

Harper County 2016 COMPLIANCE REVIEW

SUBCLASS WEIGHTING:

SUBCLASS	APPRAISED VALUE	% OF TOTAL
RESIDENTIAL	\$169,951,017	74.9
COMM./IND.	\$56,855,832	25.1
TOTAL	\$226,806,849	100.0

MEASURE	RATIO STUDY	CONFIDENCE RANGE (IN/OUT)	POINTS ALLOCATED	SUBCLASS WEIGHT	POINTS POSSIBLE	POINTS RECEIVED
1. STATISTICAL MEASURES						
a. RESIDENTIAL						
LEVEL: MEDIAN RATIO	105.8	IN (96.5, 114.9)	25	0.749	18.7	18.7
UNIFORMITY: COD	23.4	IN (17.2, 30.2)	25	0.749	0.0	0.0
b. COMMERCIAL/INDUSTRIAL						
LEVEL: MEDIAN RATIO	102.2	IN (96.5, 117.7)	25	0.251	6.3	6.3
UNIFORMITY: COD	10.2	IN (4.9, 15.1)	25	0.251	6.3	6.3
TOTAL					31.3	31.3
2. PROCEDURES						
a. SCOPE OF WORK APPRAISAL PLAN			4		4.0	4.0
b. SALES FILE			4		4.0	4.0
c. PARCEL MAINTENANCE INSPECTION AND QC			4		4.0	4.0
d. LAND VALUATION MODEL CALIBRATION			4		4.0	4.0
e. CONSTRUCTION COST MULTIPLIER ANALYSIS			4		4.0	4.0
f. DEPRECIATION ANALYSIS			4		4.0	4.0
g. INCOME APPROACH			4		4.0	4.0
h. COMPARABLE SALES APPROACH			4		4.0	4.0
i. FINAL REVIEW PROCESS			4	Note	4.0	4.0
TOTAL			36		36.0	36.0
3. AGRICULTURAL USE VALUATION						
			2		2.0	2.0
4. CADASTRAL MAPPING						
			2		2.0	2.0
5. STATUTORY COMPLIANCE						
a. TREND STUDY AND CVN MAILING						
			2		2.0	2.0
b. INFORMAL HEARINGS						
			2		2.0	2.0
c. APPRAISED VALUE CERTIFICATION						
			2		2.0	2.0
d. PERSONAL PROPERTY						
			2		2.0	2.0
e. PRESERVATION & PROTECTION OF PROPERTY TAX REC						
			2		2.0	2.0
TOTAL			10		10.0	10.0

I. TOTAL POSSIBLE	81.3
II. TOTAL RECEIVED	81.3
OVERALL SCORE (II/I)*100	100.0