

Assessment/Sales Ratio Study Summary Report

Profile Name	No Sales	PRD	DWM	Med Upper Limit	Median	Med Lower Limit	COD	Mean Upper Limit	Mean	Mean Lower Limit	COV	Normal Distribution
A - Duchesne County	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		

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D05 - Residential Tabiona/Hanna-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!	#Div/0!
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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
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Factors	#Div/0!	#Div/0!	#Div/0!	#Div/0!	#Div/0!
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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
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Factors	1.03	0.98
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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
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Factors	1.01	1.05	1.02	1.09
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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
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Factors	1.02	1.05	1.02	1.06
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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
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Factors	1.04	1.01	1.04
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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
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Factors	1.01	1.05	1.02	1.06
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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
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Factors	1.04	1.10	1.06	1.12
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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
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Factors	1.03	1.12	1.07	1.12
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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
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Factors	1.02	1.05	1.02	1.06
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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
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Factors	1.04	1.01	1.05
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D23 - Residential GLA 1601 - 2000 sf	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		1.01		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		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		1.20		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		1.05		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		1.08		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		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		1.00		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		1.08		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

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E12 - Vacant Land 5.01 - 10.00

44	1.04	1.0279	1.0800	0.9875	0.9191	23.04	1.1706	1.0667	0.9627	32.17	Yes
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Factors	1.01	0.94
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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
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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
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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
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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
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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!
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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
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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
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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!
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