1957) assessed value in the county for each class of property.

Ouray County: Number of Conveyances by Size
of Sales Ratio, Average Sales Ratio, Measure of Variation
and Proportion of Assessed Value by Class of Property
for the Year 1958-1959

<u>Sales Ratio Class (%)</u>	<u>Total Urban</u>	<u>Total Rural</u>	<u>Total County</u>
Under 10	0	0	0
10 and " 12	0	0	0
12 " " 14	2	0	2
14 " " 16	1	0	1
16 " " 18	0	0	0
18 " " 20	1	2	3
20 " " 22	0	4	4
22 " " 24	0	10	10
24 " " 26	4	0	4
26 " " 28	0	0	0
28 " " 30	1	0	1
30 " " 32	1	0	1
32 " " 34	3	1	4
34 " " 36	2	1	3
36 " " 38	0	1	1
38 " " 40	0	0	0
40 " " 42	0	0	0
42 " " 44	0	1	1
44 " " 46	0	3	3
46 " " 48	0	0	0
48 " " 50	1	0	1
50 " " 55	0	0	0
55 " " 60	0	0	0
60 and Over	4	3	7
Total Cases	20	26	46
Average Sales Ratio (%)	----	----	28.6
Measure of Variation ^a			
Below Average Ratio	----	----	6.3
Above Average Ratio	----	----	14.4
Total	----	----	20.7
Prop. of Ass'd Value ^b	31.7	68.3	100.0

- a. Range in percentage points within which the middle half of the ratios fall when arranged from low to high.
- b. Assessed value in 1957 by class of property as per cent of total assessed value in the county as reported by the assessor to the Legislative Council.

Curay County: Number of Conveyances by Size
of Sales Ratio, Average Sales Ratio, Measure of Variation
and Proportion of Assessed Value by Class of Property
for the Two-year Period 1957-1959

<u>Sales Ratio Class (%)</u>	<u>Total Urban</u>	<u>Total Rural</u>	<u>Total County</u>
Under 10	0	1	1
10 and " 12	1	0	1
12 " " 14	6	0	6
14 " " 16	2	1	3
16 " " 18	1	0	1
18 " " 20	2	3	5
20 " " 22	0	4	4
22 " " 24	3	11	14
24 " " 26	5	1	6
26 " " 28	1	0	1
28 " " 30	1	1	2
30 " " 32	2	0	2
32 " " 34	3	1	4
34 " " 36	2	1	3
36 " " 38	0	1	1
38 " " 40	0	0	0
40 " " 42	2	0	2
42 " " 44	0	1	1
44 " " 46	1	3	4
46 " " 48	0	0	0
48 " " 50	1	0	1
50 " " 55	0	0	0
55 " " 60	0	0	0
60 and Over	6	4	10
Total Cases	39	33	72
Average Sales Ratio (%)	----	----	25.6
Measure of Variation ^a			
Below Average Ratio	----	----	5.1
Above Average Ratio	----	----	13.2
Total	----	----	18.3
Prop. of Ass'd Value ^b	31.7	68.3	100.0

- a. Range in percentage points within which the middle half of the ratios fall when arranged from low to high.
- b. Assessed value in 1957 by class of property as per cent of total assessed value in the county as reported by the assessor to the Legislative Council.

PARK COUNTY

Park County's sales ratio decreased sharply from 25.2 per cent in 1957-1958 to 20.3 per cent in 1958-1959. This decline, largely accounted for by a drop in the ratio for rural properties, appears to reflect decreased farm marketings state-wide from calendar year 1957 to calendar year 1958 and their effect upon the sales price of farm property.

The county's 1957-1959 ratio of 23.0 per cent is the 24th among the two-year county ratios when arranged from low to high. It is 16.1 per cent (4.4 percentage points) below the corresponding state-wide ratio of 27.4 per cent.

In terms of assessed value of property on the tax rolls in 1957, the amount of property in the county is approximately seven parts rural and three parts urban. This is in contrast to the state as a whole wherein urban areas account for almost three-fourths of the total.

During the two-year period covered by the study, the real estate market for urban properties was less active relatively in the county than it was in urban areas state-wide. The assessed value of urban properties sold during the two-year period covered by the study is 3.2 per cent as large as the total assessed value of urban properties on the tax rolls in the county in 1957, whereas the corresponding proportion for the state as a whole is 10.8 per cent. The real estate market for rural properties, on the other hand, was somewhat more active in the county than it was state-wide.

In both years of the study, variation among the sales ratios for urban areas was greater than that for the state. The average range (33.0 percentage points) within which the middle half of the county's two-year urban ratios fall when arranged from low to high is larger than that for the state (10.2 percentage points).

Park County: Summary of
Sales Ratio Data

<u>Nature of the Data</u>	<u>Total County</u>	<u>Total Urban</u>	<u>Total Rural</u>
Number of Certificates			
1957-1958	86	49	37
1958-1959	99	44	55
1957-1959	185	93	92
Average Sales Ratio (%)			
1957-1958	25.2	27.5	24.4
1958-1959	20.3	24.8	18.9
1957-1959	23.0	25.7	22.0
Measure of Variation ^a			
1957-1958	17.2	39.4	9.9
1958-1959	15.4	12.9	15.9
1957-1959	17.1	33.0	11.8
Prop. of Total Ass'd Value ^b	100.0	28.6	71.4
Ass'd Value on Certificates as % of Total Ass'd Value ^c			
1957-1958	2.5	1.7	2.8
1958-1959	2.5	1.5	2.9
1957-1959	4.9	3.2	5.6

- a. Range in percentage points within which the middle half of the sales ratios fall when arranged from low to high.
- b. Assessed value in 1957 by class of property as per cent of total assessed value in the county, as reported by the assessor to the Legislative Council.
- c. Assessed value reported on conveyance certificates as per cent of total (1957) assessed value in the county for each class of property.

Park County: Number of Con
of Sales Ratio, Average Sales Rati
and Proportion of Assessed Value
for the Year 1958

<u>Sales Ratio Class (%)</u>				<u>One Family Dwellings</u>	<u>Vacant Urban Land</u>	<u>All Other Urban</u>	<u>Total Urban</u>
	Under	10		0	0	0	0
10 and	"	12		0	0	0	0
12 "	"	14		0	2	0	2
14 "	"	16		2	2	0	4
16 "	"	18		0	1	0	1
18 "	"	20		1	1	0	2
20 "	"	22		3	3	0	6
22 "	"	24		1	3	0	4
24 "	"	26		1	2	0	3
26 "	"	28		3	2	0	5
28 "	"	30		0	0	0	0
30 "	"	32		1	0	0	1
32 "	"	34		0	0	0	0
34 "	"	36		3	1	0	4
36 "	"	38		0	0	0	0
38 "	"	40		3	1	0	4
40 "	"	42		0	2	0	2
42 "	"	44		0	0	0	0
44 "	"	46		1	0	0	1
46 "	"	48		0	0	0	0
48 "	"	50		0	0	0	0
50 "	"	55		0	0	1	1
55 "	"	60		0	0	0	0
60 and Over				3	1	0	4
Total Cases				22	21	1	44
Average Sales Ratio (%)				27.3	22.9	---	24.8
Measure of Variation ^a							
Below Average Ratio				6.9	4.4	---	5.5
Above Average Ratio				8.7	6.5	---	7.4
Total				15.6	10.9	---	12.9
Prop. of Ass'd Value ^b				13.1	11.1	4.4	28.6

- a. Range in percentage points within which the middle half of the
b. Assessed value in 1957 by class of property as per cent of total
by the assessor to the Legislative Council.

Deviations by Size
 Coefficient of Variation
 by Class of Property
 -1959

<u>Agric. Land</u>		<u>Misc. Rural Land</u>		<u>Total Rural</u>	<u>Total County</u>
<u>With Impts.</u>	<u>Without Impts.</u>	<u>With Impts.</u>	<u>Without Impts.</u>		
0	1	1	0	2	2
3	1	1	1	6	6
1	0	1	3	5	7
3	1	0	1	5	9
0	0	1	1	2	3
0	0	0	1	1	3
1	1	1	3	6	12
1	0	0	0	1	5
2	0	1	1	4	7
2	0	0	1	3	8
0	0	1	1	2	2
0	0	1	1	2	3
0	0	0	1	1	1
0	0	0	0	0	4
0	0	0	3	3	3
0	0	0	1	1	5
0	1	0	1	2	4
0	0	0	0	0	0
0	0	0	0	0	1
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	2	1	3	4
0	1	1	1	3	3
0	0	0	3	3	7
13	6	11	25	55	99
18.5	15.4	19.6	24.9	18.9	20.3
5.8	4.4	5.6	6.4	5.7	6.0
6.3	25.6	26.6	14.6	10.2	9.4
12.1	30.0	32.2	21.0	15.9	15.4
53.2	2.7	8.8	6.7	71.4	100.0

ratios fall when arranged from low to high.
 1 assessed value in the county as reported

Park County: Number of Co
of Sales Ratio, Average Sales Rat
and Proportion of Assessed Valu
for the Two-year Peri

Sales Ratio Class (%)	One-Family Dwellings by Age Class (years)					All Ages
	1-8	9-18	19-28	29-48	Over 48	
Under 10	0	0	0	0	0	0
10 and " 12	0	0	0	0	0	0
12 " " 14	0	0	0	0	0	0
14 " " 16	0	1	0	1	0	2
16 " " 18	0	1	0	0	0	1
18 " " 20	0	1	1	1	0	3
20 " " 22	0	1	1	1	0	3
22 " " 24	0	1	2	1	0	4
24 " " 26	0	1	0	0	1	2
26 " " 28	0	1	0	2	2	5
28 " " 30	0	0	0	0	1	1
30 " " 32	0	0	0	1	1	2
32 " " 34	0	0	1	0	0	1
34 " " 36	0	0	1	1	2	4
36 " " 38	0	0	0	0	1	1
38 " " 40	0	0	0	1	3	4
40 " " 42	1	0	1	0	1	3
42 " " 44	0	0	0	2	0	2
44 " " 46	1	1	0	0	0	2
46 " " 48	0	0	0	0	0	0
48 " " 50	0	0	0	0	0	0
50 " " 55	0	0	0	0	0	0
55 " " 60	0	0	0	0	0	0
60 and Over	0	0	0	2	4	6
Total Cases	2	8	7	13	16	46
Average Sales Ratio (%)	---	24.2	26.0	27.5	36.7	30.2
Measure of Variation ^a						
Below Average Ratio	---	6.2	4.6	5.0	6.7	4.6
Above Average Ratio	---	1.8	8.5	15.3	22.5	8.8
Total	---	8.0	13.1	20.3	29.2	13.4
Prop. of Ass'd Value ^b	3.4	2.4	3.4	1.8	2.1	13.1

a. Range in percentage points within which the middle half of the ratios fall whe
b. Assessed value in 1957 by class of property as per cent of total assessed valu

Conveyances by Size
 Ratio, Measure of Variation
 Value by Class of Property
 Period 1957-1959

<u>Vacant Urban Land</u>	<u>All Other Urban</u>	<u>Total Urban</u>	<u>Agric. Land</u>		<u>Misc. Rural Land</u>		<u>Total Rural</u>	<u>Total County</u>
			<u>With Impts.</u>	<u>Without Impts.</u>	<u>With Impts.</u>	<u>Without Impts.</u>		
2	1	3	0	2	1	2	5	8
0	0	0	3	1	1	2	7	7
2	0	2	1	0	1	4	6	8
2	0	4	4	1	0	1	6	10
1	0	2	2	1	1	1	5	7
1	0	4	1	0	0	2	3	7
12	0	15	1	1	3	4	9	24
3	0	7	1	0	1	1	3	10
3	0	5	2	0	4	3	9	14
3	0	8	2	0	0	4	6	14
0	0	1	0	0	1	5	6	7
3	0	5	0	0	1	2	3	8
0	0	1	0	0	1	2	3	4
1	0	5	0	0	0	0	0	5
0	0	1	0	0	0	3	3	4
1	0	5	0	0	1	1	2	7
4	0	7	0	1	0	2	3	10
0	0	2	0	0	0	0	0	2
0	0	2	0	0	0	1	1	3
0	0	0	0	0	0	1	1	1
0	0	0	1	0	0	0	1	1
0	1	1	0	0	2	1	3	4
1	0	1	0	1	1	1	3	4
5	1	12	0	0	0	4	4	16
44	3	93	18	8	19	47	92	185
26.1	---	25.7	22.0	15.0	23.4	24.9	22.0	23.0
5.6	---	6.0	7.8	5.1	2.9	5.2	6.9	6.7
10.9	---	27.0	2.5	16.0	9.1	12.6	4.9	10.4
16.5	---	33.0	10.3	21.1	12.0	17.8	11.8	17.1
11.1	4.4	28.6	53.2	2.7	8.8	6.7	71.4	100.0

When arranged from low to high.
 Value in the county as reported by the assessor to the Legislative Council.

PHILLIPS COUNTY

Phillips County's sales ratio for 1958-1959 is 20.3 per cent. This is likewise the county-wide ratio for the first year of the study and for the two years combined. There is a small increase in the urban ratio which is offset by a small decrease in the rural ratio.

The 1957-1959 ratio for the county is the 11th among the two-year county ratios when arranged from low to high. It is lower than the state-wide ratio of 27.4 per cent by 7.1 percentage points.

In terms of assessed value of properties on the 1957 tax rolls, rural properties account for almost three-fourths of all property in the county. This is in contrast to the state as a whole wherein the assessed value of urban properties is almost three-fourths of the total. Agricultural land without improvements is the most important single class of property; it accounts for 39.9 per cent of the county's total assessed value.

During the two-year period covered by the study, variation among the sales ratios was much larger for urban properties in the county than it was for rural properties. The average range (14.1 percentage points) within which the middle half of the two-year urban ratios fall when arranged from low to high is larger than that for rural properties (5.9 percentage points).

The real estate market was much less active relatively in Phillips County during the two-year period covered by the study than it was state-wide. The combined assessed value of properties sold in the county constituted 3.4 per cent of the county's total assessed value of properties on the tax rolls, whereas the corresponding proportion for the state as a whole is 9.0 per cent.

As noted in Part One of the report on the Sales Ratio Study, the average sales ratio for Phillips County is subject to the limitation that conveyances of industrial properties in the county were insufficient for determination of a sales ratio for this property class in either year of the study. This is noteworthy because this is an important class of property in Phillips County and the average ratio state-wide for it is considerably larger than the state-wide average ratio for all classes combined.

Phillips County: Summary of
Sales Ratio Data

<u>Nature of the Data</u>	<u>Total County</u>	<u>Total Urban</u>	<u>Total Rural</u>
Number of Certificates			
1957-1958	76	49	27
1958-1959	84	64	20
1957-1959	160	113	47
Average Sales Ratio (%)			
1957-1958	20.3	27.3	19.1
1958-1959	20.3	30.0	18.8
1957-1959	20.3	29.2	18.8
Measure of Variation ^a			
1957-1958	8.4	23.6	5.6
1958-1959	7.5	21.3	5.3
1957-1959	7.0	14.1	5.9
Prop. of Total Ass'd Value ^b	100.0	26.8	73.2
Ass'd Value on Certificates as % of Total Ass'd Value ^c			
1957-1958	1.8	2.4	1.5
1958-1959	1.7	3.4	1.0
1957-1959	3.4	5.8	2.5

- a. Range in percentage points within which the middle half of the sales ratios fall when arranged from low to high.
- b. Assessed value in 1957 by class of property as per cent of total assessed value in the county, as reported by the assessor to the Legislative Council.
- c. Assessed value reported on conveyance certificates as per cent of total (1957) assessed value in the county for each class of property.

Phillips County: Number of
of Sales Ratio, Average Sales Ra-
and Proportion of Assessed Value
for the Year 1957

<u>Sales Ratio Class (%)</u>			<u>One Family Dwellings</u>	<u>Commercial Buildings</u>	<u>Vacant Urban Land</u>	<u>All Other Urban</u>
	Under	10	0	0	2	0
10 and	"	12	2	0	4	0
12 "	"	14	2	0	1	0
14 "	"	16	3	0	0	0
16 "	"	18	2	0	0	0
18 "	"	20	4	0	0	0
20 "	"	22	5	0	2	0
22 "	"	24	5	0	1	0
24 "	"	26	3	0	1	0
26 "	"	28	4	0	0	0
28 "	"	30	0	0	1	0
30 "	"	32	3	0	0	0
32 "	"	34	2	1	0	0
34 "	"	36	1	1	0	0
36 "	"	38	3	1	0	1
38 "	"	40	2	0	0	0
40 "	"	42	1	0	0	0
42 "	"	44	0	0	0	0
44 "	"	46	1	0	0	0
46 "	"	48	0	0	0	0
48 "	"	50	0	1	0	0
50 "	"	55	0	0	0	0
55 "	"	60	0	1	0	0
60 and Over			0	2	1	0
Total Cases			43	7	13	1
Average Sales Ratio (%)			25.6	49.2	14.8	---
Measure of Variation ^a						
Below Average Ratio			4.8	13.7	4.2	---
Above Average Ratio			3.5	58.9	8.7	---
Total			8.3	72.6	12.9	---
Prop. of Ass'd Value ^b			12.2	6.0	0.3	8.3

- a. Range in percentage points within which the middle half of the
b. Assessed value in 1957 by class of property as per cent of total
by the assessor to the Legislative Council.

Conveyances by Size
 Ratio, Measure of Variation
 by Class of Property
 1958-1959

<u>Total Urban</u>	<u>Agric. Land</u>		<u>All Other Rural</u>	<u>Total Rural</u>	<u>Total County</u>
	<u>With Impts.</u>	<u>Without Impts.</u>			
2	0	0	0	0	2
6	0	0	0	0	6
3	0	1	0	1	4
3	1	7	0	8	11
2	0	2	0	2	4
4	2	2	0	4	8
7	0	1	0	1	8
6	0	1	0	1	7
4	1	0	0	1	5
4	2	0	0	2	6
1	0	0	0	0	1
3	0	0	0	0	3
3	0	0	0	0	3
2	0	0	0	0	2
5	0	0	0	0	5
2	0	0	0	0	2
1	0	0	0	0	1
0	0	0	0	0	0
1	0	0	0	0	1
0	0	0	0	0	0
1	0	0	0	0	1
0	0	0	0	0	0
1	0	0	0	0	1
0	0	0	0	0	0
1	0	0	0	0	1
0	0	0	0	0	0
1	0	0	0	0	1
3	0	0	0	0	3
64	6	14	0	20	84
30.0	24.0	16.0	---	18.8	20.3
6.6	5.5	1.3	---	2.8	3.3
14.7	2.5	2.5	---	2.5	4.2
21.3	8.0	3.8	---	5.3	7.5
26.8	31.5	39.9	1.8	73.2	100.0

These ratios fall when arranged from low to high.
 Total assessed value in the county as reported

Phillips County: Number
of Sales Ratio, Average Sales
and Proportion of Assessed Value
for the Two-year Period

One-Family Dwellings by Age Class (years)

<u>Sales Ratio Class (%)</u>	<u>1-8</u>	<u>9-18</u>	<u>19-28</u>	<u>29-48</u>	<u>Over 48</u>	<u>All Ages</u>
Under 10	0	0	0	0	0	0
10 and " 12	0	0	0	1	1	2
12 " " 14	0	1	0	0	2	3
14 " " 16	0	0	0	4	0	4
16 " " 18	0	0	0	6	0	6
18 " " 20	0	0	1	6	0	7
20 " " 22	1	0	0	5	1	7
22 " " 24	0	0	1	6	1	8
24 " " 26	0	0	0	6	0	6
26 " " 28	2	1	2	5	2	12
28 " " 30	0	0	0	1	0	1
30 " " 32	0	0	1	3	0	4
32 " " 34	5	0	0	0	0	5
34 " " 36	0	1	0	0	0	1
36 " " 38	1	0	0	2	1	4
38 " " 40	1	1	0	1	1	4
40 " " 42	0	0	1	0	0	1
42 " " 44	0	0	0	0	0	0
44 " " 46	0	0	0	1	0	1
46 " " 48	0	0	0	0	0	0
48 " " 50	0	0	0	0	0	0
50 " " 55	0	0	0	0	0	0
55 " " 60	0	0	0	0	0	0
60 and Over	0	1	0	0	0	1
Total Cases	10	5	6	47	9	77
Average Sales Ratio (%)	31.4	---	30.4	22.6	19.9	25.1
Measure of Variation ^a						
Below Average Ratio	3.9	---	7.4	4.4	6.7	5.0
Above Average Ratio	2.4	---	0.6	3.9	10.0	6.6
Total	6.3	---	8.0	8.3	16.7	11.6
Prop. of Ass'd Value ^b	1.9	2.2	1.1	6.2	0.8	12.2

a. Range in percentage points within which the middle half of the ratios fall

b. Assessed value in 1957 by class of property as per cent of total assessed value

of Conveyances by Size
 Ratio, Measure of Variation
 Value by Class of Property
 Period 1957-1959

Commercial Buildings	Vacant Urban Land	All Other Urban	Total Urban	Agric. Land		All Other Rural	Total Rural	Total County
				With Impts.	Without Impts.			
0	2	0	2	0	0	0	0	2
0	5	0	7	0	1	0	1	8
0	1	0	4	0	2	0	2	6
0	0	0	4	1	11	0	12	16
1	2	0	9	1	5	0	6	15
0	0	0	7	4	6	0	10	17
0	4	0	11	2	4	0	6	17
0	1	0	9	1	2	0	3	12
0	1	0	7	1	0	0	1	8
0	0	0	12	3	0	0	3	15
1	1	0	3	0	2	0	2	5
0	0	0	4	1	0	0	1	5
1	0	0	6	0	0	0	0	6
2	1	0	4	0	0	0	0	4
1	0	1	6	0	0	0	0	6
0	0	0	4	0	0	0	0	4
1	0	0	2	0	0	0	0	2
0	0	0	0	0	0	0	0	0
0	0	0	1	0	0	0	0	1
0	0	0	0	0	0	0	0	0
3	0	0	3	0	0	0	0	3
0	0	0	0	0	0	0	0	0
2	0	0	2	0	0	0	0	2
3	2	0	6	0	0	0	0	6
15	20	1	113	14	33	0	47	160
45.8	15.7	---	29.2	21.8	17.0	---	18.8	20.3
11.0	4.5	---	6.3	3.0	2.0	---	2.4	2.9
12.3	8.3	---	7.8	4.5	2.9	---	3.5	4.1
23.3	12.8	---	14.1	7.5	4.9	---	5.9	7.0
6.0	0.3	8.3	26.8	31.5	39.9	1.8	73.2	100.0

When arranged from low to high.
 Value in the county as reported by the assessor to the Legislative Council.

PITKIN COUNTY

Pitkin County's sales ratio of 18.3 per cent, based upon data for the two-year period 1957-1959, is the 4th among the two-year county ratios when arranged from low to high. It is 33.2 per cent (9.1 percentage points) below the corresponding state-wide ratio of 27.4 per cent.

The county's ratio declined from 20.7 per cent in 1957-1958 to 17.4 per cent in 1958-1959. The decline in the rural ratio is greater than the urban ratio decline.

The measure of variation among the sales ratios for urban areas in the county seems to be more stable than that for rural areas. This appears to be associated with the disparity between urban and rural areas so far as number of certificates is concerned.

Real estate market activity among urban properties was relatively greater in Pitkin County during the two-year period covered by the study than it was in urban areas state-wide. This is reflected in the fact that the combined assessed value of urban properties sold during the two-year period represented a greater proportion of total assessed value of urban properties on the tax rolls in the county than it did in the state as a whole (16.5 per cent for the county and 10.8 per cent for the state). The corresponding county and state figures for rural areas, on the other hand, are almost the same.

Pitkin County: Summary of
Sales Ratio Data

<u>Nature of the Data</u>	<u>Total County</u>	<u>Total Urban</u>	<u>Total Rural</u>
Number of Certificates			
1957-1958	57	48	9
1958-1959	119	86	33
1957-1959	176	134	42
Average Sales Ratio (%)			
1957-1958	20.7	19.5	21.8
1958-1959	17.4	18.2	16.7
1957-1959	18.3	18.8	17.9
Measure of Variation ^a			
1957-1958	6.4	7.5	5.3
1958-1959	10.2	8.0	12.0
1957-1959	9.8	8.9	10.7
Prop. of Total Ass'd Value ^b	100.0	47.3	52.7
Ass'd Value on Certificates as % of Total Ass'd Value ^c			
1957-1958	4.0	6.9	1.3
1958-1959	6.1	9.6	3.0
1957-1959	10.1	16.5	4.3

- a. Range in percentage points within which the middle half of the sales ratios fall when arranged from low to high.
- b. Assessed value in 1957 by class of property as per cent of total assessed value in the county, as reported by the assessor to the Legislative Council.
- c. Assessed value reported on conveyance certificates as per cent of total (1957) assessed value in the county for each class of property.

Pitkin County: Number of
of Sales Ratio, Average Sales Ratio
and Proportion of Assessed Value
for the Year

<u>Sales Ratio Class (%)</u>				<u>One Family Dwellings</u>	<u>Vacant Urban Land</u>	<u>All Other Urban</u>
	Under	10		4	17	0
10 and	"	12		5	2	0
12 "	"	14		5	1	0
14 "	"	16		8	2	1
16 "	"	18		3	2	0
18 "	"	20		5	1	1
20 "	"	22		2	4	1
22 "	"	24		7	1	0
24 "	"	26		1	0	0
26 "	"	28		2	0	0
28 "	"	30		3	0	1
30 "	"	32		2	0	0
32 "	"	34		1	0	0
34 "	"	36		0	0	0
36 "	"	38		0	1	0
38 "	"	40		0	0	0
40 "	"	42		0	3	0
42 "	"	44		0	0	0
44 "	"	46		0	0	0
46 "	"	48		0	0	0
48 "	"	50		0	0	0
50 "	"	55		0	0	0
55 "	"	60		0	0	0
60 and Over				0	0	0
Total Cases				48	34	4
Average Sales Ratio (%)				17.2	12.7	----
Measure of Variation ^a						
Below Average Ratio				3.3	7.2	----
Above Average Ratio				3.8	8.1	----
Total				7.1	15.3	----
Prop. of Ass'd Value ^b				25.5	2.1	19.7

- a. Range in percentage points within which the middle
b. Assessed value in 1957 by class of property as per
by the assessor to the Legislative Council.

Conveyances by Size
 Ratio, Measure of Variation
 Value by Class of Property
 1958-1959

<u>Total Urban</u>	Misc. Rural Land <u>Without Impts.</u>	All Other <u>Rural</u>	<u>Total Rural</u>	<u>Total County</u>
21	5	1	6	27
7	2	0	2	9
6	0	3	3	9
11	0	2	2	13
5	1	2	3	8
7	0	0	0	7
7	3	0	3	10
8	0	0	0	8
1	1	1	2	3
2	1	1	2	4
4	0	1	1	5
2	0	0	0	2
1	0	1	1	2
0	1	0	1	1
1	0	0	0	1
0	0	0	0	0
3	4	0	4	7
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	1	1	1
0	1	0	1	1
0	0	0	0	0
0	0	1	1	1
86	19	14	33	119
18.2	19.7	----	16.7	17.4
3.8	11.5	----	2.9	3.3
4.2	19.2	----	9.1	6.9
8.0	30.7	----	12.0	10.2
47.3	3.4	49.3	52.7	100.0

Half of the ratios fall when arranged from low to high.
 Percent of total assessed value in the county as reported

Pitkin County: Number
of Sales Ratio, Average Sales
and Proportion of Assessed
for the Two-Year

<u>Sales Ratio Class (%)</u>				<u>One Family Dwellings</u>	<u>Commercial Buildings</u>	<u>Vacant Urban Land</u>	<u>All Other Urban</u>
	Under	10		5	0	19	0
10	and	"	12	5	1	7	0
12	"	"	14	6	0	3	0
14	"	"	16	13	1	3	0
16	"	"	18	6	0	3	0
18	"	"	20	8	1	1	0
20	"	"	22	8	1	4	0
22	"	"	24	11	1	1	0
24	"	"	26	3	0	0	0
26	"	"	28	3	2	1	0
28	"	"	30	3	1	0	0
30	"	"	32	2	0	0	1
32	"	"	34	2	0	0	1
34	"	"	36	0	1	0	0
36	"	"	38	0	0	1	0
38	"	"	40	0	0	0	0
40	"	"	42	0	0	3	0
42	"	"	44	0	0	0	0
44	"	"	46	0	0	0	0
46	"	"	48	0	0	0	0
48	"	"	50	0	0	1	0
50	"	"	55	0	0	0	0
55	"	"	60	0	0	0	0
60	and Over			0	0	1	0
Total Cases				75	9	48	2
Average Sales Ratio (%)				18.0	20.9	12.7	---
Measure of Variation ^a							
Below Average Ratio				3.1	2.9	5.6	---
Above Average Ratio				4.8	7.0	6.9	---
Total				7.9	9.9	12.5	---
Prop. of Ass'd Value ^b				25.5	18.2	2.1	1.5

a. Range in percentage points within which the middle half of the ratios fall
b. Assessed value in 1957 by class of property as per cent of total assessed

of Conveyances by Size
 Ratio, Measure of Variation
 Value by Class of Property
 Period 1957-1959

<u>Total Urban</u>	<u>Agric. Land</u>		<u>Misc. Rural Land</u>		<u>Total Rural</u>	<u>Total County</u>
	<u>With Impts.</u>	<u>Without Impts.</u>	<u>With Impts.</u>	<u>Without Impts.</u>		
24	0	1	0	5	6	30
13	0	0	0	2	2	15
9	2	0	1	0	3	12
17	2	0	0	0	2	19
9	0	0	2	3	5	14
10	0	0	0	0	0	10
13	1	0	2	3	6	19
13	1	0	0	0	1	14
3	0	1	0	1	2	5
6	0	1	0	1	2	8
4	0	0	2	0	2	6
3	0	0	0	0	0	3
3	0	1	0	0	1	4
1	0	0	0	1	1	2
1	0	1	0	0	1	2
0	0	0	0	0	0	0
3	0	0	0	5	5	8
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
1	0	1	0	0	1	2
0	0	0	0	1	1	1
0	0	0	0	0	0	0
1	0	0	1	0	1	2
134	6	6	8	22	42	176
18.8	15.3	28.4	21.1	18.6	17.9	18.3
3.2	1.8	3.4	4.1	8.1	3.1	3.1
5.7	5.7	8.6	7.9	21.6	7.6	6.7
8.9	7.5	12.0	12.0	29.7	10.7	9.8
47.3	24.2	0.9	24.2	3.4	52.7	100.0

when arranged from low to high.
 value in the county as reported by the assessor to the Legislative Council.

PROWERS COUNTY

Prowers County's 1957-1959 sales ratio of 28.6 per cent is the 50th among the two-year county ratios in Colorado when arranged from low to high; it is only 4.4 per cent (1.2 percentage points) above the corresponding state-wide ratio of 27.4 per cent. The county's sales ratio for 1957-1959 is based upon 348 conveyances, of which 264 are transfers of urban properties and the remaining 84 are transfers of rural properties.

There is a decrease in the county's sales ratio from the first year of the study to the second (from 30.6 per cent in 1957-1958 to 27.9 per cent in 1958-1959). Both urban and rural areas share in this decrease in the ratio.

Unlike the state as a whole for which the assessed value of urban properties is markedly greater than that of rural properties, the assessed value of rural properties in the county is considerably larger than that of urban properties. In terms of the assessed value of properties on the tax rolls in 1957, agricultural land with improvements is the most important class of property in the county; the assessed value of properties in this class constitutes 45.7 per cent of the county's total.

Variation among the sales ratios for Prowers County is larger than that for the state as a whole. The average range (17.1 percentage points) within which the middle half of the two-year sales ratios fall when arranged from low to high is larger than that for the state (11.0 percentage points). Both urban and rural properties in the county share in this comparative lack of uniformity among the ratios.

During the two-year period covered by the study, real estate market activity was relatively lower in Prowers County than it was state-wide. This is reflected in the fact that the combined assessed value of properties sold in the two years represented only 3.8 per cent of the total assessed value of property on the tax rolls in the county in 1957, whereas the corresponding proportion for the state as a whole was 9.0 per cent.

Prowers County: Summary of
Sales Ratio Data

<u>Nature of the Data</u>	<u>Total County</u>	<u>Total Urban</u>	<u>Total Rural</u>
Number of Certificates			
1957-1958	131	111	20
1958-1959	217	153	64
1957-1959	348	264	84
Average Sales Ratio (%)			
1957-1958	30.6	31.1	30.4
1958-1959	27.9	28.6	27.4
1957-1959	28.6	29.5	28.0
Measure of Variation ^a			
1957-1958	14.9	15.4	14.7
1958-1959	18.5	15.9	20.1
1957-1959	17.1	15.2	18.3
Prop. of Total Ass'd Value ^b	100.0	40.6	59.4
Ass'd Value on Certificates as % of Total Ass'd Value ^c			
1957-1958	1.3	2.6	0.5
1958-1959	2.4	3.3	1.8
1957-1959	3.8	5.9	2.3

- a. Range in percentage points within which the middle half of the sales ratios fall when arranged from low to high.
- b. Assessed value in 1957 by class of property as per cent of total assessed value in the county, as reported by the assessor to the Legislative Council.
- c. Assessed value reported on conveyance certificates as per cent of total (1957) assessed value in the county for each class of property.

Prowers County: Number of
of Sales Ratio, Average Sales
and Proportion of Assessed Value
for the Year

Sales Ratio Class (%)	One-Family Dwellings by Age Class (years)					All Ages
	1-8	9-18	19-28	29-48	Over 48	
Under 10	0	0	0	0	0	0
10 and " 12	0	0	0	1	1	2
12 " " 14	0	0	0	1	0	1
14 " " 16	2	0	1	1	0	4
16 " " 18	0	0	0	2	0	2
18 " " 20	0	1	1	0	3	5
20 " " 22	1	3	1	4	2	11
22 " " 24	2	3	0	4	3	12
24 " " 26	0	1	1	1	5	8
26 " " 28	5	8	0	5	2	20
28 " " 30	3	5	0	2	2	12
30 " " 32	2	3	0	0	3	8
32 " " 34	0	1	0	1	2	4
34 " " 36	2	1	0	1	1	5
36 " " 38	2	0	1	1	0	4
38 " " 40	0	0	0	1	2	3
40 " " 42	0	0	0	1	1	2
42 " " 44	0	1	1	0	3	5
44 " " 46	0	0	0	1	0	1
46 " " 48	0	0	0	0	1	1
48 " " 50	0	0	0	0	0	0
50 " " 55	0	0	0	1	1	2
55 " " 60	0	0	0	0	0	0
60 and Over	0	2	0	5	0	7
Total Cases	19	29	6	33	32	119
Average Sales Ratio (%)	27.6	27.5	23.9	25.8	27.9	26.9
Measure of Variation ^a						
Below Average Ratio	3.4	2.8	4.9	4.2	4.6	3.9
Above Average Ratio	3.6	3.0	13.1	13.7	8.9	8.1
Total	7.0	5.8	18.0	17.9	13.5	12.0
Prop. of Ass'd Value ^b	4.9	5.2	1.4	6.1	5.5	23.1

a. Range in percentage points within which the middle half of the ratios fall
b. Assessed value in 1957 by class of property as per cent of total assessed

of Conveyances by Size
 Ratio, Measure of Variation
 Value by Class of Property
 1958-1959

Commercial Buildings	Vacant Urban Land	All Other Urban	Total Urban	Agric. Land		All Other Rural	Total Rural	Total County
				With Impts.	Without Impts.			
0	4	0	4	0	1	0	1	5
0	2	0	4	0	1	0	1	5
0	2	0	3	2	4	0	6	9
0	2	0	6	1	6	0	7	13
0	2	0	4	3	9	0	12	16
0	1	0	6	1	6	0	7	13
0	2	1	14	0	3	0	3	17
1	2	0	15	0	1	0	1	16
0	2	0	10	1	3	0	4	14
0	2	0	22	0	1	0	1	23
0	0	0	12	0	0	0	0	12
1	2	0	11	1	3	0	4	15
0	0	0	4	3	1	0	4	8
0	0	0	5	1	0	0	1	6
0	0	0	4	1	0	0	1	5
1	0	0	4	0	0	0	0	4
1	1	0	4	1	0	0	1	5
0	0	0	5	1	0	0	1	6
2	0	0	3	2	0	0	2	5
0	1	0	2	0	1	0	1	3
0	0	0	0	0	1	0	1	1
0	0	0	2	2	0	0	2	4
0	0	0	0	0	1	0	1	1
0	1	1	9	1	1	0	2	11
6	26	2	153	21	43	0	64	217
35.5	16.3	---	28.6	32.0	18.6	---	27.4	27.9
4.5	3.8	---	4.2	14.5	3.0	---	10.5	8.1
9.0	10.2	---	11.7	11.4	6.2	---	9.6	10.4
13.5	14.0	---	15.9	25.9	9.1	---	20.1	18.5
12.2	0.9	4.4	40.6	45.7	13.7	0.0	59.4	100.0

when arranged from low to high.
 value in the county as reported by the assessor to the Legislative Council.

Prowers County: Number
of Sales Ratio, Average Sales
and Proportion of Assessed
for the Two-year

One-Family Dwellings by Age Class (years)

<u>Sales Ratio Class (%)</u>	<u>1-8</u>	<u>9-18</u>	<u>19-28</u>	<u>29-48</u>	<u>Over 48</u>	<u>All Ages</u>
Under 10	0	1	0	0	0	1
10 and " 12	0	0	0	2	1	3
12 " " 14	0	0	0	1	0	1
14 " " 16	2	0	1	2	0	5
16 " " 18	0	0	0	2	0	2
18 " " 20	0	1	1	1	5	8
20 " " 22	1	6	1	5	2	15
22 " " 24	3	3	1	6	4	17
24 " " 26	0	3	3	5	7	18
26 " " 28	10	8	1	6	7	32
28 " " 30	6	9	3	3	4	25
30 " " 32	8	4	2	0	3	17
32 " " 34	3	2	0	3	3	11
34 " " 36	2	1	0	3	3	9
36 " " 38	2	1	1	2	2	8
38 " " 40	0	0	0	1	2	3
40 " " 42	0	0	0	1	2	3
42 " " 44	0	1	1	0	3	5
44 " " 46	0	0	0	1	0	1
46 " " 48	0	0	0	1	1	2
48 " " 50	0	0	0	2	0	2
50 " " 55	0	1	0	1	2	4
55 " " 60	0	0	0	0	1	1
60 and Over	0	3	0	8	0	11
Total Cases	37	44	15	56	52	204
Average Sales Ratio (%)	28.5	28.3	26.3	27.0	28.5	27.9
Measure of Variation^a						
Below Average Ratio	1.9	4.3	3.0	4.7	4.2	3.8
Above Average Ratio	2.9	1.8	4.0	13.0	7.6	6.6
Total	4.8	6.1	7.0	17.7	11.8	10.4
Prop. of Ass'd Value^b	4.9	5.2	1.4	6.1	5.5	23.1

a. Range in percentage points within which the middle half of the ratios fall
b. Assessed value in 1957 by class of property as per cent of total assessed

of Conveyances by Size
 Ratio, Measure of Variation
 Value by Class of Property
 Period 1957-1959

Commercial Buildings	Vacant Urban Land	All Other Urban	Total Urban	Agric. Land		All Other Rural	Total Rural	Total County
				With Impts.	Without Impts.			
0	4	0	5	0	3	0	3	8
0	3	0	6	0	2	0	2	8
0	3	0	4	3	4	0	7	11
0	4	0	9	1	6	0	7	16
0	7	0	9	3	9	0	12	21
0	2	0	10	1	6	0	7	17
0	6	1	22	0	7	0	7	29
1	2	0	20	1	3	0	4	24
0	3	0	21	1	5	0	6	27
0	5	0	37	0	1	0	1	38
1	0	0	26	0	0	0	0	26
1	3	0	21	2	3	0	5	26
0	1	0	12	3	1	0	4	16
0	0	0	9	3	0	0	3	12
1	0	0	9	1	0	0	1	10
1	0	0	4	0	0	0	0	4
1	1	0	5	2	1	0	3	8
0	1	0	6	1	0	0	1	7
2	0	0	3	2	0	0	2	5
0	1	0	3	0	1	0	1	4
0	0	0	2	1	1	0	2	4
0	1	0	5	3	0	0	3	8
0	0	0	1	0	1	0	1	2
1	2	1	15	1	1	0	2	17
9	49	2	264	29	55	0	84	348
36.1	18.4	---	29.5	32.8	18.9	---	28.0	28.6
5.6	3.3	---	4.4	14.1	3.3	---	10.4	8.1
8.7	8.7	---	10.8	9.1	5.6	---	7.9	9.0
14.3	12.0	---	15.2	23.2	8.9	---	18.3	17.1
12.2	0.9	4.4	40.6	45.7	13.7	0.0	59.4	100.0

when arranged from low to high.
 value in the county as reported by the assessor to the Legislative Council.

PUEBLO COUNTY

Pueblo County's sales ratio for 1958-1959 is 23.2 per cent. This is less than the county's 1957-1958 ratio of 24.3 per cent by 1.1 percentage points.

This county's 1957-1959 ratio is 23.5 per cent; it is the 26th among the two-year county ratios when arranged from low to high and it is 14.2 per cent (3.9 percentage points) lower than the state-wide ratio of 27.4 per cent.

In terms of assessed value of properties on the 1957 tax rolls, the amount of urban property is somewhat greater than twice that of rural property. This is similar to the situation in the state as a whole wherein the amount of urban property is almost three times that of rural property.

The real estate market among rural properties was relatively less active in the county in each year of the study than it was state-wide. This is reflected in the fact that properties sold represented only 0.9 per cent of the total assessed value of rural properties on the tax rolls in the county, whereas the corresponding state-wide figure is 4.2 per cent. In urban areas of the county, market activity was relatively about the same as it was in the state.

Variation among the sales ratios for urban properties was about the same for the second year's study as it was for the first. The average range within which the middle half of the urban ratios fall when arranged from low to high is 8.9 percentage points for 1957-1958; and it is 9.5 percentage points for 1958-1959.

Pueblo County: Summary of
Sales Ratio Data

<u>Nature of the Data</u>	<u>Total County</u>	<u>Total Urban</u>	<u>Total Rural</u>
Number of Certificates			
1957-1958	1,627	1,567	60
1958-1959	1,786	1,653	133
1957-1959	3,413	3,220	193
Average Sales Ratio (%)			
1957-1958	24.3	25.0	23.1
1958-1959	23.2	25.4	19.6
1957-1959	23.5	25.3	20.6
Measure of Variation ^a			
1957-1958	9.1	8.9	7.3
1958-1959	10.7	9.5	12.5
1957-1959	10.4	9.5	12.1
Prop. of Total Ass'd Value ^b	100.0	67.3	32.7
Ass'd Value on Certificates as % of Total Ass'd Value ^c			
1957-1958	3.7	5.3	0.3
1958-1959	4.2	6.0	0.6
1957-1959	7.9	11.3	0.9

- a. Range in percentage points within which the middle half of the sales ratios fall when arranged from low to high.
- b. Assessed value in 1957 by class of property as per cent of total assessed value in the county, as reported by the assessor to the Legislative Council.
- c. Assessed value reported on conveyance certificates as per cent of total (1957) assessed value in the county for each class of property.

One-Family Dwellings by Age Clas

<u>Sales Ratio Class (%)</u>				<u>1-8</u>	<u>9-18</u>	<u>19-28</u>	<u>29-48</u>
	Under	10		0	2	0	2
10	and "	12		2	1	1	8
12	" "	14		2	1	0	13
14	" "	16		2	3	2	23
16	" "	18		4	3	2	24
18	" "	20		11	12	3	27
20	" "	22		26	22	7	23
22	" "	24		79	38	7	23
24	" "	26		138	30	3	16
26	" "	28		135	24	7	11
28	" "	30		131	21	1	12
30	" "	32		83	9	4	8
32	" "	34		33	14	0	7
34	" "	36		18	6	0	1
36	" "	38		10	5	3	0
38	" "	40		6	1	1	0
40	" "	42		2	3	0	1
42	" "	44		3	1	0	1
44	" "	46		0	3	1	1
46	" "	48		4	2	0	0
48	" "	50		1	0	0	0
50	" "	55		3	2	0	1
55	" "	60		2	1	0	0
60	and Over			3	1	0	1
Total Cases				698	205	42	203
Average Sales Ratio (%)				27.3	25.8	24.8	20.8
Measure of Variation ^a							
Below Average Ratio				2.6	3.4	4.1	4.4
Above Average Ratio				2.6	3.9	3.1	4.4
Total				5.2	7.3	7.2	8.8
Prop. of Ass'd Value ^b				19.9	8.4	2.5	8.3

a. Range in percentage points within which the middle half of the ratio

b. Assessed value in 1957 by class of property as per cent of total ass

Pueblo County: Number of Conveyances by Size
of Sales Ratio, Average Sales Ratio, Measure of Variation
and Proportion of Assessed Value by Class of Property
for the Year 1958-1959

<u>s (years)</u>	<u>All</u>	<u>Multi-Family</u>	<u>Commercial</u>	<u>Industrial</u>	<u>Vacant</u>	<u>Total</u>
<u>Over 48</u>	<u>Ages</u>	<u>Dwellings</u>	<u>Buildings</u>	<u>Buildings</u>	<u>Urban</u>	<u>Urban</u>
					<u>Land</u>	
12	16	0	0	0	38	54
17	29	0	0	0	8	37
28	44	0	1	0	14	59
36	66	0	1	0	11	78
49	82	1	1	0	9	93
15	68	1	0	2	8	79
20	98	1	0	0	15	114
12	159	0	1	0	20	180
8	195	2	0	1	13	211
6	183	0	3	0	11	197
7	172	3	2	0	20	197
4	108	1	1	0	9	119
6	60	0	1	1	7	69
3	28	2	5	0	9	44
2	20	0	3	0	5	28
2	10	0	1	0	4	15
1	7	1	2	0	6	16
0	5	1	0	0	1	7
0	5	0	2	0	1	8
1	7	0	1	0	2	10
2	3	0	0	0	3	6
0	6	0	1	0	2	9
1	4	0	1	0	2	7
0	5	0	2	2	7	16
232	1380	13	29	6	225	1653
17.5	23.4	27.9	33.4	29.3	22.5	24.5
3.4	3.3	4.3	5.1	9.8	9.0	4.0
4.2	3.6	6.9	8.8	43.2	7.9	5.5
7.6	6.9	11.2	13.9	53.0	16.9	9.5
7.9	47.0	1.5	15.5	1.7	1.6	67.3

s fall when arranged from low to high.

essed value in the county as reported by the assessor to the Legislative

<u>Agric. Land</u>		<u>Misc. Rural Land</u>		<u>Total Rural</u>	<u>Total County</u>
<u>With Impts.</u>	<u>Without Impts.</u>	<u>With Impts.</u>	<u>Without Impts.</u>		
0	5	1	15	21	75
0	1	4	0	5	42
0	1	4	7	12	71
4	0	3	0	7	85
2	5	4	4	15	108
3	2	5	2	12	91
2	4	3	6	15	129
3	1	2	2	8	188
4	0	1	4	9	220
3	0	3	0	6	203
1	0	5	1	7	204
0	0	0	0	0	119
0	0	2	0	2	71
0	1	1	3	5	49
1	0	1	0	2	30
0	0	3	0	3	18
0	1	1	0	2	18
0	1	0	0	1	8
0	0	0	0	0	8
0	0	0	0	0	10
0	0	0	0	0	6
0	0	0	0	0	9
0	0	0	0	0	7
0	0	0	1	1	17
23	22	43	45	133	1786
21.7	11.4	19.4	15.2	19.6	23.2
4.0	0.4	4.2	7.1	4.1	4.1
3.9	9.8	9.5	6.7	8.4	6.6
7.9	10.2	13.7	13.8	12.5	10.7
7.2	0.5	24.7	0.3	32.7	100.0

Council.

				<u>One-Family Dwellings</u>		
<u>Sales Ratio Class (%)</u>				<u>1-8</u>	<u>9-18</u>	<u>19-28</u>
		Under	10	0	2	1
10	and	"	12	2	1	1
12	"	"	14	3	3	5
14	"	"	16	4	8	10
16	"	"	18	5	6	6
18	"	"	20	14	23	10
20	"	"	22	44	43	18
22	"	"	24	123	58	13
24	"	"	26	255	53	11
26	"	"	28	270	53	12
28	"	"	30	258	38	3
30	"	"	32	183	18	7
32	"	"	34	91	17	1
34	"	"	36	50	11	7
36	"	"	38	19	6	4
38	"	"	40	14	1	1
40	"	"	42	10	7	0
42	"	"	44	9	1	0
44	"	"	46	3	3	1
46	"	"	48	11	2	1
48	"	"	50	3	1	1
50	"	"	55	5	2	0
55	"	"	60	3	2	0
60	and Over			8	5	0
Total Cases				1387	364	113
Average Sales Ratio (%)				27.8	25.6	23.6
Measure of Variation ^a						
Below Average Ratio				2.6	3.4	4.6
Above Average Ratio				2.9	3.6	4.0
Total				5.5	7.0	8.6
Prop. of Ass'd Value ^b				19.9	8.4	2.5

- a. Range in percentage points within which the middle half
b. Assessed value in 1957 by class of property as per cent

Pueblo County: Number of Conveyances by Size
of Sales Ratio, Average Sales Ratio, Measure of Variation
and Proportion of Assessed Value by Class of Property
for the Two-year Period 1957-1959

by Age Class (years)		All Ages	Multi-Family Dwellings	Commercial Buildings	Industrial Buildings	Vacant Urban Land
29-48	Over 48					
4	22	29	0	0	0	76
14	38	56	0	0	0	34
24	48	83	0	1	0	31
37	67	126	0	2	0	23
43	70	130	1	3	0	24
54	28	129	1	3	2	17
49	44	198	2	2	0	40
44	26	264	0	4	0	28
30	15	364	3	2	2	30
19	15	369	4	4	0	22
16	13	328	3	4	0	30
14	6	228	2	2	0	16
11	10	130	1	3	1	13
1	6	75	3	6	0	13
2	6	37	1	5	0	7
2	3	21	1	2	1	7
1	1	19	1	2	0	15
2	2	14	1	1	0	4
1	1	9	0	2	0	4
0	2	16	0	1	0	5
1	2	8	0	0	0	6
2	0	9	0	2	0	6
0	1	6	1	2	0	4
1	0	14	0	3	2	14
372	426	2662	25	56	8	469
20.7	17.9	23.6	29.0	32.0	29.5	21.1
4.0	4.0	3.4	3.5	8.5	7.5	8.6
4.0	4.3	3.6	6.2	7.0	26.3	8.7
8.0	8.3	7.0	9.7	15.5	33.8	17.3
8.3	7.9	47.0	1.5	15.5	1.7	1.6

of the ratios fall when arranged from low to high.
of total assessed value in the county as reported by the assessor to the Legisl

<u>Total Urban</u>	<u>Agric. Land</u>		<u>Misc. Rural Land</u>		<u>Total Rural</u>	<u>Total County</u>
	<u>With Impts.</u>	<u>Without Impts.</u>	<u>With Impts.</u>	<u>Without Impts.</u>		
105	0	7	1	21	29	134
90	1	1	4	3	9	99
115	1	1	7	10	19	134
151	5	0	3	0	8	159
158	5	5	4	4	18	176
152	3	3	7	3	16	168
242	3	7	4	7	21	263
296	4	2	6	6	18	314
401	6	0	3	4	13	414
399	6	0	4	0	10	409
365	1	0	5	1	7	372
248	1	0	1	0	2	250
148	1	0	2	0	3	151
97	0	1	1	3	5	102
50	1	0	1	0	2	52
32	0	0	3	0	3	35
37	0	1	1	0	2	39
20	0	1	1	0	2	22
15	0	0	0	0	0	15
22	0	1	0	0	1	23
14	0	0	0	0	0	14
17	0	0	1	1	2	19
13	0	0	0	0	0	13
33	1	0	1	1	3	36
3220	39	30	60	64	193	3413
25.3	22.2	12.9	20.5	15.0	20.6	23.5
4.6	5.1	1.9	4.5	6.9	4.6	4.5
4.9	4.2	8.7	8.3	7.0	7.5	5.9
9.5	9.3	10.6	12.8	13.9	12.1	10.4
67.3	7.2	0.5	24.7	0.3	32.7	100.0

ative Council.

RIO BLANCO COUNTY

Rio Blanco County's sales ratio for 1957-1959 is 24.6 per cent; it is 10.2 per cent (2.8 percentage points) below the corresponding state-wide ratio of 27.4 per cent. This county's two-year sales ratio is the 34th among the 1957-1959 county ratios in Colorado when arranged from low to high.

Rio Blanco County's sales ratio decreased sharply from the first year of the study to the second (from 32.9 per cent in 1957-1958 to 20.6 per cent in 1958-1959). This decrease, shared by both urban and rural properties in the county, was somewhat greater for rural areas than it was for urban areas. It is worth noting in this connection that increased farm marketings from calendar year 1957 to calendar year 1958 appears to have had a significant effect upon the price of farm property.

Rural properties account for approximately three-fifths of the county's total assessed value of property on the tax rolls in 1957, while urban properties account for the remaining two-fifths. Agricultural land having improvements is the most important class of property in Rio Blanco County in terms of assessed value of property on the tax rolls.

Variation among the sales ratios for the two years combined is much larger for Rio Blanco County than it is state-wide. The average range (22.9 percentage points) within which the middle half of the 1957-1959 ratios fall when arranged from low to high is considerably larger than the corresponding figure state-wide (11.0 percentage points).

During the two-year period covered by the study, real estate market activity in Rio Blanco County was relatively lower than it was in the state as a whole. The assessed value reported on the conveyance certificates in the two years constituted a much smaller proportion of total assessed value of properties on the tax rolls in 1957 in the county (4.6 per cent) than it did state-wide (9.0 per cent). Both urban and rural properties shared in this below-average market activity.

Rio Blanco County: Summary of
Sales Ratio Data

<u>Nature of the Data</u>	<u>Total County</u>	<u>Total Urban</u>	<u>Total Rural</u>
Number of Certificates			
1957-1958	70	61	9
1958-1959	57	46	11
1957-1959	127	107	20
Average Sales Ratio (%)			
1957-1958	32.9	34.5	31.9
1958-1959	20.6	23.5	19.1
1957-1959	24.6	31.9	21.5
Measure of Variation ^a			
1957-1958	10.6	15.7	7.4
1958-1959	19.1	11.7	21.4
1957-1959	22.9	18.5	24.8
Prop. of Total Ass'd Value ^b	100.0	38.8	61.2
Ass'd Value on Certificates as % of Total Ass'd Value ^c			
1957-1958	2.4	5.4	0.5
1958-1959	2.2	3.6	1.3
1957-1959	4.6	9.0	1.8

- a. Range in percentage points within which the middle half of the sales ratios fall when arranged from low to high.
- b. Assessed value in 1957 by class of property as per cent of total assessed value in the county, as reported by the assessor to the Legislative Council.
- c. Assessed value reported on conveyance certificates as per cent of total (1957) assessed value in the county for each class of property.

Rio Blanco County: Number
of Sales Ratio, Average Sales Ratio
and Proportion of Assessed Value
for the Two-year Period

			<u>One-Family Dwellings by Age Class (years)</u>				
<u>Sales Ratio Class (%)</u>			<u>1-8</u>	<u>9-18</u>	<u>19-28</u>	<u>29-48</u>	<u>Over 48</u>
	Under	10	0	0	0	0	0
10 and	"	12	0	0	0	0	0
12 "	"	14	0	0	0	1	0
14 "	"	16	0	0	3	0	3
16 "	"	18	0	1	1	0	1
18 "	"	20	0	1	0	0	0
20 "	"	22	1	1	1	0	1
22 "	"	24	0	0	0	0	0
24 "	"	26	4	0	0	0	0
26 "	"	28	2	1	1	0	0
28 "	"	30	2	8	0	1	2
30 "	"	32	1	5	0	2	0
32 "	"	34	0	3	0	0	0
34 "	"	36	2	4	1	0	0
36 "	"	38	1	2	0	0	0
38 "	"	40	0	1	0	0	0
40 "	"	42	1	4	0	0	0
42 "	"	44	0	0	0	0	0
44 "	"	46	1	0	0	0	0
46 "	"	48	0	0	0	0	0
48 "	"	50	0	0	0	0	0
50 "	"	55	0	0	0	0	0
55 "	"	60	1	0	0	0	0
60 and Over			0	1	0	0	1
Total Cases			16	32	7	4	8
Average Sales Ratio (%)			28.5	31.3	18.9	---	16.9
Measure of Variation ^a							
Below Average Ratio			3.0	2.3	3.7	---	1.6
Above Average Ratio			7.7	4.8	6.6	---	12.1
Total			10.7	7.1	10.3	---	13.7
Prop. of Ass'd Value ^b			6.4	7.8	2.6	3.3	3.0

a. Range in percentage points within which the middle half of the ratios
b. Assessed value in 1957 by class of property as per cent of total assessed value

Rio Blanco County: Number of Conveyances by Size
of Sales Ratio, Average Sales Ratio, Measure of Variation
and Proportion of Assessed Value by Class of Property
for the Year 1958-1959

Sales Ratio Class (%)		One Family Dwellings	Vacant Urban Land	All Other Urban	Total Urban	Total Rural	Total County
	Under 10	0	0	0	0	0	0
10 and	" 12	0	0	0	0	1	1
12 "	" 14	1	2	0	3	2	5
14 "	" 16	3	0	0	3	0	3
16 "	" 18	0	5	0	5	0	5
18 "	" 20	1	1	0	2	1	3
20 "	" 22	2	1	1	4	1	5
22 "	" 24	0	2	0	2	1	3
24 "	" 26	1	0	0	1	0	1
26 "	" 28	1	0	0	1	1	2
28 "	" 30	6	0	0	6	1	7
30 "	" 32	2	1	0	3	0	3
32 "	" 34	2	0	0	2	0	2
34 "	" 36	3	1	0	4	0	4
36 "	" 38	0	0	0	0	0	0
38 "	" 40	0	1	0	1	0	1
40 "	" 42	0	1	0	1	1	2
42 "	" 44	0	0	0	0	0	0
44 "	" 46	0	0	0	0	1	1
46 "	" 48	0	0	1	1	0	1
48 "	" 50	0	1	0	1	0	1
50 "	" 55	0	0	0	0	0	0
55 "	" 60	1	1	0	2	0	2
60 and Over		1	3	0	4	1	5
Total Cases		24	20	2	46	11	57
Average Sales Ratio (%)		23.4	24.4	----	23.5	19.1	20.6
Measure of Variation ^a							
Below Average Ratio		2.2	7.2	----	2.7	5.2	5.1
Above Average Ratio		7.6	20.6	----	9.0	16.2	14.0
Total		9.8	27.8	----	11.7	21.4	19.1
Prop. of Ass'd Value ^b		23.1	2.5	13.2	38.8	61.2	100.0

a. Range in percentage points within which the middle half of the ratios fall when arranged from low to high.

b. Assessed value in 1957 by class of property as per cent of total assessed value the county as reported by the assessor to the Legislative Council.

Number of Conveyances by Size
 Sales Ratio, Measure of Variation
 and Value by Class of Property
 for Period 1957-1959

<u>All Ages</u>	<u>Vacant Urban Land</u>	<u>All Other Urban</u>	<u>Total Urban</u>	<u>Agric. Land</u>		<u>All Other Rural</u>	<u>Total Rural</u>	<u>Total County</u>
				<u>With Impts.</u>	<u>Without Impts.</u>			
0	0	0	0	0	0	0	0	0
0	1	0	1	0	3	0	3	4
1	2	0	3	2	2	0	4	7
6	0	0	6	0	0	0	0	6
3	5	0	8	0	0	0	0	8
1	1	0	2	0	0	1	1	3
4	2	1	7	0	1	1	2	9
0	2	0	2	0	1	0	1	3
4	2	0	6	0	0	1	1	7
4	1	0	5	0	1	0	1	6
13	0	0	13	1	0	0	1	14
8	1	1	10	0	0	0	0	10
3	1	0	4	1	0	0	1	5
7	2	0	9	0	0	1	1	10
3	1	0	4	0	0	0	0	4
1	2	0	3	0	0	0	0	3
5	1	0	6	2	0	0	2	8
0	0	0	0	0	0	0	0	0
1	0	0	1	0	1	0	1	2
0	0	2	2	0	0	0	0	2
0	1	1	2	0	0	0	0	2
0	0	0	0	0	0	0	0	0
1	1	2	4	0	0	0	0	4
2	5	2	9	0	1	0	1	10
67	31	9	107	6	10	4	20	127
24.9	26.5	----	31.9	22.0	16.7	---	21.5	24.6
2.6	8.4	----	8.5	8.5	5.0	---	7.7	7.9
7.5	14.1	----	10.0	18.5	10.3	---	17.1	15.0
10.1	22.5	----	18.5	27.0	15.3	---	24.8	22.9
23.1	2.5	13.2	38.8	50.5	4.0	6.7	61.2	100.0

fall when arranged from low to high.
 assessed value in the county as reported by the assessor to the Legislative Council.

RIO GRANDE COUNTY

Rio Grande County's sales ratio for 1958-1959 is 32.7 per cent; it is 3.3 per cent (1.1 percentage points) smaller than the first year's ratio of 33.8 per cent.

The 1957-1959 ratio (33.1 per cent) is the 58th among the two-year county ratios when arranged from low to high. Both the urban and rural ratios are significantly larger than those for the state as a whole.

Rural properties account for two-thirds of total assessed value of all properties on Rio Grande County's tax rolls in 1957. This is in contrast to the picture for the state as a whole wherein the assessed value of urban property is almost three times that of rural property. Agricultural land with improvements is the most important class of property in the county; it accounts for over one-half of the county's total assessed value.

Real estate market activity in Rio Grande County was about the same in the second year of the study as in the first; but it was relatively lower in the county, particularly in rural areas, than it was state-wide. This is reflected in the fact that the assessed value of rural properties sold in the county in the two years was only 2.7 per cent as large as total assessed value of rural properties on the tax rolls in 1957, whereas the corresponding proportion for the state was 4.2 per cent.

Variation among the sales ratios for rural areas in Rio Grande County was higher in each year of the study than it was state-wide. The average range for the two years combined (23.7 percentage points) within which the middle half of the county's rural sales ratios fall when arranged from low to high is larger than that for the state (12.5 percentage points).

Rio Grande County: Summary of
Sales Ratio Data

<u>Nature of the Data</u>	<u>Total County</u>	<u>Total Urban</u>	<u>Total Rural</u>
Number of Certificates			
1957-1958	120	95	25
1958-1959	146	110	36
1957-1959	266	205	61
Average Sales Ratio (%)			
1957-1958	33.8	32.1	34.8
1958-1959	32.7	33.5	32.4
1957-1959	33.1	32.6	33.3
Measure of Variation^a			
1957-1958	21.9	15.9	25.1
1958-1959	17.7	8.8	21.7
1957-1959	20.5	13.7	23.7
Prop. of Total Ass'd Value^b	100.0	32.6	67.4
Ass'd Value on Certificates as % of Total Ass'd Value^c			
1957-1958	2.6	5.1	1.4
1958-1959	2.6	5.3	1.3
1957-1959	5.2	10.4	2.7

- a. Range in percentage points within which the middle half of the sales ratios fall when arranged from low to high
- b. Assessed value in 1957 by class of property as per cent of total assessed value in the county, as reported by the assessor to the Legislative Council.
- c. Assessed value reported on conveyance certificates as per cent of total (1957) assessed value in the county for each class of property.

Rio Grande County: Number
of Sales Ratio, Average Sales
and Proportion of Assessed Value
for the Year:

				<u>One-Family Dwellings by Age Class (years)</u>					
<u>Sales Ratio Class (%)</u>				<u>1-8</u>	<u>9-18</u>	<u>19-28</u>	<u>29-48</u>	<u>Over 48</u>	<u>All Ages</u>
	Under	10		0	0	0	0	0	0
10 and	"	12		0	0	0	0	0	0
12 "	"	14		0	0	0	0	0	0
14 "	"	16		0	0	0	0	1	1
16 "	"	18		0	0	0	0	0	0
18 "	"	20		0	0	1	3	1	5
20 "	"	22		0	0	0	1	2	3
22 "	"	24		0	0	0	4	2	6
24 "	"	26		0	1	0	2	2	5
26 "	"	28		1	0	1	5	2	9
28 "	"	30		0	1	0	0	7	8
30 "	"	32		5	1	0	2	5	13
32 "	"	34		1	0	1	0	1	3
34 "	"	36		0	2	0	1	4	7
36 "	"	38		1	2	0	0	2	5
38 "	"	40		1	0	0	1	1	3
40 "	"	42		0	2	0	0	3	5
42 "	"	44		0	0	0	0	1	1
44 "	"	46		0	1	0	0	1	2
46 "	"	48		0	0	0	0	1	1
48 "	"	50		0	0	0	0	0	0
50 "	"	55		0	1	0	0	0	1
55 "	"	60		0	0	0	1	0	1
60 and Over				1	1	0	0	1	3
Total Cases				10	12	3	20	37	82
Average Sales Ratio (%)				33.0	37.5	---	25.0	30.0	29.8
Measure of Variation ^a									
Below Average Ratio				2.4	4.7	---	2.5	2.8	3.2
Above Average Ratio				4.0	5.7	---	4.2	6.8	5.1
Total				6.4	10.4	---	6.7	9.6	8.3
Prop. of Ass'd Value ^b				4.8	3.1	2.0	4.8	5.6	20.3

a. Range in percentage points within which the middle half of the ratios fall.
b. Assessed value in 1957 by class of property as per cent of total assessed

of Conveyances by Size
 Ratio, Measure of Variation
 Value by Class of Property
 1958-1959

<u>Commercial Buildings</u>	<u>Vacant Urban Land</u>	<u>All Other Urban</u>	<u>Total Urban</u>	<u>Agric. Land With Impts.</u>	<u>Misc. Rural Land With Impts.</u>	<u>Other Rural</u>	<u>Total Rural</u>	<u>Total County</u>
0	0	0	0	0	0	0	0	0
0	0	0	0	1	0	0	1	1
0	0	0	0	0	0	0	0	0
0	0	0	1	1	2	0	3	4
0	1	0	1	3	0	0	3	4
1	0	0	6	2	0	0	2	8
0	0	0	3	1	0	0	1	4
0	1	0	7	0	2	0	2	9
0	0	0	5	0	1	0	1	6
0	2	0	11	1	2	0	3	14
0	0	0	8	0	0	1	1	9
0	1	0	14	0	1	0	1	15
0	1	0	4	1	2	0	3	7
0	0	0	7	2	0	1	3	10
0	1	0	6	1	0	0	1	7
1	0	0	4	2	0	0	2	6
2	1	0	8	0	0	1	1	9
1	0	0	2	1	1	0	2	4
0	2	0	4	2	0	0	2	6
0	0	0	1	0	0	0	0	1
1	0	0	1	2	0	0	2	3
0	4	0	5	0	0	0	0	5
0	0	0	1	1	0	0	1	2
1	7	0	11	0	0	1	1	12
7	21	0	110	21	11	4	36	146
43.2	46.4	---	33.5	33.4	28.7	---	32.4	32.7
3.8	13.9	---	3.6	15.1	5.9	---	12.6	9.8
4.3	24.5	---	5.2	10.0	3.4	---	9.1	7.9
8.1	38.4	---	8.8	25.1	9.3	---	21.7	17.7
10.2	0.7	1.4	32.6	54.2	8.9	4.3	67.4	100.0

When arranged from low to high.
 Value in the county as reported by the assessor to the Legislative Council.

Rio Grande County: Number
of Sales Ratio, Average Sales
and Proportion of Assessed Value
for the Two-year

Sales Ratio Class (%)	One-Family Dwellings by Age Class (years)					All Ages
	1-8	9-18	19-28	29-48	Over 48	
Under 10	0	0	0	0	0	0
10 and " 12	0	0	0	0	0	0
12 " " 14	0	0	0	0	0	0
14 " " 16	0	0	0	1	1	2
16 " " 18	0	0	0	0	0	0
18 " " 20	0	0	1	4	1	6
20 " " 22	0	0	0	2	5	7
22 " " 24	1	0	0	7	2	10
24 " " 26	0	1	1	4	2	8
26 " " 28	1	1	2	9	5	18
28 " " 30	1	3	3	1	8	16
30 " " 32	8	2	0	3	7	20
32 " " 34	5	1	1	0	2	9
34 " " 36	2	2	0	2	4	10
36 " " 38	2	2	1	0	5	10
38 " " 40	3	1	1	1	1	7
40 " " 42	3	2	0	0	4	9
42 " " 44	1	0	0	1	2	4
44 " " 46	0	1	0	0	1	2
46 " " 48	0	0	0	0	3	3
48 " " 50	0	0	0	0	1	1
50 " " 55	0	1	0	0	1	2
55 " " 60	0	1	0	1	1	3
60 and Over	2	2	2	1	4	11
Total Cases	29	20	12	37	60	158
Average Sales Ratio (%)	34.2	36.5	31.2	26.0	32.2	31.3
Measure of Variation ^a						
Below Average Ratio	3.1	6.4	4.2	3.4	4.6	4.1
Above Average Ratio	5.0	6.7	6.8	3.3	8.8	6.0
Total	8.1	13.1	11.0	6.7	13.4	10.1
Prop. of Ass'd Value ^b	4.8	3.1	2.0	4.8	5.6	20.3

a. Range in percentage points within which the middle half of the ratios fall
b. Assessed value in 1957 by class of property as per cent of total assessed

Ratio of Conveyances by Size
 Ratio, Measure of Variation
 Value by Class of Property
 Period 1957-1959

<u>Commercial Buildings</u>	<u>Vacant Urban Land</u>	<u>All Other Urban</u>	<u>Total Urban</u>	<u>Agric. Land With Impts.</u>	<u>Misc. Rural Land With Impts.</u>	<u>All Other Rural</u>	<u>Total Rural</u>	<u>Total County</u>
0	0	0	0	0	0	0	0	0
0	0	0	0	1	0	0	1	1
0	0	1	1	0	0	0	0	1
0	0	0	2	1	2	0	3	5
0	1	0	1	5	0	0	5	6
2	0	0	8	2	0	1	3	11
0	0	0	7	2	1	0	3	10
0	1	0	11	0	2	0	2	13
2	0	0	10	1	1	1	3	13
0	3	0	21	2	3	0	5	26
1	0	0	17	0	0	3	3	20
0	1	0	21	0	1	0	1	22
0	2	0	11	2	2	0	4	15
0	0	1	11	3	0	1	4	15
0	1	0	11	1	1	0	2	13
2	0	0	9	2	1	0	3	12
3	1	0	13	0	0	2	2	15
1	0	0	5	1	1	0	2	7
0	2	0	4	3	0	0	3	7
1	0	0	4	0	0	0	0	4
1	0	0	2	4	0	0	4	6
1	4	0	7	1	1	0	2	9
0	1	0	4	2	0	0	2	6
1	13	0	25	1	1	2	4	29
15	30	2	205	34	17	10	61	266
36.2	52.5	---	32.6	34.2	30.9	---	33.3	33.1
9.8	19.0	---	6.0	14.7	7.7	---	12.6	10.5
9.8	28.7	---	7.7	11.5	6.6	---	11.1	10.0
19.6	47.7	---	13.7	26.2	14.3	---	23.7	20.5
10.2	0.7	1.4	32.6	54.2	8.9	4.3	67.4	100.0

when arranged from low to high.
 value in the county as reported by the assessor to the Legislative Council.

ROUTT COUNTY

Routt County's sales ratio for 1958-1959 of 3.6 per cent is 10.0 per cent (2.8 percentage points) above the 1957-1958 ratio of 27.8 per cent. The ratios for urban and rural properties are both larger than those for the state.

The county's ratio of 29.8 per cent for 1957-1959 is the 52nd among the two-year county ratios when arranged from low to high. It is 8.8 per cent (2.4 percentage points) higher than the corresponding state-wide ratio of 27.4 per cent.

In terms of the 1957 assessed value of properties on the tax rolls, the assessed value of rural properties is twice as large as that of urban properties. This is in contrast to the picture for the state as a whole for which the assessed value of urban properties is larger than that of rural properties.

During the two years covered by the study, the real estate market was less active relatively in Routt County than it was state-wide. The assessed value of properties sold in the county in the two years represents 4.9 per cent of the assessed value of all the properties on the county's tax rolls, whereas the corresponding proportion for the state is 9.0 per cent. Market activity in both urban and rural areas in the county was relatively lower than it was state-wide.

Variation among the sales ratios for urban areas was much larger in both years of the study than it was state-wide. The average range for urban areas in the two years combined (24.9 percentage points) within which the middle half of the county's urban ratios fall when arranged from low to high is much larger than that for the state (10.2 percentage points).

Routt County: Summary of
Sales Ratio Data

<u>Nature of the Data</u>	<u>Total County</u>	<u>Total Urban</u>	<u>Total Rural</u>
Number of Certificates			
1957-1958	135	110	25
1958-1959	131	94	37
1957-1959	266	204	62
Average Sales Ratio (%)			
1957-1958	27.8	40.2	24.6
1958-1959	30.6	35.8	28.9
1957-1959	29.8	38.1	27.3
Measure of Variation ^a			
1957-1958	16.0	29.1	12.5
1958-1959	21.7	58.4	9.4
1957-1959	14.8	24.9	11.8
Prop. of Total Ass'd Value ^b	100.0	29.4	70.6
Ass'd Value on Certificates as % of Total Ass'd Value ^c			
1957-1958	2.0	4.8	0.9
1958-1959	2.9	4.6	2.1
1957-1959	4.9	9.5	3.0

- a. Range in percentage points within which the middle half of the sales ratios fall when arranged from low to high.
- b. Assessed value in 1957 by class of property as per cent of total assessed value in the county, as reported by the assessor to the Legislative Council.
- c. Assessed value reported on conveyance certificates as per cent of total (1957) assessed value in the county for each class of property.

One-Family Dwellings by Age Class

<u>Sales Ratio Class (%)</u>	<u>1-8</u>	<u>9-18</u>	<u>19-28</u>	<u>29-48</u>
Under 10	0	0	0	0
10 and " 12	0	0	0	0
12 " " 14	0	0	0	0
14 " " 16	0	0	0	0
16 " " 18	0	0	0	1
18 " " 20	0	0	0	1
20 " " 22	0	1	0	0
22 " " 24	0	0	0	0
24 " " 26	0	0	0	2
26 " " 28	1	1	0	7
28 " " 30	0	1	1	1
30 " " 32	3	0	1	7
32 " " 34	1	4	1	2
34 " " 36	0	1	0	2
36 " " 38	0	1	0	1
38 " " 40	0	0	0	0
40 " " 42	0	0	1	2
42 " " 44	1	0	0	1
44 " " 46	0	1	1	1
46 " " 48	0	0	0	1
48 " " 50	0	1	0	1
50 " " 55	0	0	0	1
55 " " 60	0	0	1	0
60 and Over	0	3	2	6
Total Cases	6	14	8	37
Average Sales Ratio (%)	31.7	35.1	39.1	32.9
Measure of Variation ^a				
Below Average Ratio	1.4	2.9	7.1	5.4
Above Average Ratio	1.3	13.9	20.9	12.6
Total	2.7	16.8	28.0	18.0
Prop. of Ass'd Value ^b	3.3	4.6	2.5	6.5

a. Range in percentage points within which the middle half of the ratio

b. Assessed value in 1957 by class of property as per cent of total ass

Butt County: Number of Conveyances by Size
 Sales Ratio, Average Sales Ratio, Measure of Variation
 Proportion of Assessed Value by Class of Property
 for the Year 1958-1959

(years)	Agricultural Land							Misc. With Impts.
	All Ages	Vacant Urban Land	All Other Urban	Total Urban	With Impts.	Without Impts.	With Impts.	
Over 48								
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	1	0	1	0	1	1	1
0	0	0	0	0	0	0	0	0
0	1	0	0	1	0	1	0	0
0	1	0	1	2	1	3	0	0
0	0	0	0	0	0	1	0	0
0	2	0	0	2	0	1	0	0
1	10	0	0	10	1	3	0	0
1	4	0	0	4	2	0	3	3
0	11	1	1	13	3	2	1	1
0	8	2	0	10	0	1	0	0
0	3	1	0	4	0	1	0	0
1	3	0	0	3	1	0	0	0
0	0	0	0	0	1	0	0	0
0	3	4	3	10	0	0	1	1
0	2	0	3	5	1	0	0	0
1	4	0	0	4	0	0	0	0
0	1	0	0	1	0	0	0	0
0	2	0	0	2	0	0	0	0
0	1	0	0	1	0	1	0	0
0	1	0	0	1	0	0	0	0
4	15	3	1	19	0	1	1	1
8	73	12	9	94	10	17	7	7
45.4	35.0	41.9	---	35.8	29.7	22.6	30.7	30.7
12.4	4.8	8.9	---	3.9	1.2	1.8	2.2	2.2
27.1	12.9	10.2	---	54.5	7.3	9.3	7.8	7.8
39.5	17.7	19.1	---	58.4	8.5	11.1	10.0	10.0
2.1	19.0	0.6	9.8	29.4	59.0	5.1	4.0	4.0

... fall when arranged from low to high.
 ... assessed value in the county as reported by the assessor to the Legislative Council.

ation
ty

Total Urban	Agric. Land		Misc. Rural Land		Total Rural	Total County
	With Impts.	Without Impts.	With Impts.	Without Impts.		
0	0	0	0	0	0	0
0	0	0	0	1	1	1
1	0	1	1	0	2	3
0	0	0	0	0	0	0
1	0	1	0	0	1	2
1	0	1	0	0	1	2
2	1	3	0	0	4	6
0	0	1	0	0	1	1
2	0	1	0	0	1	3
10	1	3	0	0	4	14
4	2	0	3	0	5	9
13	3	2	1	0	6	19
10	0	1	0	0	1	11
4	0	1	0	0	1	5
3	1	0	0	0	1	4
0	1	0	0	0	1	1
10	0	0	1	2	3	13
5	1	0	0	0	1	6
4	0	0	0	0	0	4
1	0	0	0	0	0	1
2	0	0	0	0	0	2
1	0	1	0	0	1	2
1	0	0	0	0	0	1
19	0	1	1	0	2	21
94	10	17	7	3	37	131
35.8	29.7	22.6	30.7	---	28.9	30.6
3.9	1.2	1.8	2.2	---	1.5	2.1
54.5	7.3	9.3	7.8	---	7.9	19.6
58.4	8.5	11.1	10.0	---	9.4	21.7
29.4	59.0	5.1	4.0	2.5	70.6	100.0

ssessor to the Legislative Council.

One-Family Dwellings by Age C.

<u>Sales Ratio Class (%)</u>	<u>1-8</u>	<u>9-18</u>	<u>19-28</u>	<u>29-48</u>
Under 10	0	0	0	0
10 and " 12	0	0	0	0
12 " " 14	0	0	0	0
14 " " 16	0	0	0	0
16 " " 18	0	0	0	1
18 " " 20	0	0	0	1
20 " " 22	0	1	0	0
22 " " 24	0	0	1	0
24 " " 26	0	0	1	5
26 " " 28	1	2	0	9
28 " " 30	0	2	1	4
30 " " 32	3	0	2	10
32 " " 34	1	5	2	3
34 " " 36	1	5	0	5
36 " " 38	3	4	0	3
38 " " 40	2	1	0	0
40 " " 42	1	0	1	4
42 " " 44	3	0	1	1
44 " " 46	0	1	3	2
46 " " 48	0	0	1	1
48 " " 50	1	2	0	2
50 " " 55	0	0	0	3
55 " " 60	1	1	1	0
60 and Over	0	6	9	13
Total Cases	17	30	23	67
Average Sales Ratio (%)	36.8	37.2	43.0	34.6
Measure of Variation ^a				
Below Average Ratio	4.1	4.2	10.2	6.2
Above Average Ratio	5.7	12.3	37.0	14.6
Total	9.8	16.5	47.2	20.8
Prop. of Ass'd Value ^b	3.3	4.6	2.5	6.5

a. Range in percentage points within which the middle half of the r

b. Assessed value in 1957 by class of property as per cent of total

out County: Number of Conveyances by Size
 s Ratio, Average Sales Ratio, Measure of Variation
 roportion of Assessed Value by Class of Property
 for the Year 1958-1959

(years)	Agric. Land						
	All Ages	Vacant Urban Land	All Other Urban	Total Urban	With Impts.	Without Impts.	Misc. With Impts.
Over 48							
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	1	0	1	0	1	1
0	0	0	0	0	0	0	0
0	1	0	0	1	0	1	0
0	1	0	0	1	0	1	0
0	1	0	1	2	1	3	0
0	0	0	0	0	0	1	0
0	2	0	0	2	0	1	0
1	10	0	0	10	1	3	0
1	4	0	0	4	2	0	3
0	11	1	1	13	3	2	1
0	8	2	0	10	0	1	0
0	3	1	0	4	0	1	0
1	3	0	0	3	1	0	0
0	0	0	0	0	1	0	0
0	3	4	3	10	0	0	1
0	2	0	3	5	1	0	0
1	4	0	0	4	0	0	0
0	1	0	0	1	0	0	0
0	2	0	0	2	0	0	0
0	1	0	0	1	0	1	0
0	1	0	0	1	0	0	0
4	15	3	1	19	0	1	1
8	73	12	9	94	10	17	7
45.4	35.0	41.9	---	35.8	29.7	22.6	30.7
12.4	4.8	8.9	---	3.9	1.2	1.8	2.2
27.1	12.9	10.2	---	54.5	7.3	9.3	7.8
39.5	17.7	19.1	---	58.4	8.5	11.1	10.0
2.1	19.0	0.6	9.8	29.4	59.0	5.1	4.0

s fall when arranged from low to high.
 assessed value in the county as reported by the assessor to the Legislative Council.

<u>Rural Land</u> <u>Without</u> <u>Impts.</u>	<u>Total</u> <u>Rural</u>	<u>Total</u> <u>County</u>
0	0	0
1	1	1
0	2	3
0	0	0
0	1	2
0	1	2
0	4	6
0	1	1
0	1	3
0	4	14
0	5	9
0	6	19
0	1	11
0	1	5
0	1	4
0	1	1
2	3	13
0	1	6
0	0	4
0	0	1
0	0	2
0	1	2
0	0	1
0	2	21
3	37	131
---	28.9	30.6
---	1.5	2.1
---	7.9	19.6
---	9.4	21.7
2.5	70.6	100.0

SAGUACHE COUNTY

Saguache County's 1957-1959 sales ratio of 40.5 per cent is the largest among the two-year county ratios in Colorado; it is 47.8 per cent (13.1 percentage points) above the corresponding state-wide ratio of 27.4 per cent. The county's two-year ratio is based upon 72 conveyances, of which 53 are transfers of urban properties and the remaining 19 are transfers of rural properties.

The Saguache County sales ratio increased slightly from the first year of the study to the second (from 40.9 per cent in 1957-1958 to 42.9 per cent in 1958-1959). It is worth noting that the county's sales ratio for each year, as well as for the two years combined, is the largest among the sixty-three county ratios in Colorado.

Unlike the state as a whole for which the assessed value of urban properties is markedly greater than that of rural properties, the assessed value of rural properties in the county is almost four times that of urban properties. The most important class (in terms of assessed value) is agricultural land with improvements; it represents 69.7 per cent of the total assessed value of properties on the tax rolls in Saguache County in 1957.

Variation among the urban ratios for Saguache County is considerably larger than the corresponding state-wide variation. The average range (29.7 percentage points) within which the middle half of the county's two-year urban ratios fall when arranged from low to high is much larger than the corresponding variation for urban areas state-wide (10.2 percentage points). This comparative lack of uniformity among the urban ratios holds true for each of the two years as well as for the two years combined.

During the two-year period covered by the study, the real estate market in Saguache County was relatively less active than it was state-wide. This is reflected in the fact that the assessed value reported on the conveyance certificates in the two years is 2.2 per cent as large as the county's total assessed value of properties on the tax rolls in 1957, whereas the corresponding proportion state-wide is 9.0 per cent. Both urban and rural areas in the county share in this below-average market activity.

Saguache County: Summary of
Sales Ratio Data

<u>Nature of the Data</u>	<u>Total County</u>	<u>Total Urban</u>	<u>Total Rural</u>
Number of Certificates			
1957-1958	34	24	10
1958-1959	38	29	9
1957-1959	72	53	19
Average Sales Ratio (%)			
1957-1958	40.9	31.9	44.1
1958-1959	42.9	36.0	45.1
1957-1959	40.5	33.7	42.7
Measure of Variation ^a			
1957-1958	20.0	34.4	15.1
1958-1959	21.1	33.6	17.4
1957-1959	20.2	29.7	17.0
Prop. of Total Ass'd Value ^b	100.0	20.5	79.5
Ass'd Value on Certificates as % of Total Ass'd Value ^c			
1957-1958	1.4	1.9	1.2
1958-1959	0.8	2.3	0.4
1957-1959	2.2	4.3	1.6

- a. Range in percentage points within which the middle half of the sales ratios fall when arranged from low to high.
- b. Assessed value in 1957 by class of property as per cent of total assessed value in the county, as reported by the assessor to the Legislative Council.
- c. Assessed value reported on conveyance certificates as per cent of total (1957) assessed value in the county for each class of property.

Saguache County: Number of Conveyances by Size
of Sales Ratio, Average Sales Ratio, Measure of Variation
and Proportion of Assessed Value by Class of Property
for the Year 1958-1959

<u>Sales Ratio Class (%)</u>				<u>One Family Dwellings</u>	<u>Vacant Urban Land</u>	<u>All Other Urban</u>	<u>Total Urban</u>	<u>Total Rural</u>
	Under	10		0	1	0	1	0
10	and "	12		0	1	0	1	0
12	"	"	14	0	0	0	0	1
14	"	"	16	0	0	0	0	0
16	"	"	18	0	0	0	0	0
18	"	"	20	0	0	1	1	0
20	"	"	22	0	0	0	0	2
22	"	"	24	0	0	0	0	1
24	"	"	26	2	0	0	2	1
26	"	"	28	3	0	0	3	1
28	"	"	30	1	0	0	1	0
30	"	"	32	3	0	0	3	0
32	"	"	34	3	0	0	3	1
34	"	"	36	1	2	0	3	0
36	"	"	38	0	0	1	1	0
38	"	"	40	0	0	0	0	0
40	"	"	42	0	2	0	2	0
42	"	"	44	1	0	0	1	0
44	"	"	46	0	0	0	0	0
46	"	"	48	1	0	0	1	1
48	"	"	50	0	0	0	0	0
50	"	"	55	0	0	0	0	0
55	"	"	60	1	0	0	1	0
60	and Over			4	0	1	5	1
Total Cases				20	6	3	29	9
Average Sales Ratio (%)				32.5	23.7	---	36.0	45.1
Measure of Variation ^a								
Below Average Ratio				2.3	12.7	---	9.6	4.2
Above Average Ratio				15.9	16.8	---	24.0	13.2
Total				18.2	29.5	---	33.6	17.4
Prop. of Ass'd Value ^b				13.4	0.5	6.6	20.5	79.5

- a. Range in percentage points within which the middle half of the ratio from low to high.
- b. Assessed value in 1957 by class of property as per cent of total assessed county as reported by the assessor to the Legislative Council.

ces by Size
 ure of Variation
 ss of Property

<u>Total Urban</u>	<u>Total Rural</u>	<u>Total County</u>
1	0	1
1	0	1
0	1	1
0	0	0
0	0	0
1	0	1
0	2	2
0	1	1
2	1	3
3	1	4
1	0	1
3	0	3
3	1	4
3	0	3
1	0	1
0	0	0
2	0	2
1	0	1
0	0	0
1	1	2
0	0	0
0	0	0
1	0	1
5	1	6
29	9	38
36.0	45.1	42.9
9.6	4.2	5.3
24.0	13.2	15.8
33.6	17.4	21.1
20.5	79.5	100.0

Half of the ratios fall when arranged
 percent of total assessed value in the
 tive Council.

Saguache County: Number of Conveyances by Size
of Sales Ratio, Average Sales Ratio, Measure of Variation
and Proportion of Assessed Value by Class of Property
for the Year 1958-1959

<u>Sales Ratio Class (%)</u>				<u>One Family Dwellings</u>	<u>Vacant Urban Land</u>	<u>All Other Urban</u>	<u>Total Urban</u>	<u>Total Rural</u>
	Under	10		0	1	0	1	0
10 and	"	12		0	1	0	1	0
12 "	"	14		0	0	0	0	1
14 "	"	16		0	0	0	0	0
16 "	"	18		0	0	0	0	0
18 "	"	20		0	0	1	1	0
20 "	"	22		0	0	0	0	2
22 "	"	24		0	0	0	0	1
24 "	"	26		2	0	0	2	1
26 "	"	28		3	0	0	3	1
28 "	"	30		1	0	0	1	0
30 "	"	32		3	0	0	3	0
32 "	"	34		3	0	0	3	1
34 "	"	36		1	2	0	3	0
36 "	"	38		0	0	1	1	0
38 "	"	40		0	0	0	0	0
40 "	"	42		0	2	0	2	0
42 "	"	44		1	0	0	1	0
44 "	"	46		0	0	0	0	0
46 "	"	48		1	0	0	1	1
48 "	"	50		0	0	0	0	0
50 "	"	55		0	0	0	0	0
55 "	"	60		1	0	0	1	0
60 and Over				4	0	1	5	1
Total Cases				20	6	3	29	9
Average Sales Ratio (%)				32.5	23.7	---	36.0	45.1
Measure of Variation ^a								
Below Average Ratio				2.3	12.7	---	9.6	4.2
Above Average Ratio				15.9	16.8	---	24.0	13.2
Total				18.2	29.5	---	33.6	17.4
Prop. of Ass'd Value ^b				13.4	0.5	6.6	20.5	79.5

- a. Range in percentage points within which the middle half of the ratio from low to high.
- b. Assessed value in 1957 by class of property as per cent of total assessed county as reported by the assessor to the Legislative Council.

nces by Size
 ure of Variation
 ss of Property

<u>Total Urban</u>	<u>Total Rural</u>	<u>Total County</u>
1	0	1
1	0	1
0	1	1
0	0	0
0	0	0
1	0	1
0	2	2
0	1	1
2	1	3
3	1	4
1	0	1
3	0	3
3	1	4
3	0	3
1	0	1
0	0	0
2	0	2
1	0	1
0	0	0
1	1	2
0	0	0
0	0	0
1	0	1
5	1	6
29	9	38
36.0	45.1	42.9
9.6	4.2	5.3
24.0	13.2	15.8
33.6	17.4	21.1
20.5	79.5	100.0

e half of the ratios fall when arranged
 r cent of total assessed value in the
 tive Council.

SAN JUAN COUNTY

San Juan County's 1957-1958 sales ratio of 38.1 per cent is next to the highest among the two-year county ratios in Colorado; it is 39.1 per cent (10.7 percentage points) above the corresponding state-wide ratio of 27.4 per cent. This ratio is based upon 25 conveyances, of which 24 are transfers of urban properties and only one is a transfer of rural property.

The change in the county's sales ratio from the first year of the study to the second is not considered significant. The sales ratios for 1957-1958 and 1958-1959 are 38.7 per cent and 37.7 per cent, respectively.

In terms of assessed value of property on the tax rolls in 1957, the amount of rural property in the county is more than double that of urban property. This is in contrast to the state as a whole wherein the amount of urban property is almost three times the rural property total.

Variation among the sales ratios for San Juan County is wider than the state-wide variation in each of the two years as well as in the two years combined. The average range (26.0 percentage points) within which the middle half of the two-year sales ratios fall when arranged from low to high is much greater than it is state-wide (11.0 percentage points).

The real estate market in San Juan County was far less active relatively during the two-year period covered by the study than it was state-wide. This is reflected in the fact that the assessed value of property reported on the conveyance certificates constituted only 1.4 per cent of the assessed value of properties on the county's (1957) tax rolls, whereas the corresponding proportion for the state was 9.0 per cent.

Because the number of conveyances is small and the variation among the sales ratios is large, there is some question (as noted in Part One of the report on the Sales Ratio Study) concerning the dependability of the sales ratios for San Juan County.

San Juan County: Summary of
Sales Ratio Data

<u>Nature of the Data</u>	<u>Total County</u>	<u>Total Urban</u>	<u>Total Rural</u>
Number of Certificates			
1957-1958	15	14	1
1958-1959	10	10	0
1957-1959	25	24	1
Average Sales Ratio (%)			
1957-1958	38.7	----	----
1958-1959	37.7	----	----
1957-1959	38.1	----	----
Measure of Variation ^a			
1957-1958	30.9	----	----
1958-1959	16.0	----	----
1957-1959	26.0	----	----
Prop. of Total Ass'd Value ^b	100.0	31.9	68.1
Ass'd Value on Certificates as % of Total Ass'd Value ^c			
1957-1958	0.7	----	----
1958-1959	0.7	----	----
1957-1959	1.4	----	----

- a. Range in percentage points within which the middle half of the sales ratios fall when arranged from low to high.
- b. Assessed value in 1957 by class of property as per cent of total assessed value in the county, as reported by the assessor to the Legislative Council.
- c. Assessed value reported on conveyance certificates as per cent of total (1957) assessed value in the county for each class of property.

San Juan County: Number of Conveyances by Size
of Sales Ratio, Average Sales Ratio, Measure of Variation
and Proportion of Assessed Value by Class of Property
for the Year 1958-1959

<u>Sales Ratio Class (%)</u>	<u>Total Urban</u>	<u>Total Rural</u>	<u>Total County</u>
Under 10	0	0	0
10 and " 12	0	0	0
12 " " 14	0	0	0
14 " " 16	0	0	0
16 " " 18	1	0	1
18 " " 20	0	0	0
20 " " 22	0	0	0
22 " " 24	1	0	1
24 " " 26	0	0	0
26 " " 28	0	0	0
28 " " 30	1	0	1
30 " " 32	1	0	1
32 " " 34	0	0	0
34 " " 36	0	0	0
36 " " 38	0	0	0
38 " " 40	1	0	1
40 " " 42	1	0	1
42 " " 44	1	0	1
44 " " 46	1	0	1
46 " " 48	0	0	0
48 " " 50	0	0	0
50 " " 55	0	0	0
55 " " 60	0	0	0
60 and Over	2	0	2
Total Cases	10	0	10
Average Sales Ratio (%)	----	----	37.7
Measure of Variation ^a			
Below Average Ratio	----	----	8.7
Above Average Ratio	----	----	7.3
Total	----	----	16.0
Prop. of Ass'd Value ^b	31.9	68.1	100.0

- a. Range in percentage points within which the middle half of the ratios fall when arranged from low to high.
- b. Assessed value in 1957 by class of property as per cent of total assessed value in the county as reported by the assessor to the Legislative Council.

San Juan County: Number of Conveyances by Size
of Sales Ratio, Average Sales Ratio, Measure of Variation
and Proportion of Assessed Value by Class of Property
for the Two-year Period 1957-1959

<u>Sales Ratio Class (%)</u>	<u>Total Urban</u>	<u>Total Rural</u>	<u>Total County</u>
Under 10	0	0	0
10 and " 12	0	0	0
12 " " 14	0	0	0
14 " " 16	0	0	0
16 " " 18	1	0	1
18 " " 20	0	0	0
20 " " 22	0	0	0
22 " " 24	3	0	3
24 " " 26	2	0	2
26 " " 28	0	0	0
28 " " 30	1	0	1
30 " " 32	2	0	2
32 " " 34	0	0	0
34 " " 36	0	0	0
36 " " 38	0	0	0
38 " " 40	2	0	2
40 " " 42	3	0	3
42 " " 44	1	0	1
44 " " 46	1	0	1
46 " " 48	0	0	0
48 " " 50	0	1	1
50 " " 55	2	0	2
55 " " 60	1	0	1
60 and Over	5	0	5
Total Cases	24	1	25
Average Sales Ratio (%)	----	----	38.1
Measure of Variation ^a			
Below Average Ratio	----	----	10.0
Above Average Ratio	----	----	16.6
Total	----	----	26.6
Prop. of Ass'd Value ^b	31.9	68.1	100.0

- a. Range in percentage points within which the middle half of the ratios fall when arranged from low to high.
- b. Assessed value in 1957 by class of property as per cent of total assessed value in the county as reported by the assessor to the Legislative Council.

SAN MIGUEL COUNTY

San Miguel County's 1957-1959 sales ratio of 30.2 per cent is the 53rd among the two-year county ratios in Colorado when arranged from low to high; it is 10.2 per cent (2.8 percentage points) above the corresponding state-wide ratio of 27.4 per cent. This ratio is based upon 61 conveyances, of which 43 are transfers of urban properties.

San Miguel County's sales ratio decreased sharply from the first year of the study to the second (from 40.0 per cent in 1957-1958 to 24.6 per cent in 1958-1959). This decrease in the county-wide ratio is largely accounted for by a sharp drop in the county's rural property ratio.

Unlike the state as a whole wherein the assessed value of urban property on the tax rolls (in 1957) was almost three times that of rural property, the rural property total for San Miguel County was almost four times the urban property total. In terms of 1957 assessed value, the most important class of property was agricultural land with improvements; the assessed value of properties in this class constituted 44.5 per cent of the county's total assessed value of properties on the tax rolls.

Variation among the sales ratios in San Miguel County is much greater than that for the state as a whole. The average range (32.0 percentage points) within which the middle half of the two-year sales ratios fall when arranged from low to high is much larger than that for the state (11.0 percentage points). Both urban and rural properties share in this above-average variation among the sales ratios.

During the two-year period covered by the study, real estate market activity was relatively lower in San Miguel County than it was state-wide. This is indicated by the fact that the assessed value reported on the conveyance certificates in the two years is only 1.5 per cent as large as total assessed value of properties on the county's tax rolls in 1957, whereas the corresponding figure for the state is 9.0 per cent.

San Miguel County: Summary of
Sales Ratio Data

<u>Nature of the Data</u>	<u>Total County</u>	<u>Total Urban</u>	<u>Total Rural</u>
Number of Certificates			
1957-1958	31	24	7
1958-1959	30	19	11
1957-1959	61	43	18
Average Sales Ratio (%)			
1957-1958	40.0	46.5	38.5
1958-1959	24.6	42.1	22.0
1957-1959	30.2	41.5	28.0
Measure of Variation ^a			
1957-1958	36.5	42.2	35.1
1958-1959	31.7	27.2	32.3
1957-1959	32.0	35.0	31.5
Prop. of Total Ass'd Value ^b	100.0	22.0	78.0
Ass'd Value on Certificates as % of Total Ass'd Value ^c			
1957-1958	0.7	1.7	0.4
1958-1959	0.8	1.9	0.4
1957-1959	1.5	3.7	0.9

- a. Range in percentage points within which the middle half of the sales ratios fall when arranged from low to high.
- b. Assessed value in 1957 by class of property as per cent of total assessed value in the county, as reported by the assessor to the Legislative Council.
- c. Assessed value reported on conveyance certificates as per cent of total (1957) assessed value in the county for each class of property.

San Miguel County: Number of Conveyances by Size
of Sales Ratio, Average Sales Ratio, Measure of Variation
and Proportion of Assessed Value by Class of Property
for the Year 1958-1959

<u>Sales Ratio Class (%)</u>	<u>Total Urban</u>	<u>Total Rural</u>	<u>Total County</u>
Under 10	0	0	0
10 and " 12	0	1	1
12 " " 14	0	0	0
14 " " 16	0	1	1
16 " " 18	0	2	2
18 " " 20	0	0	0
20 " " 22	0	0	0
22 " " 24	0	0	0
24 " " 26	0	1	1
26 " " 28	2	1	3
28 " " 30	1	0	1
30 " " 32	0	1	1
32 " " 34	2	0	2
34 " " 36	1	0	1
36 " " 38	1	0	1
38 " " 40	1	1	2
40 " " 42	3	0	3
42 " " 44	0	0	0
44 " " 46	1	0	1
46 " " 48	0	0	0
48 " " 50	0	0	0
50 " " 55	1	1	2
55 " " 60	1	0	1
60 and Over	5	2	7
Total Cases	19	11	30
Average Sales Ratio (%)	42.1	22.0	24.6
Measure of Variation ^a			
Below Average Ratio	7.9	5.2	5.6
Above Average Ratio	19.3	27.1	26.1
Total	27.2	32.3	31.7
Prop. of Ass'd Value ^b	22.0	78.0	100.0

- a. Range in percentage points within which the middle half of the ratios fall when arranged from low to high.
- b. Assessed value in 1957 by class of property as per cent of total assessed in the county as reported by the assessor to the Legislative Council.

San Miguel County: Number of Conveyances by Size
of Sales Ratio, Average Sales Ratio, Measure of Variation
and Proportion of Assessed Value by Class of Property
for the Two-year Period 1957-1959

<u>Sales Ratio Class (%)</u>	<u>One Family Dwellings</u>	<u>All Other Urban</u>	<u>Total Urban</u>	<u>Agric. Land With Impts.</u>	<u>All Other Rural</u>	<u>Total Rural</u>
Under 10	0	0	0	0	0	0
10 and "	0	0	0	1	0	1
12 " "	0	0	0	0	0	0
14 " "	0	0	0	0	1	1
16 " "	1	0	1	1	1	2
18 " "	2	0	2	0	0	0
20 " "	1	0	1	0	1	1
22 " "	0	1	1	1	0	1
24 " "	0	0	0	0	1	1
26 " "	3	0	3	0	1	1
28 " "	1	0	1	0	0	0
30 " "	0	2	2	1	0	1
32 " "	2	0	2	0	0	0
34 " "	1	0	1	0	0	0
36 " "	2	0	2	0	0	0
38 " "	1	0	1	1	1	2
40 " "	1	2	3	1	0	1
42 " "	1	0	1	0	0	0
44 " "	1	0	1	1	0	1
46 " "	0	0	0	0	0	0
48 " "	0	0	0	0	0	0
50 " "	3	0	3	0	1	1
55 " "	3	1	4	0	0	0
60 and Over	11	3	14	4	0	4
Total Cases	34	9	43	11	7	18
Average Sales Ratio (%)	42.0	---	41.5	----	----	28.0
Measure of Variation ^a						
Below Average Ratio	9.5	---	9.3	----	----	7.0
Above Average Ratio	23.8	---	25.7	----	----	24.5
Total	33.3	---	35.0	----	----	31.5
Prop. of Ass'd Value ^b	16.5	5.5	22.0	44.5	33.5	78.0

a. Range in percentage points within which the middle half of the ratios fall when low to high.

b. Assessed value in 1957 by class of property as per cent of total assessed value as reported by the assessor to the Legislative Council.

Miguel County: Number of Conveyances by Size
 Sales Ratio, Average Sales Ratio, Measure of Variation
 Proportion of Assessed Value by Class of Property
 for the Two-year Period 1957-1959

<u>One Family Dwellings</u>	<u>All Other Urban</u>	<u>Total Urban</u>	<u>Agric. Land With Impts.</u>	<u>All Other Rural</u>	<u>Total Rural</u>	<u>Total County</u>
0	0	0	0	0	0	0
0	0	0	1	0	1	1
0	0	0	0	0	0	0
0	0	0	0	1	1	1
1	0	1	1	1	2	3
2	0	2	0	0	0	2
1	0	1	0	1	1	2
0	1	1	1	0	1	2
0	0	0	0	1	1	1
3	0	3	0	1	1	4
1	0	1	0	0	0	1
0	2	2	1	0	1	3
2	0	2	0	0	0	2
1	0	1	0	0	0	1
2	0	2	0	0	0	2
1	0	1	1	1	2	3
1	2	3	1	0	1	4
1	0	1	0	0	0	1
1	0	1	1	0	1	2
0	0	0	0	0	0	0
0	0	0	0	0	0	0
3	0	3	0	1	1	4
3	1	4	0	0	0	4
11	3	14	4	0	4	18
34	9	43	11	7	18	61
42.0	---	41.5	----	----	28.0	30.2
9.5	---	9.3	----	----	7.0	7.4
23.8	---	25.7	----	----	24.5	24.6
33.3	---	35.0	----	----	31.5	32.0
16.5	5.5	22.0	44.5	33.5	78.0	100.0

points within which the middle half of the ratios fall when arranged from
 57 by class of property as per cent of total assessed value in the county
 assessor to the Legislative Council.

SEDGWICK COUNTY

Sedgwick County's ratio for 1958-1959 is 21.3 per cent; it is 21.1 per cent (5.7 percentage points) below the corresponding state-wide ratio of 27.0 per cent.

This county's two-year sales ratio of 20.2 per cent is the 10th among the county ratios for the two years combined when arranged from low to high.

The sales ratio for rural properties in Sedgwick County is somewhat larger for the second year of the study than it is for the first, whereas for urban properties the ratio for the first year is the larger by several percentage points. This is in contrast to the picture for the state as a whole wherein a sizable drop in the rural property ratio took place.

The real estate market was relatively less active in Sedgwick County during the two-year period covered by the study than it was state-wide. This is reflected in the fact that total assessed value of properties sold in the two years in the county was only 2.5 per cent as large as the total assessed value of all properties on the tax rolls in 1957, whereas the corresponding proportion state-wide was 9.0 per cent.

The average sales ratio for Sedgwick County is subject to the limitation that the conveyances of commercial or industrial buildings in the county were insufficient for determination of the sales ratios for them in either year of the study. Because the sales ratios for each of these classes state-wide are definitely above the general average for all property classes, the possible effect of this lack of coverage of the data upon the county-wide ratio should be recognized.

Sedgwick County: Summary of
Sales Ratio Data

<u>Nature of the Data</u>	<u>Total County</u>	<u>Total Urban</u>	<u>Total Rural</u>
Number of Certificates			
1957-1958	39	22	17
1958-1959	61	52	9
1957-1959	100	74	26
Average Sales Ratio (%)			
1957-1958	19.7	29.3	18.4
1958-1959	21.3	24.9	20.7
1957-1959	20.2	26.9	19.2
Measure of Variation^a			
1957-1958	6.4	12.2	5.8
1958-1959	12.5	8.8	13.2
1957-1959	7.5	10.7	7.0
Prop. of Total Ass'd Value^b	100.0	32.3	67.7
Ass'd Value on Certificates as % of Total Ass'd Value^c			
1957-1958	1.2	1.3	1.1
1958-1959	1.3	2.9	0.6
1957-1959	2.5	4.2	1.7

- a. Range in percentage points within which the middle half of the sales ratios fall when arranged from low to high.
- b. Assessed value in 1957 by class of property as per cent of total assessed value in the county, as reported by the assessor to the Legislative Council.
- c. Assessed value reported on conveyance certificates as per cent of total (1957) assessed value in the county for each class of property.

Sedgwick County: Number of Conveyances by Size
of Sales Ratio, Average Sales Ratio, Measure of Variation
and Proportion of Assessed Value by Class of Property
for the Year 1958-1959

Sales Ratio Class (%)			One Family Dwellings	All Other Urban	Total Urban	Total Rural	Total County
	Under	10	0	0	0	2	2
10 and	"	12	0	0	0	1	1
12 "	"	14	0	0	0	1	1
14 "	"	16	3	1	4	0	4
16 "	"	18	1	0	1	1	2
18 "	"	20	7	1	8	0	8
20 "	"	22	1	0	1	2	3
22 "	"	24	5	0	5	0	5
24 "	"	26	8	0	8	0	8
26 "	"	28	3	1	4	1	5
28 "	"	30	3	0	3	1	4
30 "	"	32	1	1	2	0	2
32 "	"	34	2	0	2	0	2
34 "	"	36	3	0	3	0	3
36 "	"	38	0	0	0	0	0
38 "	"	40	2	0	2	0	2
40 "	"	42	0	1	1	0	1
42 "	"	44	0	0	0	0	0
44 "	"	46	0	0	0	0	0
46 "	"	48	0	0	0	0	0
48 "	"	50	1	1	2	0	2
50 "	"	55	1	1	2	0	2
55 "	"	60	0	1	1	0	1
60 and Over			1	2	3	0	3
Total Cases			42	10	52	9	61
Average Sales Ratio (%)			24.7	----	24.9	20.7	21.3
Measure of Variation ^a							
Below Average Ratio			3.1	----	3.3	9.4	8.5
Above Average Ratio			5.3	----	5.5	3.8	4.0
Total			8.4	----	8.8	13.2	12.5
Prop. of Ass'd Value ^b			13.4	18.9	32.3	67.7	100.0

a. Range in percentage points within which the middle half of the ratios fall when arranged from low to high.

b. Assessed value in 1957 by class of property as per cent of total assessed value in the county as reported by the assessor to the Legislative Council.

Sedgwick County: Number of C
of Sales Ratio, Average Sales Rati
and Proportion of Assessed Value
for the Two-year Perio

Sales Ratio Class (%)	One-Family Dwellings by Age Class (years)					All Ages
	1-8	9-18	19-28	29-48	Over 48	
Under 10	0	0	0	0	0	0
10 and " 12	0	0	0	0	0	0
12 " " 14	0	0	0	1	0	1
14 " " 16	0	0	0	3	0	3
16 " " 18	0	0	0	1	0	1
18 " " 20	0	0	1	4	2	7
20 " " 22	0	0	0	1	0	1
22 " " 24	0	1	0	4	1	6
24 " " 26	0	2	0	6	3	11
26 " " 28	1	2	1	1	1	6
28 " " 30	1	0	0	3	0	4
30 " " 32	2	0	0	2	0	4
32 " " 34	1	1	1	2	0	5
34 " " 36	2	1	1	0	0	4
36 " " 38	0	0	0	0	0	0
38 " " 40	1	1	0	0	0	2
40 " " 42	0	0	0	0	0	0
42 " " 44	0	0	0	0	0	0
44 " " 46	0	0	0	0	0	0
46 " " 48	0	0	0	0	0	0
48 " " 50	0	0	0	1	0	1
50 " " 55	0	0	0	1	1	2
55 " " 60	0	0	0	1	0	1
60 and Over	0	0	1	0	1	2
Total Cases	8	8	5	31	9	61
Average Sales Ratio (%)	32.0	27.8	---	23.6	28.3	26.6
Measure of Variation ^a						
Below Average Ratio	2.2	2.8	---	4.2	6.2	3.5
Above Average Ratio	3.0	6.2	---	5.9	5.1	7.0
Total	5.2	9.0	---	10.1	11.3	10.5
Prop. of Ass'd Value ^b	3.2	2.3	1.4	5.7	0.8	13.4

a. Range in percentage points within which the middle half of the ratios fall v
b. Assessed value in 1957 by class of property as per cent of total assessed va

Conveyances by Size
 Co. Measure of Variation
 by Class of Property
 1957-1959

Vacant Urban Land	All Other Urban	Total Urban	Agric. Land		All Other Rural	Total Rural	Total County
			With Impts.	Without Impts.			
0	0	0	1	1	0	2	2
0	0	0	0	1	2	3	3
0	0	1	0	1	0	1	2
2	0	5	2	1	0	3	8
0	0	1	3	3	0	6	7
1	0	8	1	2	0	3	11
	0	1	1	1	0	2	3
0	0	6	1	0	0	1	7
1	0	12	1	0	0	1	13
1	0	7	1	0	0	1	8
0	0	4	1	1	0	2	6
1	0	5	0	0	0	0	5
0	0	5	0	0	0	0	5
0	0	4	0	0	0	0	4
1	0	1	0	0	0	0	1
0	0	2	0	0	0	0	2
0	1	1	0	0	1	1	2
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
1	0	2	0	0	0	0	2
0	1	3	0	0	0	0	3
0	1	2	0	0	0	0	2
0	2	4	0	0	0	0	4
8	5	74	12	11	3	26	100
28.4	-----	26.9	21.1	16.9	---	19.2	20.2
11.2	-----	3.8	5.0	3.4	---	4.3	4.2
5.6	-----	6.9	2.9	2.3	---	2.7	3.3
16.8	-----	10.7	7.9	5.7	---	7.0	7.5
0.5	18.4	32.3	40.9	26.6	0.2	67.7	100.0

When arranged from low to high.
 Value in the county as reported by the assessor to the Legislative Council.

SUMMIT COUNTY

Summit County's 1957-1959 sales ratio of 24.2 per cent is the 30th among the two-year county ratios in Colorado when arranged from low to high; it is 11.7 per cent (3.2 percentage points) below the corresponding state-wide ratio of 27.4 per cent. The county's two-year sales ratio is based upon 81 conveyances, almost three-fourths of which are transfers of urban properties and the remaining one-fourth are transfers of rural properties.

Summit County's sales ratio increased somewhat from the first year of the study to the second (from 21.6 per cent in 1957-1958 to 23.2 per cent in 1958-1959). This is an increase of 7.4 per cent (1.6 percentage points).

Unlike the state as a whole wherein the assessed value of urban properties is almost three times that of rural properties, the assessed value of rural properties in the county is five times the urban property total.

Variation among the sales ratios for the two years combined is much larger in Summit County than it is state-wide. The average range (27.4 percentage points) within which the middle half of the county's two-year sales ratios fall when arranged from low to high is considerably greater than that for the state (11.0 percentage points). Both urban and rural properties share in this comparative lack of uniformity among the county's sales ratios.

During the two-year period covered by the study, the real estate market in Summit County was less active relatively than it was in the state as a whole. This is reflected in the fact that the assessed value of properties reported on the conveyance certificates in the two years was only 1.4 per cent as large as the county's 1957 assessed value of properties on the tax rolls, whereas the corresponding proportion state-wide is 9.0 per cent.

Summit County: Summary of
Sales Ratio Data

<u>Nature of the Data</u>	<u>Total County</u>	<u>Total Urban</u>	<u>Total Rural</u>
Number of Certificates			
1957-1958	37	29	8
1958-1959	44	29	15
1957-1959	81	58	23
Average Sales Ratio (%)			
1957-1958	21.6	28.8	20.6
1958-1959	23.2	28.7	22.4
1957-1959	24.2	29.5	23.4
Measure of Variation ^a			
1957-1958	18.5	41.3	15.5
1958-1959	26.0	23.4	26.2
1957-1959	27.4	30.3	27.1
Prop of Total Ass'd Value ^b	100.0	16.1	83.9
Ass'd Value on Certificates as % of Total Ass'd Value ^c			
1957-1958	0.6	1.7	0.4
1958-1959	0.8	3.9	0.2
1957-1959	1.4	5.7	0.6

- a. Range in percentage points within which the middle half of the sales ratios fall when arranged from low to high.
- b. Assessed value in 1957 by class of property as per cent of total assessed value in the county, as reported by the assessor to the Legislative Council.
- c. Assessed value reported on conveyance certificates as per cent of total (1957) assessed value in the county for each class of property.

Summit County: Number of
of Sales Ratio, Average Sales Ra
and Proportion of Assessed Val
for the Year 1

<u>Sales Ratio Class (%)</u>				<u>One Family Dwellings</u>	<u>Vacant Urban Land</u>	<u>All Other Urban</u>
	Under	10		0	1	0
10 and	"	12		0	0	0
12 "	"	14		0	2	0
14 "	"	16		2	0	0
16 "	"	18		0	4	0
18 "	"	20		0	0	0
20 "	"	22		1	0	0
22 "	"	24		2	0	0
24 "	"	26		1	0	0
26 "	"	28		1	1	0
28 "	"	30		0	0	0
30 "	"	32		1	0	0
32 "	"	34		0	0	0
34 "	"	36		2	0	0
36 "	"	38		2	0	0
38 "	"	40		1	0	0
40 "	"	42		1	0	0
42 "	"	44		0	0	0
44 "	"	46		0	0	1
46 "	"	48		0	0	0
48 "	"	50		0	0	0
50 "	"	55		3	0	0
55 "	"	60		0	0	0
60 and Over				2	1	0
Total Cases				19	9	1
Average Sales Ratio (%)				30.5	15.5	---
Measure of Variation ^a						
Below Average Ratio				7.0	2.3	---
Above Average Ratio				18.7	4.6	---
Total				25.7	6.9	---
Prop. of Ass'd Value ^b				8.5	0.6	7.0

- a. Range in percentage points within which the middle
b. Assessed value in 1957 by class of property as per
by the assessor to the Legislative Council.

Conveyances by Size
 Ratio, Measure of Variation
 Value by Class of Property
 1958-1959

<u>Total Urban</u>	<u>Misc. Rural Land Without Impts.</u>	<u>All Other Rural</u>	<u>Total Rural</u>	<u>Total County</u>
1	5	0	5	6
0	1	1	2	2
2	2	0	2	4
2	0	0	0	2
4	0	0	0	4
0	0	0	0	0
1	0	0	0	1
2	0	0	0	2
1	0	0	0	1
2	0	0	0	2
0	1	0	1	1
1	0	0	0	1
0	1	1	2	2
2	0	0	0	2
2	0	0	0	2
1	0	0	0	1
1	1	0	1	2
0	0	0	0	0
1	0	0	0	1
0	0	0	0	0
0	0	0	0	0
3	0	1	1	4
0	0	1	1	1
3	0	0	0	3
29	11	4	15	44
28.7	11.3	----	22.4	23.2
6.4	3.5	----	6.5	6.8
17.0	13.8	----	19.7	19.2
23.4	17.3	----	26.2	26.0
16.1	15.2	68.7	83.9	100.0

half of the ratios fall when arranged from low to high.
 cent of total assessed value in the county as reported

Summit County: Number of
of Sales Ratio, Average Sales R
and Proportion of Assessed Va
for the Two-year Pe

<u>Sales Ratio Class (%)</u>				<u>One Family Dwellings</u>	<u>Vacant Urban Land</u>	<u>All Other Urban</u>
	Under	10		0	1	0
10	and	"	12	1	0	0
12	"	"	14	0	4	0
14	"	"	16	2	0	0
16	"	"	18	2	9	0
18	"	"	20	0	0	0
20	"	"	22	3	1	0
22	"	"	24	3	1	0
24	"	"	26	2	0	0
26	"	"	28	1	1	0
28	"	"	30	0	0	0
30	"	"	32	1	1	0
32	"	"	34	0	1	0
34	"	"	36	3	1	0
36	"	"	38	2	1	0
38	"	"	40	3	0	0
40	"	"	42	1	0	0
42	"	"	44	0	0	0
44	"	"	46	0	0	1
46	"	"	48	1	0	0
48	"	"	50	0	0	0
50	"	"	55	3	1	0
55	"	"	60	0	0	0
60	and Over			6	1	0
Total Cases				34	23	1
Average Sales Ratio (%)				30.9	17.4	---
Measure of Variation ^a						
Below Average Ratio				6.9	1.2	---
Above Average Ratio				25.4	12.6	---
Total				32.3	13.8	---
Prop. of Ass'd Value ^b				8.5	0.6	7.0

- a. Range in percentage points within which the middle 1
b. Assessed value in 1957 by class of property as per
by the assessor to the Legislative Council.

Conveyances by Size
 Ratio, Measure of Variation
 Value by Class of Property
 Period 1957-1959

<u>Total Urban</u>	<u>Misc. Rural Land Without Impts.</u>	<u>All Other Rural</u>	<u>Total Rural</u>	<u>Total County</u>
1	5	1	6	7
1	1	1	2	3
4	2	0	2	6
2	0	0	0	2
11	0	0	0	11
0	0	0	0	0
4	0	2	2	6
4	0	0	0	4
2	0	0	0	2
2	1	0	1	3
0	1	0	1	1
2	0	0	0	2
1	1	1	2	3
4	1	0	1	5
3	0	0	0	3
3	1	0	1	4
1	1	0	1	2
0	0	0	0	0
1	0	0	0	1
1	1	0	1	2
0	0	0	0	0
4	0	1	1	5
0	0	1	1	1
7	1	0	1	8
58	16	7	23	81
29.5	31.6	----	23.4	24.2
6.3	22.6	----	9.8	9.9
24.0	5.4	----	17.3	17.5
30.3	28.0	----	27.1	27.4
16.1	15.2	68.7	83.9	100.0

Half of the ratios fall when arranged from low to high.
 Percent of total assessed value in the county as reported

TELLER COUNTY

The Teller County ratio declined from 18.4 per cent in 1957-1958 to 15.6 per cent in 1958-1959. This decline, largely accounted for by a drop in the ratio for rural properties, appears to reflect decreased farm marketings state-wide from calendar year 1957 to calendar year 1958 and their effect upon the sales price of farm property.

The county ratio for 1958-1959 is the lowest among the "second year" county ratios when arranged from low to high. This is 42.2 per cent (11.4 percentage points) below the corresponding state-wide ratio of 27.0 per cent.

The two-year ratio of 17.7 per cent is the 2nd among the 1957-1959 ratios when arranged from low to high. This is smaller than the state-wide two-year ratios (27.4 per cent) by 9.7 percentage points.

Rural properties account for three-fifths of the total assessed value of properties on the tax rolls in Teller County in 1957. This is in contrast to the state as a whole wherein urban properties account for almost three-fourths of the total.

During the second year of the study, the real estate market was relatively less active in Teller County than it was state-wide. For the two years combined, there is but little difference in this respect between the county and the state.

Teller County: Summary of
Sales Ratio Data

<u>Nature of the Data</u>	<u>Total County</u>	<u>Total Urban</u>	<u>Total Rural</u>
Number of Certificates			
1957-1958	146	111	35
1958-1959	115	93	22
1957-1959	261	204	57
Average Sales Ratio (%)			
1957-1958	18.4	22.8	16.3
1958-1959	15.6	22.1	13.1
1957-1959	17.7	22.5	15.5
Measure of Variation ^a			
1957-1958	14.4	23.9	10.1
1958-1959	8.1	13.3	6.1
1957-1959	11.9	18.3	8.9
Prop. of Total Ass'd Value ^b	100.0	39.9	60.1
Ass'd Value on Certificates as % of Total Ass'd Value ^c			
1957-1958	5.1	5.5	4.8
1958-1959	3.1	5.4	1.6
1957-1959	8.2	11.0	6.4

- a. Range in percentage points within which the middle half of the sales ratios fall when arranged from low to high.
- b. Assessed value in 1957 by class of property as per cent of total assessed value in the county, as reported by the assessor to the Legislative Council.
- c. Assessed value reported on conveyance certificates as per cent of total (1957) assessed value in the county for each class of property.

Teller County: N
of Sales Ratio, Average
and Proportion of Ass
for th

				<u>One-Family Dwellings by Age Class (years)</u>				
<u>Sales Ratio Class (%)</u>				<u>1-8</u>	<u>9-18</u>	<u>19-28</u>	<u>29-48</u>	<u>Over 48</u>
	Under	10		1	0	0	0	1
10 and	"	12		0	0	0	1	2
12 "	"	14		0	0	0	1	4
14 "	"	16		0	1	1	2	1
16 "	"	18		1	3	1	0	3
18 "	"	20		1	0	0	0	1
20 "	"	22		2	1	1	1	3
22 "	"	24		2	0	0	1	2
24 "	"	26		2	0	0	1	1
26 "	"	28		1	0	0	0	2
28 "	"	30		0	0	0	0	1
30 "	"	32		0	0	0	0	1
32 "	"	34		0	0	0	0	5
34 "	"	36		0	0	0	0	1
36 "	"	38		1	0	0	0	1
38 "	"	40		0	0	0	0	0
40 "	"	42		0	0	0	0	0
42 "	"	44		0	1	0	0	0
44 "	"	46		0	0	0	0	1
46 "	"	48		0	0	0	1	0
48 "	"	50		0	0	0	0	0
50 "	"	55		0	0	0	0	0
55 "	"	60		0	0	0	0	0
60 and Over				0	1	0	1	3
Total Cases				11	7	3	9	33
Average Sales Ratio (%)				21.8	20.7	---	19.2	22.0
Measure of Variation ^a								
Below Average Ratio				2.4	4.2	---	5.1	6.0
Above Average Ratio				3.4	16.8	---	11.3	11.1
Total				5.8	21.0	---	16.4	17.1
Prop. of Ass'd Value ^b				7.2	3.3	3.2	2.5	7.3

a. Range in percentage points within which the middle half of the ratio
b. Assessed value in 1957 by class of property as per cent of total ass
* Under 0.1 per cent.

Number of Conveyances by Size
 Sales Ratio, Measure of Variation
 Assessed Value by Class of Property
 for the Year 1958-1959

All Ages	Commerical Buildings	Vacant Urban Land	All Other Urban	Total Urban	Agric. Land With Impts.	Misc. Land With Impts.	Rural All Other Rural	Total Rural	Total Count
2	0	1	0	3	2	0	2	4	
3	1	3	0	7	3	3	0	6	1
5	0	1	0	6	1	1	0	2	
5	0	0	0	5	0	1	0	1	
8	0	1	0	9	1	0	1	2	1
2	1	0	0	3	0	1	2	3	
8	0	3	0	11	0	1	1	2	1
5	1	3	0	9	0	0	0	0	
4	0	2	0	6	0	2	0	2	
3	1	1	0	5	0	0	0	0	
1	1	1	0	3	0	0	0	0	
1	0	2	0	3	0	0	0	0	
5	0	1	0	6	0	0	0	0	
1	0	1	0	2	0	0	0	0	
2	2	0	0	4	0	0	0	0	
0	1	0	0	1	0	0	0	0	
0	0	0	0	0	0	0	0	0	
1	0	0	0	1	0	0	0	0	
1	0	0	0	1	0	0	0	0	
1	0	1	0	2	0	0	0	0	
0	0	0	0	0	0	0	0	0	
0	0	0	0	0	0	0	0	0	
0	0	0	0	0	0	0	0	0	
5	1	0	0	6	0	0	0	0	
63	9	21	0	93	7	9	6	22	11
20.6	26.0	22.2	---	22.1	11.0	15.8	----	13.1	15.
3.8	4.0	6.2	---	4.2	1.9	4.3	----	2.4	2.
8.4	11.9	7.2	---	9.1	1.7	6.1	----	3.7	5.
12.2	15.9	13.4	---	13.3	3.6	10.4	----	6.1	8.
23.5	11.3	5.1	--*	39.9	26.1	23.2	10.8	60.1	100.

...s fall when arranged from low to high.
 ...essed value in the county as reported by the assessor to the Legislative Council.

<u>Agric. Land With Impts.</u>	<u>Misc. Land With Impts.</u>	<u>Rural All Other Rural</u>	<u>Total Rural</u>	<u>Total County</u>
2	0	2	4	7
3	3	0	6	13
1	1	0	2	8
0	1	0	1	6
1	0	1	2	11
0	1	2	3	6
0	1	1	2	13
0	0	0	0	9
0	2	0	2	8
0	0	0	0	5
0	0	0	0	3
0	0	0	0	3
0	0	0	0	6
0	0	0	0	2
0	0	0	0	4
0	0	0	0	1
0	0	0	0	0
0	0	0	0	1
0	0	0	0	1
0	0	0	0	2
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	6
7	9	6	22	115
11.0	15.8	----	13.1	15.6
1.9	4.3	----	2.4	2.8
1.7	6.1	----	3.7	5.3
3.6	10.4	----	6.1	8.1
26.1	23.2	10.8	60.1	100.0

ne assessor to the Legislative Council.

<u>Sales Ratio Class (%)</u>	<u>One-Family</u>	
	<u>1-8</u>	<u>9-18</u>
Under 10	1	0
10 and " 12	1	0
12 " " 14	0	0
14 " " 16	0	1
16 " " 18	1	4
18 " " 20	4	0
20 " " 22	2	1
22 " " 24	3	0
24 " " 26	2	0
26 " " 28	1	0
28 " " 30	0	0
30 " " 32	0	0
32 " " 34	1	0
34 " " 36	1	0
36 " " 38	2	0
38 " " 40	0	0
40 " " 42	0	0
42 " " 44	0	1
44 " " 46	0	0
46 " " 48	0	0
48 " " 50	0	0
50 " " 55	0	0
55 " " 60	0	0
60 and Over	0	2
Total Cases	19	9
Average Sales Ratio (%)	22.1	20.4
Measure of Variation ^a		
Below Average Ratio	3.2	3.8
Above Average Ratio	4.5	27.5
Total	7.7	31.3
Prop. of Ass'd Value ^b	7.2	3.3

a. Range in percentage points within which the

b. Assessed value in 1957 by class of property

* Under 0.1 per cent.

Teller County: Number of Conveyances by
of Sales Ratio, Average Sales Ratio, Measure of
and Proportion of Assessed Value by Class of Property
for the Two-year Period 1957-1959

<u>Family Dwellings by Age Class (years)</u>					<u>Commercial Buildings</u>	<u>Vacant Urban Land</u>	<u>All Other Urban</u>
<u>19-28</u>	<u>29-48</u>	<u>Over 48</u>	<u>All Ages</u>				
0	1	1	3	0	3	(
0	2	5	8	1	6	(
0	2	6	8	0	2	(
2	2	4	9	0	2	(
1	0	5	11	2	4	(
0	0	1	5	3	2	(
2	1	4	10	0	5	(
1	1	5	10	1	3	(
0	1	4	7	2	3	(
0	0	5	6	2	1	(
1	0	3	4	1	4	(
0	0	3	3	0	3	(
0	0	9	10	0	1	(
0	0	3	4	0	1	(
1	0	6	9	2	2	(
0	0	0	0	1	0	(
0	0	1	1	0	1	(
0	0	4	5	1	1	(
0	0	1	1	0	0	(
1	1	0	2	0	2	(
0	1	3	4	0	0	(
0	0	1	1	1	1	(
1	0	2	3	0	0	(
0	1	10	13	2	1	(
10	13	86	137	19	48	(
20.7	19.2	26.4	22.4	23.0	21.8	---	
3.7	7.0	7.4	4.9	3.8	6.8	---	
16.3	11.3	14.6	13.3	15.6	8.9	---	
20.0	18.3	22.0	18.2	19.4	15.7	---	
3.2	2.5	7.3	23.5	11.3	5.1	--*	

the middle half of the ratios fall when arranged from low to high.
erty as per cent of total assessed value in the county as reported by

ize
Variation
roperty

	<u>Total Urban</u>	<u>Agric. Land</u>		<u>Misc. Rural Land</u>		<u>Total Rural</u>	<u>Total County</u>
		<u>With Impts.</u>	<u>Without Impts.</u>	<u>With Impts.</u>	<u>Without Impts.</u>		
	6	4	5	1	9	19	25
	15	3	0	3	3	9	24
	10	3	0	1	0	4	14
	11	0	0	2	3	5	16
	17	1	0	1	1	3	20
	10	1	0	2	4	7	17
	15	0	0	1	2	3	18
	14	0	0	0	0	0	14
	12	1	0	3	0	4	16
	9	0	0	0	0	0	9
	9	0	0	0	0	0	9
	6	0	0	0	0	0	6
	11	0	0	0	0	0	11
	5	0	1	0	0	1	6
	13	0	0	1	0	1	14
	1	0	0	0	0	0	1
	2	0	0	0	0	0	2
	7	0	0	0	0	0	7
	1	0	0	0	0	0	1
	4	0	1	0	0	1	5
	4	0	0	0	0	0	4
	3	0	0	0	0	0	3
	3	0	0	0	0	0	3
	16	0	0	0	0	0	16
	204	13	7	15	22	57	261
	22.5	16.1	15.5	15.6	14.1	15.5	17.7
	4.9	----	----	3.6	7.6	5.7	5.4
	13.4	----	----	7.9	4.1	3.2	6.5
	18.3	----	----	11.5	11.7	8.9	11.9
	39.9	26.1	1.3	23.2	9.5	60.1	100.0

the assessor to the Legislative Council.

WASHINGTON COUNTY

Washington County's ratio for 1958-1959 is 21.1 per cent; this is a drop of 9.4 per cent (2.2 percentage points) from the 1957-1958 ratio of 23.3 per cent.

The 1957-1959 ratio of 21.9 per cent is the 17th among the two-year county ratios when arranged from low to high. It is 20.0 per cent (5.5 percentage points) below the state-wide ratio of 27.4 per cent.

Agricultural land with improvements and Agricultural land without improvements are the two most important classes of property in the county. In terms of the 1957 assessed value of properties on the tax rolls, the amount of rural property is almost eight times that of urban property. This is in contrast to the state as a whole wherein urban properties account for almost three-fourths of the total.

The real estate market in Washington County was less active relatively in 1957-1959 than it was state-wide. The assessed value of properties sold in the county during the two years covered by the study represents 2.1 per cent of the assessed value of all properties on the county's tax rolls, whereas the corresponding proportion for the state as a whole is 9.0 per cent. Both urban and rural properties in the county shared in this below-average market activity.

Variation among the 1957-1959 sales ratios for urban areas is higher for the county than it is state-wide. The average range within which the middle half of the county's urban two-year ratios fall when arranged from low to high (15.0 percentage points) is larger than that for the state (10.2 percentage points).

Washington County: Summary of
Sales Ratio Data

<u>Nature of the Data</u>	<u>Total County</u>	<u>Total Urban</u>	<u>Total Rural</u>
Number of Certificates			
1957-1958	68	38	30
1958-1959	106	50	56
1957-1959	174	88	86
Average Sales Ratio (%)			
1957-1958	23.3	29.8	22.6
1958-1959	21.1	26.2	20.6
1957-1959	21.9	30.6	21.1
Measure of Variation ^a			
1957-1958	11.8	9.6	11.9
1958-1959	8.0	16.0	7.6
1957-1959	9.0	15.0	8.5
Prop. of Total Ass'd Value ^b	100.0	11.2	88.8
Ass'd Value on Certificates as % of Total Ass'd Value ^c			
1957-1958	0.7	2.4	0.5
1958-1959	1.4	2.6	1.3
1957-1959	2.1	5.0	1.8

- a. Range in percentage points within which the middle half of the sales ratios fall when arranged from low to high.
- b. Assessed value in 1957 by class of property as per cent of total assessed value in the county, as reported by the assessor to the Legislative Council.
- c. Assessed value reported on conveyance certificates as per cent of total (1957) assessed value in the county for each class of property.

Washington County: Number of Conv
of Sales Ratio, Average Sales Ratio, M
and Proportion of Assessed Value by
for the Year 1958-19

<u>Sales Ratio Class (%)</u>				<u>One Family Dwellings</u>	<u>Vacant Urban Land</u>	<u>All Other Urban</u>	<u>Total Urban</u>
	Under	10		0	3	0	3
10	and	"	12	1	3	0	4
12	"	"	14	2	1	0	3
14	"	"	16	1	1	0	2
16	"	"	18	3	1	0	4
18	"	"	20	0	0	0	0
20	"	"	22	5	2	0	7
22	"	"	24	2	0	0	2
24	"	"	26	1	0	0	1
26	"	"	28	4	0	0	4
28	"	"	30	1	0	0	1
30	"	"	32	3	0	0	3
32	"	"	34	0	0	0	0
34	"	"	36	1	0	0	1
36	"	"	38	3	0	0	3
38	"	"	40	0	0	0	0
40	"	"	42	2	1	0	3
42	"	"	44	0	0	0	0
44	"	"	46	0	0	0	0
46	"	"	48	0	0	0	0
48	"	"	50	1	0	0	1
50	"	"	55	0	0	0	0
55	"	"	60	0	0	0	0
60	and Over			1	5	2	8
Total Cases				31	17	2	50
Average Sales Ratio (%)				25.6	36.0	---	26.2
Measure of Variation ^a							
Below Average Ratio				5.2	25.2	---	6.3
Above Average Ratio				6.9	55.0	---	9.7
Total				12.1	80.2	---	16.0
Prop. of Ass'd Value ^b				6.2	0.5	4.5	11.2

- a. Range in percentage points within which the middle half
b. Assessed value in 1957 by class of property as per cent
by the assessor to the Legislative Council.

eyances by Size
 easure of Variation
 Class of Property
 59

<u>Agric. Land</u>		<u>All Other Rural</u>	<u>Total Rural</u>	<u>Total County</u>
<u>With Impts.</u>	<u>Without Impts.</u>			
1	0	0	1	4
1	0	0	1	5
0	2	0	2	5
3	4	0	7	9
0	7	0	7	11
2	5	0	7	7
3	3	0	6	13
1	8	0	9	11
2	0	0	2	3
4	2	0	6	10
2	0	0	2	3
0	0	0	0	3
0	0	0	0	0
2	0	0	2	3
1	1	0	2	5
0	0	0	0	0
0	0	0	0	3
0	0	0	0	0
0	1	0	1	1
0	0	0	0	0
0	1	0	1	2
0	0	0	0	0
0	0	0	0	0
0	0	0	0	8
22	34	0	56	106
21.5	20.0	---	20.6	21.1
3.0	3.3	---	3.2	3.6
6.3	3.1	---	4.4	4.4
9.3	6.4	---	7.6	8.0
37.1	51.7	0.0	88.8	100.0

of the ratios fall when arranged from low to high.
 of total assessed value in the county as reported

Washington County: Number
of Sales Ratio, Average Sales
and Proportion of Assessed
for the Two-year

<u>Sales Ratio Class (%)</u>				<u>One Family Dwellings</u>	<u>Vacant Urban Land</u>	<u>All Other Urban</u>
	Under	10		1	3	0
10 and	"	12		2	6	0
12 "	"	14		4	4	0
14 "	"	16		1	1	0
16 "	"	18		3	2	0
18 "	"	20		2	0	0
20 "	"	22		5	4	0
22 "	"	24		3	0	0
24 "	"	26		7	0	0
26 "	"	28		6	0	0
28 "	"	30		4	0	0
30 "	"	32		5	0	0
32 "	"	34		3	0	0
34 "	"	36		2	0	0
36 "	"	38		4	0	0
38 "	"	40		1	0	0
40 "	"	42		2	1	0
42 "	"	44		1	0	1
44 "	"	46		0	0	0
46 "	"	48		0	0	0
48 "	"	50		1	0	0
50 "	"	55		0	0	0
55 "	"	60		0	0	0
60 and Over				2	5	2
Total Cases				59	26	3
Average Sales Ratio (%)				25.8	32.5	---
Measure of Variation ^a						
Below Average Ratio				4.5	----	---
Above Average Ratio				5.0	----	---
Total				9.5	----	---
Prop. of Ass'd Value ^b				6.2	0.5	4.5

- a. Range in percentage points within which the middle
b. Assessed value in 1957 by class of property as per
by the assessor to the Legislative Council.

Ratio of Conveyances by Size
 Ratio, Measure of Variation
 Value by Class of Property
 Period 1957-1959

<u>Total Urban</u>	<u>Agric. Land</u>		<u>All Other Rural</u>	<u>Total Rural</u>	<u>Total County</u>
	<u>With Impts.</u>	<u>Without Impts.</u>			
4	1	1	0	2	6
8	1	1	0	2	10
8	0	2	0	2	10
2	3	7	0	10	12
5	0	8	0	8	13
2	5	8	0	13	15
9	3	5	0	8	17
3	3	11	0	14	17
7	2	1	0	3	10
6	4	4	0	8	14
4	2	0	0	2	6
5	3	2	0	5	10
3	0	0	0	0	3
2	2	0	0	2	4
4	1	1	0	2	6
1	1	0	0	1	2
3	1	0	0	1	4
2	0	0	0	0	2
0	0	1	0	1	1
0	0	0	0	0	0
1	0	1	0	1	2
0	1	0	0	1	1
0	0	0	0	0	0
9	0	0	0	0	9
88	33	53	0	86	174
30.6	22.8	20.1	---	21.1	21.9
3.7	3.5	3.5	---	3.5	3.5
11.3	7.7	3.3	---	5.0	5.5
15.0	11.2	6.8	---	8.5	9.0
11.2	37.1	51.7	0.0	88.8	100.0

The half of the ratios fall when arranged from low to high.
 Percent of total assessed value in the county as reported

WELD COUNTY

Weld County's sales ratio of 25.8 per cent, based upon data for the two-year period 1957-1959, is the 40th among the two-year county ratios when arranged from low to high. It is 5.8 per cent (1.6 percentage points) smaller than the corresponding state-wide ratio of 27.4 per cent. Weld County's two-year ratio is based upon a total of 1,957 conveyances, of which 1,623 are urban property transfers and 334 are rural property transfers.

Rural properties account for almost two-thirds (62.4 per cent) of the total assessed value of properties on the tax rolls in Weld County in 1957. This is in contrast to the state-wide rural proportion of total assessed valuation of about one-fourth (26.3 per cent).

The real estate market for rural properties was somewhat less active relatively in Weld County during the two-year period covered by the study than it was in rural areas state-wide. This is shown by the fact that the assessed value of rural properties sold in the county during the two years covered by the study is only 3.4 per cent as large as the total assessed value of rural properties on the county's tax rolls in 1957, whereas the corresponding proportion for rural areas state-wide is 4.2 per cent. Market activity among urban properties, on the other hand, was relatively greater in the county than it was in the state.

Variation among the sales ratios for rural properties in Weld County is somewhat greater than that for the state. The average range (13.1 percentage points) within which the middle half of the county's two-year rural ratios fall when arranged from low to high is larger than that for rural areas state-wide (12.5 percentage points). This holds true for each year of the study as well as for the two years combined.

Weld County: Summary of
Sales Ratio Data

<u>Nature of the Data</u>	<u>Total County</u>	<u>Total Urban</u>	<u>Total Rural</u>
Number of Certificates			
1957-1958	877	742	135
1958-1959	1,080	881	199
1957-1959	1,957	1,623	334
Average Sales Ratio (%)			
1957-1958	27.7	30.0	26.4
1958-1959	24.7	27.8	23.1
1957-1959	25.8	28.6	24.3
Measure of Variation ^a			
1957-1958	15.2	14.4	15.6
1958-1959	12.8	10.5	14.0
1957-1959	12.5	11.5	13.1
Prop. of Total Ass'd Value ^b			
	100.0	37.6	62.4
Ass'd Value on Certificates as % of Total Ass'd Value ^c			
1957-1958	3.4	6.5	1.5
1958-1959	4.2	8.1	1.9
1957-1959	7.6	14.6	3.4

- a. Range in percentage points within which the middle half of the sales ratios fall when arranged from low to high.
- b. Assessed value in 1957 by class of property as per cent of total assessed value in the county, as reported by the assessor to the Legislative Council.
- c. Assessed value reported on conveyance certificates as per cent of total (1957) assessed value in the county for each class of property.

One-Family Dwellings by Age Cla

Sales Ratio Class (%)				1-8	9-18	19-28	29-48
	Under	10		0	0	1	2
10 and	"	12		1	0	1	1
12 "	"	14		0	0	0	6
14 "	"	16		1	0	1	8
16 "	"	18		1	2	0	9
18 "	"	20		2	4	4	11
20 "	"	22		7	4	2	13
22 "	"	24		8	3	3	21
24 "	"	26		23	6	4	13
26 "	"	28		49	8	2	11
28 "	"	30		76	16	2	11
30 "	"	32		58	16	4	7
32 "	"	34		45	11	5	4
34 "	"	36		27	9	0	4
36 "	"	38		20	9	0	1
38 "	"	40		12	5	0	1
40 "	"	42		6	4	0	1
42 "	"	44		1	3	1	0
44 "	"	46		2	2	0	1
46 "	"	48		2	1	1	0
48 "	"	50		0	0	1	0
50 "	"	55		0	1	0	0
55 "	"	60		0	0	0	0
60 and Over				1	1	0	3
Total Cases				342	105	32	128
Average Sales Ratio (%)				30.3	31.6	27.0	23.3
Measure of Variation ^a							
Below Average Ratio				2.6	3.8	6.0	4.2
Above Average Ratio				3.1	4.3	5.0	4.9
Total				5.7	8.1	11.0	9.1
Prop. of Ass'd Value ^b				9.8	4.5	2.2	5.8

a. Range in percentage points within which the middle half of the ratios

b. Assessed value in 1957 by class of property as per cent of total asse

Weld County: Number of Conveyances by Size
of Sales Ratio, Average Sales Ratio, Measure of Variation
and Proportion of Assessed Value by Class of Property
for the Year 1958-1959

Age (years)	All Ages	Commercial Buildings	Industrial Buildings	Vacant Urban Land	All Other Urban	Total Urban
Over 48						
1	4	1	0	10	0	15
4	7	0	1	11	0	19
4	10	0	0	2	0	12
6	16	1	1	4	0	22
15	27	1	1	9	0	38
15	36	2	0	9	0	47
7	33	1	0	8	0	42
15	50	0	1	6	0	57
12	58	3	0	9	0	70
15	85	2	0	11	0	98
6	111	0	0	4	0	115
9	94	2	0	4	0	100
4	69	4	1	3	0	77
2	42	3	1	0	0	46
3	33	0	0	1	0	34
2	20	1	0	0	0	21
2	13	4	0	5	0	22
0	5	1	1	0	0	7
3	8	0	0	0	0	8
1	5	1	1	1	0	8
0	1	1	0	1	0	3
2	3	0	0	2	0	5
0	0	0	1	1	0	2
1	6	5	0	2	0	13
129	736	33	9	103	0	881
23.3	27.0	30.8	32.6	20.9	---	27.8
5.0	3.9	5.3	16.1	5.5	---	4.5
5.6	4.4	11.3	11.4	6.8	---	6.0
10.6	8.3	16.6	27.5	12.3	---	10.5
4.9	27.2	8.4	1.1	0.6	0.3	37.6

fall when arranged from low to high.
Assessed value in the county as reported by the assessor to the Legislative Council.

<u>Total Urban</u>	<u>Agric. Land</u>		<u>Misc. Rural Land</u>		<u>Total Rural</u>	<u>Total County</u>
	<u>With Impts.</u>	<u>Without Impts.</u>	<u>With Impts.</u>	<u>Without Impts.</u>		
15	1	4	2	0	7	22
19	6	5	0	0	11	30
12	8	6	1	0	15	27
22	6	6	3	0	15	37
38	9	6	1	1	17	55
47	3	5	1	0	9	56
42	10	4	2	6	22	64
57	10	0	2	2	14	71
70	12	1	1	3	17	87
98	5	3	1	0	9	107
115	7	1	2	1	11	126
100	11	1	0	3	15	115
77	5	0	1	0	6	83
46	5	2	2	0	9	55
34	2	0	2	0	4	38
21	1	1	1	0	3	24
22	2	1	1	0	4	26
7	1	1	0	0	2	9
8	0	0	0	0	0	8
8	2	0	0	0	2	10
3	1	0	0	0	1	4
5	1	2	0	1	4	9
2	0	0	0	0	0	2
13	0	1	1	0	2	15
881	108	50	24	17	199	1,080
27.8	23.8	19.0	24.5	23.8	23.1	24.7
4.5	6.5	5.8	8.2	2.7	6.6	5.9
6.0	6.9	7.3	10.5	5.5	7.4	6.9
10.5	13.4	13.1	18.7	8.2	14.0	12.8
37.6	46.0	8.4	7.8	0.2	62.4	100.0

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<u>Sales Ratio Class (%)</u>	<u>One-Family Dwellings</u>		
	<u>1-8</u>	<u>9-18</u>	<u>19-28</u>
Under 10	0	0	1
10 and " 12	1	0	1
12 " " 14	0	0	0
14 " " 16	1	2	2
16 " " 18	2	2	0
18 " " 20	3	5	5
20 " " 22	10	7	3
22 " " 24	13	9	8
24 " " 26	34	9	7
26 " " 28	67	16	4
28 " " 30	121	27	5
30 " " 32	118	33	5
32 " " 34	90	18	7
34 " " 36	72	24	0
36 " " 38	31	14	1
38 " " 40	20	10	0
40 " " 42	10	5	1
42 " " 44	5	4	3
44 " " 46	3	3	0
46 " " 48	5	2	1
48 " " 50	0	3	1
50 " " 55	1	1	0
55 " " 60	1	1	0
60 and Over	1	1	0
Total Cases	609	196	55
Average Sales Ratio (%)	30.9	31.6	27.2
Measure of Variation ^a			
Below Average Ratio	2.5	3.7	4.8
Above Average Ratio	3.0	4.0	4.9
Total	5.5	7.7	9.7
Prop. of Ass'd Value ^b	9.8	4.5	2.2

a. Range in percentage points within which the middle half of
b. Assessed value in 1957 by class of property as per cent of

Weld County: Number of Conveyances by Size
of Sales Ratio, Average Sales Ratio, Measure of Variation
and Proportion of Assessed Value by Class of Property
for the Two-year Period 1957-1959

by Age Class (years)		All Ages	Commercial Buildings	Industrial Buildings	Vacant Urban Land	All Other Urban
29-48	Over 48					
3	1	5	2	0	25	0
5	4	11	0	1	13	0
10	6	16	0	0	7	0
16	14	35	1	1	9	0
17	20	41	2	1	19	0
23	24	60	4	0	15	0
27	14	61	2	1	23	0
27	27	84	0	2	13	0
28	25	103	5	0	14	0
22	18	127	3	0	20	0
24	14	191	0	0	11	0
13	11	180	3	0	9	0
7	17	139	5	3	6	0
9	13	118	4	3	0	0
2	5	53	1	0	2	0
1	5	36	3	0	0	0
2	4	22	6	0	5	0
2	2	16	2	1	2	0
2	4	12	0	1	0	0
1	1	10	3	1	4	0
0	0	4	1	0	2	0
0	2	4	0	0	2	0
1	0	3	1	2	2	0
4	2	8	12	1	3	0
246	233	1,339	60	18	206	0
23.6	24.2	27.5	32.9	36.2	20.9	---
4.7	5.1	3.9	7.3	13.7	5.5	---
4.9	7.2	4.6	14.4	8.8	6.7	---
9.6	12.3	8.5	21.7	22.5	12.2	---
5.8	4.9	27.2	8.4	1.1	0.6	0.3

If the ratios fall when arranged from low to high.
of total assessed value in the county as reported by the assessor to the Legislative C

Total Urban	Agric. Land		. Misc. Rural Land		Total Rural	Total County
	With Impts.	Without Impts.	With Impts.	Without Impts.		
32	2	5	2	2	11	43
25	7	5	0	0	12	37
23	10	8	2	1	21	44
46	9	6	5	0	20	66
63	14	7	3	3	27	90
79	7	6	2	0	15	94
87	20	5	2	7	34	121
99	19	1	3	2	25	124
122	24	1	1	3	29	151
150	7	4	2	2	15	165
202	19	1	3	1	24	226
192	18	1	2	3	24	216
153	10	1	1	0	12	165
125	11	2	3	0	16	141
56	6	0	3	0	9	65
39	4	1	2	0	7	46
33	7	2	1	0	10	43
21	3	1	0	0	4	25
13	2	2	1	0	5	18
18	2	0	0	0	2	20
7	2	2	0	0	4	11
6	2	2	1	1	6	12
8	0	0	0	0	0	8
24	0	1	1	0	2	26
1,623	205	64	40	25	334	1,957
28.6	25.5	19.8	24.0	20.9	24.3	25.8
4.8	5.3	6.3	7.3	1.4	5.7	5.4
6.7	6.3	8.6	11.3	5.9	7.4	7.1
11.5	11.6	14.9	18.6	7.3	13.1	12.5
37.6	46.0	8.4	7.8	0.2	62.4	100.0

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YUMA COUNTY

Yuma County's sales ratio increased from 18.2 per cent in 1957-1958 to 19.3 per cent in 1958-1959. The two-year combined ratio (18.5 per cent) was the 6th among the 1957-1959 county ratios when arranged from low to high, whereas this county ranked 8th in this respect in 1958-1959. The county's 1958-1959 ratio is 28.5 per cent (7.7 percentage points) less than that for the state as a whole (27.0 per cent).

Agricultural land with improvements is the class with the largest assessed value of property on the tax rolls in Yuma County; it accounted in 1957 for 54.5 per cent of the county's total assessed value. The two-year sales ratio for this class of property was 18.1 per cent as compared with the corresponding state-wide ratio of 24.1 per cent.

Rural properties account for approximately three-fourths of the county's total assessed value. This is in contrast to the state as a whole wherein the assessed value of urban properties on the tax rolls is much larger than the total rural assessed value.

During the two-year period covered by the study, real estate market activity in Yuma County was relatively lower than it was state-wide. This is reflected in the fact that properties sold in both years of the study constituted 2.4 per cent of the county's total assessed value of property on the tax rolls, whereas the corresponding proportion for the state was sharply in excess of this figure.

Variation among the sales ratios for urban areas was generally higher in both years of the study than it was state-wide. The average range for urban areas in the two years combined (21.3 percentage points) within which the middle half of the county's urban ratios fall when arranged from low to high is much larger than that for the state (10.2 percentage points).

Yuma County: Summary of
Sales Ratio Data

<u>Nature of the Data</u>	<u>Total County</u>	<u>Total Urban</u>	<u>Total Rural</u>
Number of Certificates			
1957-1958	104	61	43
1958-1959	126	81	45
1957-1959	230	142	88
Average Sales Ratio (%)			
1957-1958	18.2	25.1	16.8
1958-1959	19.3	25.3	18.0
1957-1959	18.5	24.7	17.3
Measure of Variation ^a			
1957-1958	10.2	22.0	7.9
1958-1959	14.6	37.8	9.7
1957-1959	11.3	21.3	9.2
Prop. of Total Ass'd Value ^b	100.0	23.1	76.9
Ass'd Value on Certificates as % of Total Ass'd Value ^c			
1957-1958	1.2	2.2	0.9
1958-1959	1.2	2.5	0.8
1957-1959	2.4	4.7	1.7

- a. Range in percentage points within which the middle half of the sales ratios fall when arranged from low to high.
- b. Assessed value in 1957 by class of property as per cent of total assessed value in the county, as reported by the assessor to the Legislative Council.
- c. Assessed value reported on conveyance certificates as per cent of total (1957) assessed value in the county for each class of property.

Yuma County: Number of Conveyances by Size of Sales Ratio, Average Sales Ratio, Measure of Variation and Proportion of Assessed Value by Class of Property for the Year 1958-1959

<u>Sales Ratio Class (%)</u>			<u>One Family Dwellings</u>	<u>Vacant Urban Land</u>	<u>All Other Urban</u>	<u>Total Urban</u>	<u>Agric. Land With Impts.</u>
	Under	10	0	3	0	3	0
10 and	"	12	2	1	0	3	2
12 "	"	14	4	0	0	4	4
14 "	"	16	11	3	0	14	3
16 "	"	18	3	1	1	5	4
18 "	"	20	4	1	0	5	0
20 "	"	22	8	3	0	11	1
22 "	"	24	2	0	0	2	2
24 "	"	26	7	0	0	7	2
26 "	"	28	1	0	0	1	2
28 "	"	30	4	0	0	4	1
30 "	"	32	3	1	0	4	0
32 "	"	34	3	0	0	3	0
34 "	"	36	1	0	0	1	0
36 "	"	38	3	0	2	5	0
38 "	"	40	1	1	0	2	0
40 "	"	42	0	0	0	0	0
42 "	"	44	0	0	0	0	0
44 "	"	46	0	0	0	0	0
46 "	"	48	0	0	0	0	0
48 "	"	50	2	0	0	2	0
50 "	"	55	0	1	0	1	0
55 "	"	60	1	0	0	1	0
60 and Over			2	0	1	3	0
Total Cases			62	15	4	81	21
Average Sales Ratio (%)			23.0	18.8	---	25.3	17.8
Measure of Variation ^a							
Below Average Ratio			3.9	7.0	---	4.1	4.2
Above Average Ratio			6.8	2.7	---	33.7	6.0
Total			10.7	9.7	---	37.8	10.2
Prop. of Ass'd Value ^b			14.7	0.2	8.2	23.1	54.5

a. Range in percentage points within which the middle half of the ratio
b. Assessed value in 1957 by class of property as per cent of total assessed value by the assessor to the Legislative Council.

ances by Size
 Measure of Variation
 Class of Property
 1959

<u>Agric. Land</u>		<u>All Other Rural</u>	<u>Total Rural</u>	<u>Total County</u>
<u>With Impts.</u>	<u>Without Impts.</u>			
0	1	0	1	4
2	0	2	4	7
4	3	2	9	13
3	5	0	8	22
4	1	0	5	10
0	1	0	1	6
1	1	1	3	14
2	2	1	5	7
2	1	1	4	11
2	0	0	2	3
1	1	0	2	6
0	0	0	0	4
0	0	0	0	3
0	1	0	1	2
0	0	0	0	5
0	0	0	0	2
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	2
0	0	0	0	1
0	0	0	0	1
0	0	0	0	3
21	17	7	45	126
17.8	18.4	---	18.0	19.3
4.2	4.3	---	4.2	4.2
6.0	4.4	---	5.5	10.4
10.2	8.7	---	9.7	14.6
54.5	21.5	0.9	76.9	100.0

the ratios fall when arranged from low to high.
 total assessed value in the county as reported

Yuma County: Number of
of Sales Ratio, Average Sales F
and Proportion of Assessed Va
for the Two-year Pe

Sales Ratio Class (%)		One-Family Dwellings by Age Class (years)					All Ages
		1-8	9-18	19-28	29-48	Over 48	
	Under 10	0	0	0	1	0	1
10 and	" 12	0	0	0	0	2	2
12 "	" 14	0	1	0	4	2	7
14 "	" 16	0	0	1	7	6	14
16 "	" 18	0	0	0	4	2	6
18 "	" 20	1	0	1	3	2	7
20 "	" 22	1	1	1	5	5	13
22 "	" 24	1	0	0	3	1	5
24 "	" 26	0	0	0	9	3	12
26 "	" 28	0	1	0	1	0	2
28 "	" 30	3	2	0	3	1	9
30 "	" 32	0	1	0	5	2	8
32 "	" 34	2	0	0	1	1	4
34 "	" 36	0	2	0	2	1	5
36 "	" 38	0	0	0	1	3	4
38 "	" 40	0	1	0	0	0	1
40 "	" 42	0	0	0	0	0	0
42 "	" 44	0	0	0	0	0	0
44 "	" 46	0	0	0	1	1	2
46 "	" 48	0	0	0	0	1	1
48 "	" 50	0	1	0	1	0	2
50 "	" 55	0	0	0	0	0	0
55 "	" 60	0	0	0	1	0	1
60 and Over		0	0	0	2	0	2
Total Cases		8	10	3	54	33	108
Average Sales Ratio (%)		27.5	31.9	---	21.9	20.2	23.1
Measure of Variation ^a							
Below Average Ratio		5.5	4.9	---	4.4	4.8	4.5
Above Average Ratio		3.6	3.6	---	8.3	10.6	7.1
Total		9.1	8.5	---	12.7	15.4	11.6
Prop. of Ass'd Value ^b		3.4	1.7	0.8	6.0	2.8	14.7

a. Range in percentage points within which the middle half of the ratios fall w
b. Assessed value in 1957 by class of property as per cent of total assessed va

Conveyances by Size
 Ratio, Measure of Variation
 Value by Class of Property
 Period 1957-1959

Vacant Urban Land	All Other Urban	Total Urban	Agric. Land		Misc. Rural Land		Total Rural	Total County
			With Impts.	Without Impts.	With Impts.	Without Impts.		
6	0	7	0	3	0	1	4	11
1	0	3	3	2	0	3	8	11
0	0	7	6	8	1	1	16	23
4	0	18	4	7	0	1	12	30
2	1	9	8	1	0	1	10	19
2	0	9	3	2	1	0	6	15
3	0	16	3	2	1	0	6	22
1	1	7	2	2	1	0	5	12
0	0	12	3	4	1	0	8	20
2	1	5	3	1	2	0	6	11
1	0	10	1	2	0	0	3	13
1	0	9	1	0	0	0	1	10
0	0	4	0	0	0	0	0	4
0	0	5	0	1	0	0	1	6
0	2	6	0	0	0	0	0	6
1	0	2	0	0	0	0	0	2
0	0	0	0	1	0	0	1	1
0	0	0	0	0	0	0	0	0
1	0	3	0	0	0	0	0	3
0	0	1	0	0	1	0	1	2
0	0	2	0	0	0	0	0	2
2	0	2	0	0	0	0	0	2
0	0	1	0	0	0	0	0	1
0	2	4	0	0	0	0	0	4
27	7	142	37	36	8	7	88	230
19.9	---	24.7	18.1	15.3	22.5	---	17.3	18.5
8.1	---	4.5	4.0	2.3	2.5	---	3.5	3.6
7.3	---	16.8	4.4	8.6	4.5	---	5.7	7.7
15.4	---	21.3	8.4	10.9	7.0	---	9.2	11.3
0.2	8.2	23.1	54.5	21.5	0.9	0.0	76.9	100.0

When arranged from low to high.
 Value in the county as reported by the assessor to the Legislative Council.