

Assessment/Sales Ratio Study Summary Report

Profile Name

A - Duchesne County

No Sales	PRD	DWM	Med Upper Limit	Median	Med Lower Limit	COD	Mean Upper Limit	Mean	Mean Lower Limit	COV	Normal Distribution
353	1.03	0.9188	0.9582	0.9430	0.9229	15.74	0.9690	0.9457	0.9224	23.63	No
Factors			1.04	1.06			1.03	1.06			

B1 - Reappraisal Residential

2	1.04	0.7529	0.8809	0.7840	0.0000	12.36	2.0151	0.7840	-0.4471	17.48	No
Factors			1.14	1.28				1.28			

B2 - Reappraisal Vacant Land

12	1.09	1.0004	1.6129	1.0000	0.8475	19.09	1.2786	1.0933	0.9079	26.68	Yes
Factors				1.00				0.91			

C - Total Comercial (2)

14	1.05	0.9310	1.0403	0.9400	0.7571	19.18	1.1507	0.9748	0.7988	31.28	Yes
Factors				1.06				1.03			

E - Total Vacant Land (3)

142	1.06	0.9310	1.0000	0.9658	0.9151	21.14	1.0359	0.9882	0.9405	29.35	Yes
Factors			1.00	1.04				1.01			

D - Total Residential (1)

144	1.01	0.9399	0.9686	0.9540	0.9353	7.76	0.9633	0.9463	0.9292	11.03	No
Factors			1.03	1.05			1.04	1.06			

**D01 - Residential
Duchesne/Myton**

28	1.00	0.9371	0.9883	0.9320	0.9000	9.24	0.9865	0.9404	0.8943	12.64	Yes
Factors			1.01	1.07			1.01	1.06			

D02 - Residential Roosevelt

72	1.01	0.9641	0.9854	0.9689	0.9540	6.38	0.9980	0.9770	0.9560	9.22	Yes
Factors			1.01	1.03			1.00	1.02			

D03 - Residential Fruitland

25	1.02	0.9035	0.9874	0.9582	0.8431	7.57	0.9587	0.9188	0.8790	10.51	Yes
Factors			1.01	1.04			1.04	1.09			

**D04 - Residential Upper
Country/Neola**

17	0.99	0.8903	0.9572	0.8989	0.8139	7.26	0.9356	0.8852	0.8348	11.07	Yes
Factors			1.04	1.11			1.07	1.13			

Profile Name

D05 - Residential Tabiona/Hanna-Limited DATA

No Sales	PRD	DWM	Med Upper Limit	Median	Med Lower Limit	COD	Mean Upper Limit	Mean	Mean Lower Limit	COV	Normal Distribution
1	0.00	0.0000	0.0000	0.0000	0.0000	0.00	0.0000	0.0000	0.0000	0.00	NA
Factors			#Div/0!	#Div/0!	#Div/0!			#Div/0!			

D06 - Residential Argyle-Limited DATA

1	0.00	0.0000	0.0000	0.0000	0.0000	0.00	0.0000	0.0000	0.0000	0.00	NA
Factors			#Div/0!	#Div/0!	#Div/0!			#Div/0!			

D10 - Residential Yr Blt < 1939

8	1.00	1.0271	1.2250	0.9725	0.9100	10.70	1.1289	1.0242	0.9194	12.23	Yes
Factors			1.03			0.98					

D11 - Residential Yr Blt 1940 - 1969

14	1.00	0.9154	0.9921	0.9511	0.8139	8.26	0.9771	0.9145	0.8519	11.85	Yes
Factors			1.01	1.05	1.02			1.09			

D12 - Residential Yr Blt 1970 - 1989

42	1.00	0.9425	0.9802	0.9551	0.9201	9.02	0.9843	0.9451	0.9058	13.38	Yes
Factors			1.02	1.05	1.02			1.06			

D13 - Residential Yr Blt 1990 - 2009

39	1.01	0.9540	1.0088	0.9625	0.9139	6.93	0.9904	0.9634	0.9364	8.66	Yes
Factors			1.04			1.01			1.04		

D14 - Residential Yr Blt 2010 - 2019

27	1.01	0.9379	0.9874	0.9540	0.9341	5.94	0.9767	0.9441	0.9115	8.73	Yes
Factors			1.01	1.05	1.02			1.06			

D15 - Residential Yr Blt 2020 and Up

14	1.00	0.8919	0.9641	0.9122	0.8103	6.90	0.9407	0.8939	0.8471	9.07	Yes
Factors			1.04	1.10	1.06			1.12			

D20 - Residential GLA < = 1000 sf

21	1.03	0.8613	0.9735	0.8963	0.8288	8.75	0.9353	0.8900	0.8446	11.19	Yes
Factors			1.03	1.12	1.07			1.12			

D21 - Residential GLA 1001 - 1300 sf

41	1.02	0.9256	0.9802	0.9511	0.9154	9.96	0.9824	0.9407	0.8989	14.11	Yes
Factors			1.02	1.05	1.02			1.06			

D22 - Residential GLA 1301 - 1600 sf

22	1.01	0.9448	1.0054	0.9577	0.9229	5.68	0.9892	0.9539	0.9186	8.34	Yes
Factors			1.04			1.01			1.05		

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D23 - Residential GLA 1601 - 2000 sf

No Sales	PRD	DWM	Med Upper Limit	Median	Med Lower Limit	COD	Mean Upper Limit	Mean	Mean Lower Limit	COV	Normal Distribution
32	1.01	0.9616	0.9883	0.9525	0.9204	6.45	1.0042	0.9700	0.9358	9.78	Yes
Factors			1.01	1.05	1.03						

D24 - Residential GLA 2001 - 3000 sf

19	1.00	0.9727	1.0186	0.9917	0.9266	5.32	1.0134	0.9773	0.9413	7.66	Yes
Factors			1.01					1.02			

D25 - Residential GLA 3001sf and Greater

9	1.01	0.9240	0.9985	0.9501	0.8026	4.86	0.9860	0.9349	0.8837	7.12	No
Factors			1.00	1.05	1.01		1.07				

E01 - Vacant Land Duchesne/Myton

35	1.06	0.9525	1.0500	1.0000	0.9151	16.95	1.1005	1.0087	0.9169	26.52	Yes
Factors			1.00					0.99			

E02 - Vacant Land Roosevelt

17	0.97	1.0199	1.3453	0.8352	0.7368	36.71	1.2404	0.9940	0.7476	48.21	Yes
Factors			1.20					1.01			

E03 - Vacant Land Fruitland

62	1.12	0.8634	1.0204	0.9504	0.8656	21.13	1.0316	0.9665	0.9014	26.72	Yes
Factors			1.05					1.03			

E04 - Vacant Land Upper County/Neola

16	1.03	0.9158	1.0300	0.9278	0.8155	14.68	1.0433	0.9424	0.8415	20.10	Yes
Factors			1.08					1.06			

E05 - Vacant Land Tabiona/Hanna

7	1.15	1.0182	1.7045	0.9524	0.0000	28.68	1.5038	1.1697	0.8356	30.88	Yes
Factors			1.05					0.85			

E06 - Vacant Land Argyle

5	1.01	0.9746	1.1250	1.0000	0.0000	6.62	1.1314	0.9862	0.8410	11.86	No
Factors			1.00					1.01			

E10 - Vacant Land Less Than 1.00

28	1.11	0.8678	1.0349	0.9224	0.8475	19.27	1.0576	0.9642	0.8708	24.98	Yes
Factors			1.08					1.04			

E11 - Vacant Land 1.01 - 5.00

37	1.09	0.8245	1.0000	0.9400	0.7833	18.72	0.9733	0.8956	0.8180	26.05	Yes
Factors			1.00	1.06	1.03		1.12				

Profile Name

E12 - Vacant Land 5.01 - 10.00

No Sales	PRD	DWM	Med Upper Limit	Median	Med Lower Limit	COD	Mean Upper Limit	Mean	Mean Lower Limit	COV	Normal Distribution
44	1.04	1.0279	1.0800	0.9875	0.9191	23.04	1.1706	1.0667	0.9627	32.17	Yes

Factors

1.01

0.94

E13 - Vacant Land 10.01 - 20.00

14	1.18	0.7840	1.2634	0.9572	0.7305	23.25	1.0892	0.9273	0.7655	30.23	Yes
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Factors

1.04

1.08

E14 - Vacant Land 20.01 and Greater

19	1.04	1.0264	1.2162	1.0193	0.8158	19.93	1.2049	1.0669	0.9289	26.83	Yes
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Factors

0.98

0.94

F - MFG (9)

24	1.00	0.7903	0.8790	0.7916	0.6825	17.33	0.8633	0.7900	0.7168	21.94	Yes
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Factors

1.14

1.26

1.16

1.27

G - Sheds and Other (5)

18	1.06	0.8050	1.0004	0.7916	0.6720	24.87	0.9835	0.8566	0.7296	29.80	Yes
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Factors

1.26

1.02

1.17

H - Mixed Use (6)-Limited DATA

1	0.00	0.0000	0.0000	0.0000	0.0000	0.00	0.0000	0.0000	0.0000	0.00	NA
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Factors

#Div/0!

#Div/0!

#Div/0!

#Div/0!

I - Multi Res - Duplex, Triplex, 4-plex (8)

4	1.00	0.8511	0.8774	0.8558	0.0000	3.21	0.9029	0.8492	0.7954	3.98	No
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Factors

1.14

1.17

1.11

1.18

J - Condos (4)

6	1.00	0.8296	0.9872	0.8232	0.0000	6.39	0.9212	0.8334	0.7456	10.03	Yes
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Factors

1.01

1.21

1.09

1.20

K - Exempt (7)-NO DATA AVAILABLE

0	0.00	0.0000	0.0000	0.0000	0.0000	0.00	0.0000	0.0000	0.0000	0.00	NA
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Factors

#Div/0!

#Div/0!

#Div/0!

#Div/0!