

HINSDALE COUNTY

Hinsdale County's 1957-1959 sales ratio of 23.8 per cent is the 25th among the two-year county ratios in Colorado when arranged from low to high; it is 13.1 per cent (3.6 percentage points) below the corresponding state-wide ratio of 27.4 per cent. This county's two-year ratio is based upon 23 conveyances, of which 21 were transfers of urban properties and the remaining 2 were transfers of rural properties. The Hinsdale County sales ratio decreased from the first year of the study to the second (from 25.5 per cent in 1957-1958 to 22.0 per cent in 1958-1959).

In terms of assessed value of property on the tax rolls in 1957, the amount of rural property in Hinsdale County is more than twice 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 Hinsdale County is larger than the state-wide variation. The average range for the two years combined (19.1 percentage points) within which the middle half of the 1957-1959 sales ratios fall when arranged from low to high is larger than the corresponding state-wide figure of 11.0 percentage points.

During the two-year period covered by the study, real estate market activity in the rural areas was relatively lower in Hinsdale County than it was state-wide. This is indicated by the fact that the assessed value of rural property reported on the conveyance certificates in the two years was only a fraction of 1 per cent of the county's total assessed value of property on the tax rolls in 1957, whereas the corresponding proportion for the state as a whole was 9.0 per cent.

Because variation among the ratios is comparatively high on an average and the sample of usable certificates for the county is small, the ratio for this county is regarded as one of the least dependable of the county ratios.

Hinsdale 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	10	9	1
1958-1959	13	12	1
1957-1959	23	21	2
Average Sales Ratio (%)			
1957-1958	25.5	----	----
1958-1959	22.0	----	----
1957-1959	23.8	----	----
Measure of Variation ^a			
1957-1958	16.5	----	----
1958-1959	13.6	----	----
1957-1959	19.1	----	----
Prop. of Total Ass'd Value ^b	100.0	30.2	69.8
Ass'd Value on Certificates as % of Total Ass'd Value ^c			
1957-1958	1.8	5.6	0.1
1958-1959	0.7	2.2	d
1957-1959	2.5	7.8	0.2

- 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.
- d. Less than 0.1%.

Hinsdale 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	1	0	1
10 and " 12	0	0	0
12 " " 14	1	0	1
14 " " 16	0	0	0
16 " " 18	0	0	0
18 " " 20	2	0	2
20 " " 22	2	0	2
22 " " 24	1	0	1
24 " " 26	1	0	1
26 " " 28	0	0	0
28 " " 30	0	0	0
30 " " 32	1	0	1
32 " " 34	1	1	2
34 " " 36	0	0	0
36 " " 38	0	0	0
38 " " 40	0	0	0
40 " " 42	0	0	0
42 " " 44	0	0	0
44 " " 46	0	0	0
46 " " 48	0	0	0
48 " " 50	0	0	0
50 " " 55	1	0	1
55 " " 60	0	0	0
60 and Over	1	0	1
Total Cases	12	1	13
Average Sales Ratio (%)	----	----	22.0
Measure of Variation ^a			
Below Average Ratio	----	----	2.8
Above Average Ratio	----	----	10.8
Total	----	----	13.6
Prop. of Ass'd Value ^b	30.2	69.8	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.

Hinsdale 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

Sales Ratio Class (%)		Total <u>Urban</u>	Total <u>Rural</u>	Total <u>County</u>
	Under 10	1	1	2
10 and	" 12	0	0	0
12 "	" 14	2	0	2
14 "	" 16	0	0	0
16 "	" 18	0	0	0
18 "	" 20	4	0	4
20 "	" 22	2	0	2
22 "	" 24	2	0	2
24 "	" 26	2	0	2
26 "	" 28	0	0	0
28 "	" 30	0	0	0
30 "	" 32	2	0	2
32 "	" 34	1	1	2
34 "	" 36	1	0	1
36 "	" 38	0	0	0
38 "	" 40	0	0	0
40 "	" 42	0	0	0
42 "	" 44	0	0	0
44 "	" 46	0	0	0
46 "	" 48	0	0	0
48 "	" 50	0	0	0
50 "	" 55	1	0	1
55 "	" 60	1	0	1
60 and Over		2	0	2
Total Cases		21	2	23
Average Sales Ratio (%)		----	----	23.8
Measure of Variation ^a				
Below Average Ratio		----	----	4.9
Above Average Ratio		----	----	14.2
Total		----	----	19.1
Prop. of Ass'd Value ^b		30.2	69.8	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.

HUERFANO COUNTY

Huerfano County's 1957-1959 sales ratio of 21.3 per cent is the 15th among the two-year county ratios in Colorado when arranged from low to high; it is 22.3 per cent (6.1 percentage points) below the corresponding state-wide ratio of 27.4 per cent. The county's two-year sales ratio is based upon 212 conveyances, about two-thirds of which are transfers of urban properties and one-third are transfers of rural properties.

Contrary to the state-wide trend, the Huerfano sales ratio for the second year of the study is sharply larger than it is for the first year; it increased from 19.9 per cent in 1957-1958 to 26.0 per cent in 1958-1959. Both urban and rural areas share in this trend.

In terms of assessed value of property on the tax rolls in 1957, there is approximately an equal division in the county between urban and rural properties. In contrast, in the state as a whole, the amount of urban property is almost three times the amount of rural property. Agricultural land with improvements, the most important class of property in Huerfano County, accounts for 39.9 per cent of its total assessed value.

Variation among the sales ratios for urban properties in the county is considerably larger than the state-wide variation. The average range (27.1 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 range for urban areas state-wide (10.2 percentage points). This 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 the county's rural areas was relatively more active than it was state-wide. This is reflected in the fact that the assessed value reported on the conveyance certificates for rural properties is 8.3 per cent as large as the total assessed value of properties on the county's tax rolls in 1957, whereas the corresponding proportion state-wide is only 4.2 per cent.

Huerfano 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	114	79	35
1958-1959	98	62	36
1957-1959	212	141	71
Average Sales Ratio (%)			
1957-1958	19.9	26.7	15.7
1958-1959	26.0	37.9	19.4
1957-1959	21.3	28.0	16.9
Measure of Variation^a			
1957-1958	20.4	22.2	19.3
1958-1959	14.4	19.6	11.8
1957-1959	21.1	27.1	17.3
Prop. of Total Ass'd Value^b			
	100.0	51.9	48.1
Ass'd Value on Certificates as % of Total Ass'd Value^c			
1957-1958	4.3	3.9	4.8
1958-1959	2.8	2.2	3.5
1957-1959	7.2	6.1	8.3

- 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.

Huerfano County: Number of Conveyances by
of Sales Ratio, Average Sales Ratio, Measure of
and Proportion of Assessed Value by Class of P
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. With Impts.</u>
	Under	10	2	1	0	3	1
10 and	"	12	1	0	0	1	0
12 "	"	14	0	1	0	1	1
14 "	"	16	4	0	0	4	1
16 "	"	18	3	0	0	3	0
18 "	"	20	1	0	0	1	2
20 "	"	22	4	0	0	4	1
22 "	"	24	3	0	0	3	2
24 "	"	26	2	1	0	3	0
26 "	"	28	2	0	0	2	0
28 "	"	30	4	0	0	4	0
30 "	"	32	3	1	0	4	1
32 "	"	34	2	0	0	2	1
34 "	"	36	1	0	0	1	0
36 "	"	38	3	0	0	3	0
38 "	"	40	1	0	0	1	0
40 "	"	42	1	2	0	3	0
42 "	"	44	2	0	0	2	0
44 "	"	46	1	0	0	1	0
46 "	"	48	2	0	0	2	0
48 "	"	50	1	0	0	1	0
50 "	"	55	0	2	0	2	0
55 "	"	60	2	0	0	2	0
60 and Over			3	2	4	9	1
Total Cases			48	10	4	62	11
Average Sales Ratio (%)			28.3	38.4	----	37.9	19.2
Measure of Variation ^a							
Below Average Ratio			7.4	13.4	----	9.0	3.3
Above Average Ratio			10.6	15.4	----	10.6	9.9
Total			18.0	28.8	----	19.6	13.2
Prop. of Ass'd Value ^b			32.1	0.8	19.0	51.9	39.9

- 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.

Size
Variation
Property

<u>Land</u> <u>Without</u> <u>Impts.</u>	<u>All</u> <u>Other</u> <u>Rural</u>	<u>Total</u> <u>Rural</u>	<u>Total</u> <u>County</u>
3	1	5	8
1	2	3	4
3	0	4	5
7	0	8	12
1	1	2	5
2	0	4	5
0	0	1	5
0	0	2	5
1	1	2	5
0	0	0	2
0	1	1	5
0	0	1	5
1	0	2	4
0	0	0	1
0	0	0	3
0	0	0	1
0	0	0	3
0	0	0	2
0	0	0	1
0	0	0	2
0	0	1	10
19	6	36	98
13.3	---	19.4	26.0
0.8	---	3.1	5.3
3.4	---	8.7	9.1
4.2	---	11.8	14.4
1.4	6.8	48.1	100.0

ops fall when arranged from low to high.
essed value in the county as reported

<u>Sales Ratio Class (%)</u>	<u>One-Fa</u>	
	<u>1-8</u>	<u>9-1</u>
Under 10	0	
10 and "	1	
12 " "	0	
14 " "	1	
16 " "	0	
18 " "	1	
20 " "	0	
22 " "	0	
24 " "	1	
26 " "	0	
28 " "	1	
30 " "	0	
32 " "	0	
34 " "	0	
36 " "	0	
38 " "	0	
40 " "	0	
42 " "	0	
44 " "	0	
46 " "	0	
48 " "	0	
50 " "	0	
55 " "	1	
60 and Over	0	
Total Cases	6	
Average Sales Ratio (%)	23.4	31.
Measure of Variation ^a		
Below Average Ratio	8.4	2.
Above Average Ratio	5.6	4.
Total	14.0	7.
Prop. of Ass'd Value ^b	1.2	2.

a. Range in percentage points within which
b. Assessed value in 1957 by class of pro

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

<u>Family Dwellings by Age Class (years)</u>					<u>All Ages</u>	<u>Commercial Buildings</u>	<u>Vacant Urban Land</u>	<u>Al Oth Urb</u>
<u>8</u>	<u>19-28</u>	<u>29-48</u>	<u>Over 48</u>					
0	0	2	1	3	1	3		
0	0	0	2	3	0	0		
0	0	0	0	0	0	3		
0	0	2	4	7	0	0		
0	0	1	2	3	1	1		
0	0	0	2	3	0	0		
0	0	2	7	9	0	1		
0	0	6	1	7	2	0		
0	1	3	1	6	0	1		
2	1	3	1	7	0	2		
1	0	3	2	7	0	0		
0	0	1	3	4	0	1		
2	0	1	1	4	0	2		
2	0	1	2	5	0	0		
1	0	3	1	5	0	0		
1	2	1	0	4	1	0		
0	0	5	1	6	1	2		
0	0	3	0	3	0	0		
0	0	2	0	2	0	0		
0	0	2	0	2	0	0		
0	0	1	1	2	0	0		
0	0	1	0	1	1	2		
0	1	2	1	5	0	0		
0	1	8	2	11	3	3		
9	6	53	35	109	10	21		
0	41.7	34.0	24.2	29.6	25.5	30.6	--	
4	14.7	9.8	6.4	8.1	3.0	17.1	--	
9	15.8	12.8	8.5	10.3	37.0	13.3	--	
3	30.5	22.6	14.9	18.4	40.0	30.4	--	
1	2.3	15.5	11.0	32.1	18.6	0.8	0.	

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

Size
Variation
Property

	Total Urban	Agric. Land		Misc. Rural Land		Total Rural	Total County
		With Impts.	Without Impts.	With Impts.	Without Impts.		
0	7	2	4	0	2	8	15
0	3	2	3	0	3	8	11
0	3	2	4	0	0	6	9
0	7	3	7	1	0	11	18
0	5	0	1	0	1	2	7
0	3	2	5	1	0	8	11
0	10	2	0	0	0	2	12
0	9	2	2	0	0	4	13
0	7	0	2	1	0	3	10
0	9	2	1	0	0	3	12
0	7	0	0	1	0	1	8
0	5	3	0	0	1	4	9
0	6	3	1	0	0	4	10
0	5	0	0	0	0	0	5
0	5	0	1	0	0	1	6
0	5	0	1	0	0	1	6
0	9	0	0	1	0	1	10
0	3	1	0	0	0	1	4
0	2	0	0	0	0	0	2
0	2	0	0	1	0	1	3
0	2	1	0	0	0	1	3
0	4	0	0	0	0	0	4
0	5	0	0	0	0	0	5
1	18	1	0	0	0	1	19
1	141	26	32	6	7	71	212
-	28.0	16.4	14.2	23.6	14.2	16.9	21.3
-	6.2	2.1	1.7	4.6	5.1	2.4	3.9
-	20.9	15.3	7.0	17.4	1.5	14.9	17.2
-	27.1	17.4	8.7	22.0	6.6	17.3	21.1
4	51.9	39.9	1.4	5.9	0.9	48.1	100.0

by the assessor to the Legislative Council.

JACKSON COUNTY

Jackson County's sales ratio of 18.5 per cent, based upon data for the two-year period 1957-1959, is the 5th among the two-year county ratios when arranged from low to high; it is 32.5 per cent (8.9 percentage points) below the two-year state-wide ratio of 27.4 per cent. The county's two-year ratio is based upon 55 conveyances, of which 40 are urban property transfers and 15 are rural property transfers.

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

The real estate market in Jackson County was relatively less active during the two-year period covered by the study than it was state-wide. This is true of both urban and rural properties, but particularly so of rural properties. The assessed value of rural properties sold in the county in the two years is only 0.6 per cent as large as total assessed value of rural properties on the county's tax rolls in 1957, whereas the corresponding proportion for rural properties state-wide is 4.2 per cent.

Because the number of conveyances of rural properties is small and this property group comprises a large proportion of the property in the county, there is some question concerning the accuracy of the sales ratio for Jackson County.

As noted in Part One of the report on the Sales Ratio Study, the average sales ratio for Jackson County for 1958-1959 is subject to the limitation that conveyances of agricultural land with improvements were insufficient for determination of a sales ratio for this important class of property in the county for that year.

Jackson 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	27	21	6
1958-1959	28	19	9
1957-1959	55	40	15
Average Sales Ratio (%)			
1957-1958	14.1	28.0	12.5
1958-1959	18.7	25.9	12.2
1957-1959	18.5	30.4	16.8
Measure of Variation ^a			
1957-1958	2.9	13.7	2.1
1958-1959	12.4	6.3	15.8
1957-1959	14.0	10.9	14.4
Prop. of Total Ass'd Value ^b	100.0	20.4	79.6
Ass'd Value on Certificates as % of Total Ass'd Value ^c			
1957-1958	0.8	3.1	0.2
1958-1959	1.1	4.0	0.4
1957-1959	2.0	7.1	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.

Jackson 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	4	0	4	2	6
10 and " 12	0	0	0	0	0	0
12 " " 14	0	1	0	1	0	1
14 " " 16	0	1	0	1	2	3
16 " " 18	0	0	0	0	0	0
18 " " 20	1	0	1	2	0	2
20 " " 22	1	0	0	1	1	2
22 " " 24	0	0	0	0	1	1
24 " " 26	2	1	0	3	1	4
26 " " 28	2	0	0	2	0	2
28 " " 30	1	0	0	1	0	1
30 " " 32	0	0	0	0	2	2
32 " " 34	3	0	0	3	0	3
34 " " 36	0	0	0	0	0	0
36 " " 38	0	0	0	0	0	0
38 " " 40	1	0	0	1	0	1
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	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	0	0	0
Total Cases	11	7	1	19	9	28
Average Sales Ratio (%)	27.4	8.9	---	25.9	12.2	18.7
Measure of Variation ^a						
Below Average Ratio	2.4	1.7	---	2.3	1.8	3.6
Above Average Ratio	3.8	5.6	---	4.0	14.0	8.8
Total	6.2	7.3	---	6.3	15.8	12.4
Prop. of Ass'd Value ^b	13.3	0.3	6.8	20.4	79.6	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.

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

<u>Sales Ratio Class (%)</u>	<u>One Family Dwellings</u>	<u>Vacant Urban Land</u>	(
Under 10	0	6	
10 and " 12	1	1	
12 " " 14	0	1	
14 " " 16	1	3	
16 " " 18	0	1	
18 " " 20	1	1	
20 " " 22	3	3	
22 " " 24	0	0	
24 " " 26	2	1	
26 " " 28	2	0	
28 " " 30	3	0	
30 " " 32	1	0	
32 " " 34	3	0	
34 " " 36	0	0	
36 " " 38	0	0	
38 " " 40	1	0	
40 " " 42	0	0	
42 " " 44	0	0	
44 " " 46	0	0	
46 " " 48	1	0	
48 " " 50	1	0	
50 " " 55	0	0	
55 " " 60	1	0	
60 and Over	0	0	
Total Cases	21	17	
Average Sales Ratio (%)	26.2	13.5	
Measure of Variation ^a			
Below Average Ratio	4.2	5.0	
Above Average Ratio	6.7	5.8	
Total	10.9	10.8	
Prop. of Ass'd Value ^b	13.3	0.3	

a. Range in percentage points within which the cases are arranged from low to high.

b. Assessed value in 1957 by class of property in the county as reported by the assessor

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

<u>All</u>	<u>Total</u>	<u>Total</u>	<u>Total</u>
<u>Other</u>	<u>Urban</u>	<u>Rural</u>	<u>County</u>
<u>Urban</u>			
0	6	3	9
0	2	1	3
0	1	2	3
0	4	2	6
0	1	1	2
1	3	1	4
0	6	1	7
0	0	1	1
0	3	1	4
0	2	0	2
0	3	0	3
0	1	2	3
0	3	0	3
0	0	0	0
0	0	0	0
0	1	0	1
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	1	0	1
0	1	0	1
1	1	0	1
0	1	0	1
0	0	0	0
2	40	15	55
---	30.4	16.8	18.5
---	9.0	5.2	5.9
---	1.9	9.2	8.1
---	10.9	14.4	14.0
6.8	20.4	79.6	100.0

The middle half of the ratios fall when
 expressed as per cent of total assessed value
 to the Legislative Council.

JEFFERSON COUNTY

Jefferson County's sales ratio of 25.7 per cent, based upon data for the two-year period 1957-1959, is the 39th among the two-year county ratios when arranged from low to high. It is 6.2 per cent (1.7 percentage points) below the state-wide two-year ratio of 27.4 per cent.

In terms of assessed value of property on the tax rolls in 1957, the amount of urban property in Jefferson County is more than six times that of rural property. This is in contrast to the state as a whole wherein the corresponding urban-rural relationship is approximately three parts urban property and one part rural property. One-family dwellings account for approximately two-thirds of the county's total assessed valuation.

During the two-year period covered by the study, the real estate market in Jefferson County was relatively more active than it was in the state as a whole. This is reflected in the fact that the combined assessed value of properties sold in 1957-1959 represented a sharply greater proportion of total assessed value of properties on the tax rolls in the county than it did state-wide. This holds true for both urban and rural areas as well as for urban and rural areas combined. The wide disparity between the two-year rural proportions for the county (19.0 per cent) and the state (4.2 per cent) was largely caused by above-average activity in the nominally rural (though urbanized) area near Denver.

Variation among the sales ratios for urban areas in Jefferson County is smaller than that for the state as a whole. This is true for both years of the study as well as for the two years combined. The average range (8.3 percentage points) within which the middle half of the county's two-year urban ratios fall when arranged from low to high is smaller than the corresponding range (10.2 percentage points) for urban areas state-wide.

Jefferson 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	2,425	1,796	629
1958-1959	3,292	2,415	877
1957-1959	5,717	4,211	1,506
Average Sales Ratio (%)			
1957-1958	25.3	25.5	24.4
1958-1959	26.3	27.7	19.8
1957-1959	25.7	26.6	21.3
Measure of Variation ^a			
1957-1958	8.9	8.1	14.1
1958-1959	9.2	8.5	12.2
1957-1959	8.9	8.3	12.2
Prop. of Total Ass'd Value ^b	100.0	86.5	13.5
Ass'd Value on Certificates as % of Total Ass'd Value ^c			
1957-1958	5.5	5.2	7.4
1958-1959	9.1	8.7	11.6
1957-1959	14.6	13.9	19.0

- 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 (

Sales Ratio Class (%)	1-8	9-18	19-28	29-48	Over 48
Under 10	1	0	4	4	
10 and " 12	1	0	6	12	
12 " " 14	2	5	5	12	
14 " " 16	1	8	3	11	
16 " " 18	2	11	6	13	
18 " " 20	12	20	7	9	
20 " " 22	41	30	16	15	
22 " " 24	54	43	6	6	
24 " " 26	140	53	13	9	
26 " " 28	212	50	5	6	
28 " " 30	224	35	2	1	
30 " " 32	235	24	4	5	
32 " " 34	234	10	2	3	
34 " " 36	114	6	0	0	
36 " " 38	153	2	1	2	
38 " " 40	24	4	0	0	
40 " " 42	7	2	0	0	
42 " " 44	2	5	0	1	
44 " " 46	2	2	0	0	
46 " " 48	4	3	1	0	
48 " " 50	0	1	1	0	
50 " " 55	1	0	1	1	
55 " " 60	0	0	0	0	
60 and Over	0	1	0	0	
Total Cases	1,466	315	83	110	
Average Sales Ratio (%)	30.3	25.4	21.4	18.6	
Measure of Variation ^a					
Below Average Ratio	3.2	3.2	4.5	4.7	
Above Average Ratio	3.2	3.5	4.0	5.5	
Total	6.4	6.7	8.5	10.2	
Prop. of Ass'd Value ^b	44.6	11.8	3.6	4.0	

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.

Jefferson 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) er 48	All Ages	Multi-Family Dwellings	Commercial Buildings	Vacant Urban Land	All Other Urban	Total Urban	Agric With Impts.
3	12	1	0	30	0	43	4
2	21	0	0	29	0	50	0
6	30	0	0	49	0	79	1
11	34	0	1	37	0	72	1
9	41	0	0	31	0	72	1
9	57	0	2	25	0	84	2
8	110	0	2	18	0	130	2
5	114	1	0	15	0	130	0
6	221	5	0	13	0	239	1
0	273	4	0	4	1	282	0
4	266	7	2	12	0	287	0
1	269	9	3	6	1	288	0
2	251	4	1	7	0	263	1
0	120	2	1	6	0	129	1
1	159	3	2	1	1	166	0
0	28	3	1	3	0	35	0
0	9	2	0	3	0	14	0
0	8	0	1	1	0	10	0
0	4	1	0	0	0	5	0
0	8	1	1	1	0	11	0
0	2	1	0	0	0	3	0
1	4	2	1	5	0	12	0
0	0	1	0	2	1	4	0
0	1	0	2	4	0	7	1
68	2,042	47	20	302	4	2,415	15
8.3	27.1	32.4	32.6	16.5	---	27.7	12.7
3.2	3.4	4.2	7.6	3.8	---	4.0	2.4
4.9	3.6	5.1	8.4	6.5	---	4.5	11.4
8.1	7.0	9.3	16.0	10.3	---	8.5	13.8
2.3	66.3	3.7	12.0	2.1	2.4	86.5	2.0

fall when arranged from low to high.

Assessed value in the county as reported by the assessor to the Legislative Council.

Misc. Rural Land

<u>Land</u> <u>Without</u> <u>Impts.</u>	<u>Remote From Denver</u>		<u>Near Denver</u>		<u>Total</u> <u>Rural</u>	<u>Total</u> <u>County</u>
	<u>With</u> <u>Impts.</u>	<u>Without</u> <u>Impts.</u>	<u>With</u> <u>Impts.</u>	<u>Without</u> <u>Impts.</u>		
4	13	16	2	14	53	96
1	23	11	1	6	42	92
0	19	17	2	10	49	128
0	22	8	5	11	47	119
0	15	9	6	12	43	115
0	17	6	6	9	40	124
1	17	6	20	14	60	190
0	7	43	10	7	67	197
0	12	5	23	9	50	289
1	15	6	34	8	64	346
0	9	9	60	2	80	367
0	7	10	65	1	83	371
0	6	7	45	4	63	326
0	3	4	30	0	38	167
0	1	2	13	1	17	183
0	3	0	9	1	13	48
1	3	6	5	1	16	30
0	3	2	1	0	6	16
0	3	5	1	0	9	14
0	1	1	0	1	3	14
0	1	1	1	0	3	6
0	2	9	0	1	12	24
0	0	0	3	1	4	8
0	4	4	2	4	15	22
8	206	187	344	117	877	3,292
7.9	19.3	19.2	30.1	18.2	19.8	26.3
2.9	5.7	4.5	3.5	4.4	4.1	4.1
16.1	8.0	11.6	3.0	6.9	8.1	5.1
19.0	13.7	16.1	6.5	11.3	12.2	9.2
0.4	4.3	0.5	5.4	0.9	13.5	100.0

Jefferson 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

Years (years)	All Ages	Multi-Family Dwellings	Commercial Buildings	Industrial Buildings	Vacant Urban Land	Total Urban	Agri With Impts.
Over 48							
3	20	1	1	0	110	132	4
5	44	0	1	0	86	131	0
9	53	0	0	1	106	160	3
21	71	0	2	0	85	158	1
13	85	0	0	0	69	154	1
11	100	0	3	0	52	155	2
11	200	0	2	0	41	243	2
9	217	3	1	0	26	247	0
10	376	7	0	0	34	417	1
0	485	8	1	1	13	508	0
5	471	12	4	0	29	516	0
1	418	11	5	2	12	448	0
2	336	9	2	0	12	359	1
0	180	6	3	0	11	200	1
3	189	4	2	1	4	200	0
2	42	3	1	0	7	53	0
1	18	3	1	0	9	31	0
0	12	0	1	0	3	16	0
0	9	1	0	0	2	12	0
0	11	1	1	0	2	15	0
0	3	1	0	0	2	6	0
1	7	2	2	0	13	24	1
0	4	1	0	1	3	9	0
0	8	0	2	0	7	17	1
107	3,359	73	35	6	738	4,211	18
18.4	26.7	31.9	28.6	24.4	15.5	26.6	18.2
3.5	3.3	4.1	6.7	----	3.8	3.6	5.9
5.2	3.7	3.3	8.6	----	6.8	4.7	6.8
8.7	7.0	7.4	15.3	----	10.6	8.3	12.7
2.3	66.3	3.7	12.0	2.4	2.1	86.5	2.0

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

Land Without Impts.	Misc. Rural Land				Total Rural	Total County
	Remote From Denver		Near Denver			
	With Impts.	Without Impts.	With Impts.	Without Impts.		
4	22	57	4	29	120	252
1	37	33	1	15	87	218
0	28	22	2	21	76	236
0	36	18	6	18	79	237
0	37	19	6	28	91	245
0	33	14	11	14	74	229
1	30	20	23	25	101	344
0	15	56	21	12	104	351
0	25	14	33	16	89	506
1	20	13	49	10	93	601
0	22	10	85	5	122	638
0	13	13	88	4	118	566
0	13	14	68	7	103	462
0	5	5	48	1	60	260
0	6	5	18	5	34	234
0	6	0	10	3	19	72
1	8	9	7	2	27	58
0	4	2	3	1	10	26
0	5	6	3	0	14	26
0	6	2	0	2	10	25
0	4	2	2	1	9	15
0	2	16	0	1	20	44
0	1	0	3	1	5	14
0	16	13	3	8	41	58
8	394	363	494	229	1,506	5,717
7.9	20.2	16.5	30.2	16.8	21.3	25.7
2.9	5.6	4.4	3.5	3.5	4.6	3.7
16.1	8.9	12.7	3.0	8.4	7.6	5.2
19.0	14.5	17.1	6.5	11.9	12.2	8.9
0.4	4.3	0.5	5.4	0.9	13.5	100.0

KIOWA COUNTY

Kiowa County's 1957-1959 sales ratio of 25.5 per cent is the 37th among the two-year county ratios in Colorado when arranged from low to high; it is only 6.9 per cent (1.9 percentage points) below the corresponding state-wide ratio of 27.4 per cent. The county's two-year ratio is based upon 117 conveyances, of which 43 were transfers of urban properties, and the remaining 74 were transfers of rural properties.

The Kiowa County sales ratio decreased sharply from the first year of the study to the second (from 28.5 per cent in 1957-1958 to 23.7 per cent in 1958-1959). This is a drop of 16.7 per cent (4.8 percentage points).

Unlike the state as a whole for which the assessed value of urban properties on the tax rolls in 1957 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. Agricultural land with improvements and agricultural land without improvements were the two most important classes of property in Kiowa County. The assessed value of these two classes of property together constituted more than three-fourths of the total assessed value of properties on the tax rolls in the county in 1957.

Variation among the county's sales ratios for urban areas is greater than that for the state as a whole. The average range for the two years combined (16.3 percentage points) within which the middle half of the county's urban ratios fall when arranged from low to high is larger than the corresponding state-wide range (10.2 percentage points).

During the two-year period covered by the study, real estate market activity was relatively lower in Kiowa County than it was state-wide. This is shown by the fact that the assessed value reported on the conveyance certificates in the two years represented a smaller proportion of total assessed value on the tax rolls in the county in 1957 (3.7 per cent) than it did state-wide (9.0 per cent). Both urban and rural properties shared in this below-average market activity.

Kiowa 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	50	18	32
1958-1959	67	25	42
1957-1959	117	43	74
Average Sales Ratio (%)			
1957-1958	28.5	27.0	28.9
1958-1959	23.7	31.6	22.3
1957-1959	25.5	29.1	24.7
Measure of Variation ^a			
1957-1958	14.0	27.0	12.8
1958-1959	11.4	14.1	11.1
1957-1959	13.7	16.3	13.3
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	1.5	1.5	1.5
1958-1959	2.2	1.9	2.3
1957-1959	3.7	3.5	3.8

- 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.

Kiowa County: Number of Conveyances by Class
of Sales Ratio, Average Sales Ratio, Measure of
and Proportion of Assessed Value by Class of
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. With Impts.</u>
	Under	10		0	0	0	0	1
10	and	"	12	0	1	0	1	0
12	"	"	14	0	0	0	0	0
14	"	"	16	0	0	0	0	0
16	"	"	18	1	0	0	1	2
18	"	"	20	1	0	0	1	0
20	"	"	22	0	1	0	1	0
22	"	"	24	1	0	0	1	1
24	"	"	26	2	0	0	2	2
26	"	"	28	1	0	1	2	0
28	"	"	30	0	0	0	0	0
30	"	"	32	3	1	1	5	2
32	"	"	34	1	0	0	1	0
34	"	"	36	1	0	0	1	1
36	"	"	38	1	0	0	1	0
38	"	"	40	0	0	0	0	1
40	"	"	42	0	0	0	0	0
42	"	"	44	1	0	0	1	0
44	"	"	46	0	0	0	0	0
46	"	"	48	0	0	0	0	0
48	"	"	50	0	0	0	0	0
50	"	"	55	2	0	0	2	0
55	"	"	60	0	0	0	0	0
60	and Over			2	3	0	5	0
Total Cases				17	6	2	25	10
Average Sales Ratio (%)				33.9	35.6	----	31.6	23.3
Measure of Variation ^a								
Below Average Ratio				4.5	14.6	----	3.6	5.8
Above Average Ratio				14.5	66.9	----	10.5	8.2
Total				19.0	81.5	----	14.1	14.0
Prop. of Ass'd Value ^b				7.5	0.5	12.5	20.5	47.4

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
by the assessor to the Legislative Council.

* Under 0.1 per cent.

ances by Size
 Measure of Variation
 Class of Property
 959

<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	1
0	0	0	0	1
0	2	0	2	2
0	3	0	3	3
2	5	0	7	8
0	5	0	5	6
0	5	0	5	6
1	3	0	4	5
2	2	0	4	6
0	0	0	0	2
0	1	0	1	1
2	2	0	4	9
0	0	1	1	2
1	0	0	1	2
0	1	0	1	2
1	0	0	1	1
0	0	0	0	0
0	0	0	0	1
0	1	0	1	1
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	2
0	0	0	0	0
0	1	0	1	6
10	31	1	42	67
23.3	21.0	---	22.3	23.7
5.8	3.9	---	5.0	5.3
8.2	3.3	---	6.1	6.1
14.0	7.2	---	11.1	11.4
47.4	32.1	--*	79.5	100.0

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

Kiowa County:
of Sales Ratio, Average
and Proportion of Area
for the Year

<u>Sales Ratio Class (%)</u>				<u>One Family Dwellings</u>	<u>Vacant Urban Land</u>
		Under	10	0	0
10	and	"	12	0	1
12	"	"	14	0	0
14	"	"	16	0	0
16	"	"	18	1	0
18	"	"	20	3	0
20	"	"	22	0	3
22	"	"	24	3	0
24	"	"	26	4	0
26	"	"	28	1	0
28	"	"	30	0	0
30	"	"	32	3	2
32	"	"	34	3	0
34	"	"	36	2	0
36	"	"	38	1	0
38	"	"	40	0	0
40	"	"	42	1	1
42	"	"	44	1	0
44	"	"	46	0	0
46	"	"	48	0	0
48	"	"	50	1	0
50	"	"	55	2	1
55	"	"	60	0	0
60 and Over				3	3
Total Cases				29	11
Average Sales Ratio (%)				31.0	32.2
Measure of Variation ^a					
Below Average Ratio				4.9	11.0
Above Average Ratio				19.8	27.8
Total				24.7	38.8
Prop. of Ass'd Value ^b				7.5	0.5

- a. Range in percentage points within which t
b. Assessed value in 1957 by class of proper
by the assessor to the Legislative Council
* Under 0.1 per cent.

Number of Conveyances by Size
 Age Sales Ratio, Measure of Variation
 Assessed Value by Class of Property
 Two-year Period 1957-1959

All Other Urban	Total Urban	Agric. Land		All Other Rural	Total Rural	Total County
		With Impts.	Without Impts.			
0	0	1	1	0	2	2
0	1	0	0	0	0	1
0	0	0	2	0	2	2
0	0	1	5	0	6	6
0	1	2	9	0	11	12
0	3	0	6	0	6	9
0	3	0	6	0	6	9
0	3	2	4	0	6	9
1	5	3	2	1	6	11
1	2	0	4	0	4	6
0	0	0	2	0	2	2
1	6	2	7	0	9	15
0	3	1	0	1	2	5
0	2	2	0	0	2	4
0	1	0	1	0	1	2
0	0	1	1	0	2	2
0	2	0	1	1	2	4
0	1	0	0	0	0	1
0	0	0	1	0	1	1
0	0	0	0	0	0	0
0	1	1	0	0	1	2
0	3	0	1	0	1	4
0	0	0	0	0	0	0
0	6	0	2	0	2	8
3	43	16	55	3	74	117
----	29.1	26.2	22.8	---	24.7	25.5
----	3.4	6.2	5.5	---	5.9	5.8
----	12.9	7.6	7.2	---	7.4	7.9
----	16.3	13.8	12.7	---	13.3	13.7
12.5	20.5	47.4	32.1	--*	79.5	100.0

The middle half of the ratios fall when arranged from low to high.
 County as per cent of total assessed value in the county as reported
 1.

KIT CARSON COUNTY

Kit Carson County's sales ratio for 1958-1959 of 20.3 per cent is the 11th among the county ratios for the second year of the study when arranged from low to high. This ratio is 15.8 per cent (3.8 percentage points) below the county's ratio (24.1 per cent) for the first year of the study.

The 1957-1959 sales ratios for Kit Carson County and the state are 22.4 per cent and 27.4 per cent, respectively. The two-year ratio for urban properties in Kit Carson County is higher than the corresponding state-wide ratio, while the county's rural property ratio is lower than the state-wide rural ratio.

During the period of the study, the real estate market was relatively less active in Kit Carson County than it was in the state as a whole. This is shown by the fact that the assessed value of properties sold, as reported on the real estate conveyance certificates in the two years combined, constituted 3.7 per cent of the assessed value of all properties on the tax rolls in the county, whereas the corresponding state-wide proportion was 9.0 per cent.

The distribution of total assessed value of properties on the tax rolls in Kit Carson County by class of property is in sharp contrast to the corresponding state-wide distribution. This is shown by the fact that rural properties account for approximately three-fourths of the total assessed value of properties on the tax rolls in the county, whereas the corresponding proportion state-wide is approximately one-fourth.

Kit Carson 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	101	51	50
1958-1959	145	100	45
1957-1959	246	151	95
Average Sales Ratio (%)			
1957-1958	24.1	35.8	21.5
1958-1959	20.3	31.6	17.9
1957-1959	22.4	35.9	19.7
Measure of Variation ^a			
1957-1958	13.2	25.7	10.9
1958-1959	8.1	15.0	7.0
1957-1959	10.6	20.6	8.9
Prop. of Total Ass'd Value ^b	100.0	27.1	72.9
Ass'd Value on Certificates as % of Total Ass'd Value ^c			
1957-1958	1.6	2.2	1.4
1958-1959	2.1	3.9	1.4
1957-1959	3.7	6.2	2.8

- 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.

				<u>One-Family Dwellings by Age Class (%)</u>				
<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	0	0	1	
12 "	"	14		0	0	0	0	
14 "	"	16		0	0	2	2	
16 "	"	18		0	0	0	4	
18 "	"	20		0	1	0	2	
20 "	"	22		0	0	0	3	
22 "	"	24		1	0	0	2	
24 "	"	26		1	1	0	2	
26 "	"	28		1	1	0	2	
28 "	"	30		1	2	0	0	
30 "	"	32		1	0	0	1	
32 "	"	34		1	0	0	2	
34 "	"	36		0	2	1	0	
36 "	"	38		0	1	0	0	
38 "	"	40		1	0	1	0	
40 "	"	42		0	3	0	0	
42 "	"	44		2	2	0	0	
44 "	"	46		0	0	0	0	
46 "	"	48		0	0	0	0	
48 "	"	50		0	1	0	0	
50 "	"	55		0	0	0	0	
55 "	"	60		0	0	0	1	
60 and Over				0	0	0	1	
Total Cases				9	14	4	23	
Average Sales Ratio (%)				31.1	36.4	---	22.3	18.
Measure of Variation ^a								
Below Average Ratio				4.6	7.9	---	4.9	3.
Above Average Ratio				8.8	5.3	---	4.9	2.
Total				13.4	13.2	---	9.8	6.
Prop. of Ass'd Value ^b				3.6	2.6	1.0	4.3	0.

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.

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

Years)	All Ages	Commercial Buildings	Vacant Urban Land	All Other Urban	Total Urban	Agric. Land	
						With Impts.	Without Impts.
0	0	0	2	0	2	0	1
1	2	1	3	0	5	0	1
0	0	0	7	0	8	1	4
1	5	0	2	0	7	3	7
0	4	0	5	1	10	1	6
1	4	0	3	0	7	2	2
2	5	0	3	0	8	4	2
0	3	0	1	0	4	1	5
0	4	0	1	0	5	1	2
1	5	0	0	0	5	0	0
0	3	0	0	0	3	0	0
0	2	0	0	0	2	1	0
0	3	0	1	0	4	0	0
0	3	1	1	1	6	0	0
0	1	0	0	0	1	0	1
0	2	0	1	0	3	0	0
0	3	0	0	0	3	0	0
0	4	0	0	0	4	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	1	0	0	0	1	0	0
0	0	2	1	0	3	0	0
0	1	1	1	0	3	0	0
0	1	1	4	0	6	0	0
6	56	6	36	2	100	14	31
8	26.3	48.1	17.1	---	31.6	19.0	17.1
8	5.3	13.1	4.0	---	7.3	3.3	2.6
7	6.9	9.4	11.9	---	7.7	2.8	5.0
5	12.2	22.5	15.9	---	15.0	6.1	7.6
7	12.2	8.3	0.4	6.2	27.1	32.6	40.0

Values fall when arranged from low to high.

Assessed value in the county as reported by the assessor to the Legislative Council

<u>All Other Rural</u>	<u>Total Rural</u>	<u>Total County</u>
0	1	3
0	1	6
0	5	13
0	10	17
0	7	17
0	4	11
0	6	14
0	6	10
0	3	8
0	0	5
0	0	3
0	1	3
0	0	4
0	0	6
0	1	2
0	0	3
0	0	3
0	0	4
0	0	0
0	0	0
0	0	1
0	0	3
0	0	3
0	0	6
0	45	145
---	17.9	20.3
---	2.9	4.0
---	4.1	4.1
---	7.0	8.1
0.3	72.9	100.0

ouncil.

<u>Sales Ratio Class (%)</u>	<u>One-Family</u>	
	<u>1-8</u>	<u>9-18</u>
Under 10	0	0
10 and " 12	0	0
12 " " 14	0	0
14 " " 16	0	0
16 " " 18	0	0
18 " " 20	0	2
20 " " 22	0	0
22 " " 24	1	0
24 " " 26	1	2
26 " " 28	3	2
28 " " 30	2	2
30 " " 32	1	0
32 " " 34	1	0
34 " " 36	1	2
36 " " 38	0	1
38 " " 40	1	1
40 " " 42	0	3
42 " " 44	2	2
44 " " 46	0	0
46 " " 48	0	0
48 " " 50	0	1
50 " " 55	0	0
55 " " 60	0	0
60 and Over	0	0
Total Cases	13	18
Average Sales Ratio (%)	30.8	32.0
Measure of Variation ^a		
Below Average Ratio	4.0	5.5
Above Average Ratio	5.2	9.0
Total	9.2	14.5
Prop. of Ass'd Value ^b	3.6	2.6

- a. Range in percentage points within which t
b. Assessed value in 1957 by class of proper

Kit Carson County: Number of Conveyances by S
of Sales Ratio, Average Sales Ratio, Measure of Va
and Proportion of Assessed Value by Class of Pro
for the Two-year Period 1957-1959

<u>Dwellings by Age Class (years)</u>				<u>All Ages</u>	<u>Commercial Buildings</u>	<u>Vacant Urban Land</u>
<u>19-28</u>	<u>29-48</u>	<u>Over 48</u>				
0	0	0	0	0	0	3
0	2	0	2	2	1	3
0	0	1	1	1	0	8
2	4	1	7	7	0	3
0	5	0	5	5	0	5
0	4	1	7	7	0	3
0	4	2	6	6	0	4
1	2	0	4	4	0	1
1	5	0	9	9	0	1
0	2	1	8	8	0	3
0	1	0	5	5	0	1
1	3	0	5	5	0	0
1	3	0	5	5	0	1
2	0	0	5	5	1	1
1	0	0	2	2	0	0
1	0	0	3	3	1	1
0	1	0	4	4	0	0
0	0	0	4	4	0	0
0	0	1	1	1	1	0
0	1	0	1	1	0	0
0	0	0	1	1	0	0
0	0	1	1	1	2	1
0	1	0	1	1	1	1
2	2	0	4	4	4	5
12	40	8	91	11	45	
29.0	22.6	27.5	27.2	48.9	17.5	
5.0	5.0	10.5	5.1	8.4	4.2	
9.0	8.1	8.5	7.6	33.9	10.5	
14.0	13.1	19.0	12.7	42.3	14.7	
1.0	4.3	0.7	12.2	8.3	0.4	

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

Size
Variation
Property

All Other Urban	Total Urban	Agric. Land		All Other Rural	Total Rural	Total County
		With Impts.	Without Impts.			
0	3	0	1	0	1	4
0	6	0	3	0	3	9
0	9	2	6	0	8	17
0	10	5	12	0	17	27
1	11	3	10	0	13	24
0	10	4	3	0	7	17
0	10	9	5	0	14	24
0	5	2	6	0	8	13
0	10	1	6	0	7	17
1	12	3	1	0	4	16
0	6	0	0	0	0	6
0	5	3	0	0	3	8
0	6	0	1	0	1	7
1	8	1	1	0	2	10
0	2	1	1	0	2	4
0	5	0	1	0	1	6
0	4	1	1	0	2	6
0	4	1	0	0	1	5
0	2	0	0	0	0	2
0	1	0	0	1	1	2
0	1	0	0	0	0	1
0	4	0	0	0	0	4
1	4	0	0	0	0	4
0	13	0	0	0	0	13
4	151	36	58	1	95	246
---	35.9	21.3	18.5	---	19.7	22.4
---	3.9	4.0	3.7	---	3.9	5.0
---	11.3	5.4	4.7	---	5.0	5.6
---	20.6	9.4	8.4	---	8.9	10.6
6.2	27.1	32.6	40.0	0.3	72.9	100.0

by the assessor to the Legislative Council.

LAKE COUNTY

Lake County's 1957-1959 sales ratio of 21.0 per cent is the 14th among the two-year county ratios in Colorado when arranged from low to high; it is 23.4 per cent (6.4 percentage points) below the corresponding state-wide ratio of 27.4 per cent. The ratio is based upon 133 conveyances, of which 126 were transfers of urban properties and only 7 were transfers of rural properties.

Lake County's sales ratio decreased slightly from the first year of the study to the second (from 21.6 per cent in 1957-1958 to 20.6 per cent in 1958-1959). This decline of 1 percentage point (4.6 per cent) is somewhat greater than the corresponding decline state-wide.

As noted in Part One of the report on the Sales Ratio Study, there were no conveyances of industrial properties in Lake County in either year of the study. Because this property class accounts for a sizable proportion of the assessed value of properties on the county's 1957 tax rolls and the state-wide sales ratio for it is comparatively large, the significance of lack of data for it so far as reliability of the county's sales ratio is concerned should be recognized.

In terms of assessed value of property on the tax rolls in 1957, urban property accounts for 94.5 per cent of all property in the county.

Variation among the sales ratios for Lake County is larger than the state-wide variation. The average range (15.2 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). The county's sales ratios for each of the two years share in this comparative lack of uniformity.

During the two-year period covered by the study, real estate market activity in Lake County was relatively much lower than it was state-wide. The assessed value reported on the conveyance certificates in the two-year period was only 2.6 per cent as large as the total assessed value of all properties on the tax rolls in 1957, whereas the corresponding state-wide proportion was 9.0 per cent.

Lake 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	75	74	1
1958-1959	58	52	6
1957-1959	133	126	7
Average Sales Ratio (%)			
1957-1958	21.6	----	----
1958-1959	20.6	----	----
1957-1959	21.0	----	----
Measure of Variation^a			
1957-1958	19.0	----	----
1958-1959	15.7	----	----
1957-1959	15.2	----	----
Prop. of Total Ass'd Value^b	100.0	94.5	5.5
Ass'd Value on Certificates as % of Total Ass'd Value^c			
1957-1958	1.0	----	----
1958-1959	1.6	----	----
1957-1959	2.6	----	----

- 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.

Lake 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		8	5	13
10 and	"	12		1	1	2
12 "	"	14		3	0	3
14 "	"	16		2	0	2
16 "	"	18		3	0	3
18 "	"	20		2	0	2
20 "	"	22		5	0	5
22 "	"	24		3	0	3
24 "	"	26		6	0	6
26 "	"	28		8	0	8
28 "	"	30		2	0	2
30 "	"	32		0	0	0
32 "	"	34		1	0	1
34 "	"	36		0	0	0
36 "	"	38		2	0	2
38 "	"	40		2	0	2
40 "	"	42		1	0	1
42 "	"	44		0	0	0
44 "	"	46		1	0	1
46 "	"	48		0	0	0
48 "	"	50		0	0	0
50 "	"	55		0	0	0
55 "	"	60		1	0	1
60 and Over				1	0	1
Total Cases				52	6	58
Average Sales Ratio (%)				----	---	20.6
Measure of Variation ^a						
Below Average Ratio				----	---	9.1
Above Average Ratio				----	---	6.6
Total				----	---	15.7
Prop. of Ass'd Value ^b				94.5	5.5	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.

Lake 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	14	5	19
10 and	"	12	8	1	9
12 "	"	14	7	0	7
14 "	"	16	9	0	9
16 "	"	18	7	0	7
18 "	"	20	8	0	8
20 "	"	22	10	0	10
22 "	"	24	7	0	7
24 "	"	26	8	0	8
26 "	"	28	15	0	15
28 "	"	30	3	0	3
30 "	"	32	0	0	0
32 "	"	34	5	0	5
34 "	"	36	1	0	1
36 "	"	38	2	0	2
38 "	"	40	3	1	4
40 "	"	42	3	0	3
42 "	"	44	1	0	1
44 "	"	46	1	0	1
46 "	"	48	2	0	2
48 "	"	50	1	0	1
50 "	"	55	1	0	1
55 "	"	60	3	0	3
60 and Over			7	0	7
Total Cases			126	7	133
Average Sales Ratio (%)			----	----	21.0
Measure of Variation ^a					
Below Average Ratio			----	----	7.5
Above Average Ratio			----	----	7.7
Total			----	----	15.2
Prop. of Ass'd Value ^b			94.5	5.5	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.

LA PLATA COUNTY

La Plata County's sales ratio decreased slightly from 23.9 per cent in 1957-1958 to 23.4 per cent in 1958-1959. A small increase in the urban ratio was off-set by a decrease in the rural ratio.

The 1957-1959 ratio of 23.5 per cent is the 25th among the two-year county ratios when arranged from low to high. It is 14.2 per cent (3.9 percentage points) below the state-wide ratio of 27.4 per cent.

In terms of assessed value of property on the tax rolls of the county in 1957, there is almost an equal distribution between urban and rural properties (51.8 per cent urban and 48.2 per cent rural). The most important classes of property in La Plata County are one-family dwellings and agricultural land having improvements. Over one-half of the county's total assessed value is accounted for by these two classes.

During the two-year period covered by the study, real estate market activity among urban properties was relatively greater in the county than it was in the state as a whole. The assessed value of urban properties sold is 12.6 per cent as large as the total assessed value of urban properties on the tax rolls in the county in 1957, whereas the corresponding state-wide proportion is 10.8 per cent. In contrast, the real estate market among rural properties was somewhat less active in the county than it was state-wide.

In both years of the study, variation among the sales ratios for rural areas was greater relatively than that for the state. The average range (13.9 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 state (12.5 percentage points).

La Plata 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	314	245	69
1958-1959	315	229	86
1957-1959	629	474	155
Average Sales Ratio (%)			
1957-1958	23.9	23.5	24.3
1958-1959	23.4	25.1	21.8
1957-1959	23.5	24.3	22.7
Measure of Variation ^a			
1957-1958	10.6	7.6	13.7
1958-1959	13.8	13.9	13.9
1957-1959	11.8	9.7	13.9
Prop. of Total Ass'd Value ^b	100.0	51.8	48.2
Ass'd Value on Certificates as % of Total Ass'd Value ^c			
1957-1958	4.0	6.5	1.3
1958-1959	4.1	6.2	2.0
1957-1959	8.1	12.6	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>On</u>
Under 10	0	0	0	0	
10 and " 12	0	0	1	2	
12 " " 14	0	0	0	1	
14 " " 16	2	1	1	4	
16 " " 18	1	1	1	3	
18 " " 20	2	2	1	3	
20 " " 22	4	4	3	1	
22 " " 24	4	1	1	1	
24 " " 26	19	1	0	0	
26 " " 28	18	4	0	0	
28 " " 30	16	1	2	0	
30 " " 32	7	1	1	0	
32 " " 34	0	0	0	0	
34 " " 36	1	0	1	0	
36 " " 38	1	1	0	0	
38 " " 40	1	0	0	1	
40 " " 42	0	0	0	0	
42 " " 44	0	0	0	0	
44 " " 46	0	0	0	0	
46 " " 48	0	0	0	0	
48 " " 50	0	0	0	0	
50 " " 55	0	0	0	0	
55 " " 60	0	0	0	0	
60 and Over	1	0	1	0	
Total Cases	77	17	13	16	
Average Sales Ratio (%)	26.5	23.5	21.6	16.6	1
Measure of Variation ^a					
Below Average Ratio	1.8	3.4	3.1	2.1	
Above Average Ratio	2.5	3.9	8.3	2.7	
Total	4.3	7.3	11.4	4.8	
Prop. of Ass'd Value ^b	13.3	3.0	2.1	3.5	

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

Plata 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)	All	Commercial	Vacant	All	Total	Agric.
per 48	Ages	Buildings	Urban	Other	Urban	With
			Land	Urban		Impts.
0	0	0	2	0	2	3
3	6	0	6	0	12	0
5	6	0	2	0	8	3
5	13	0	4	0	17	1
4	10	0	7	0	17	0
5	13	0	7	0	20	4
4	16	0	4	0	20	0
5	12	1	0	0	13	0
0	20	1	2	0	23	0
0	22	2	3	0	27	0
0	19	1	1	0	21	1
2	11	1	2	0	14	3
0	0	1	3	1	5	1
0	2	1	2	0	5	0
0	2	0	6	0	8	1
0	2	0	1	0	3	0
0	0	0	2	1	3	0
1	1	1	0	0	2	0
0	0	0	1	0	1	0
0	0	0	1	0	1	0
0	0	0	0	0	0	0
0	0	0	0	0	0	1
0	0	0	0	0	0	0
0	2	3	1	1	7	0
34	157	12	57	3	229	18
8.0	21.7	31.9	21.8	---	25.1	23.6
3.8	2.7	4.9	5.8	---	3.6	10.6
3.8	3.5	23.3	12.1	---	10.3	7.4
7.6	6.2	28.2	17.9	---	13.9	18.0
7.5	29.4	18.2	1.3	2.9	51.8	24.7

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

<u>Land Without Impts.</u>	<u>Misc. Rural Land With Impts.</u>	<u>Without Impts.</u>	<u>Total Rural</u>	<u>Total County</u>
2	0	0	5	7
2	0	1	3	15
0	1	5	9	17
1	3	10	15	32
1	4	5	10	27
0	2	3	9	29
0	4	0	4	24
0	3	4	7	20
0	1	0	1	24
1	1	1	3	30
0	0	1	2	23
2	0	0	5	19
0	1	0	2	7
0	1	0	1	6
1	1	0	3	11
0	0	1	1	4
0	0	2	2	5
1	1	0	2	4
0	0	0	0	1
0	1	0	1	2
0	0	0	0	0
0	0	0	1	1
0	0	0	0	0
0	0	0	0	7
11	24	33	86	315
18.4	21.0	17.4	21.8	23.4
7.6	4.0	3.0	7.3	5.5
12.8	5.0	5.0	6.6	8.3
20.4	9.0	8.0	13.9	13.8
2.7	17.5	3.3	48.2	100.0

lative Council.

<u>Sales Ratio Class (%)</u>	<u>One-Family</u>	
	<u>1-8</u>	<u>9-18</u>
Under 10	0	0
10 and " 12	0	0
12 " " 14	0	0
14 " " 16	2	2
16 " " 18	1	1
18 " " 20	4	4
20 " " 22	6	4
22 " " 24	8	4
24 " " 26	28	2
26 " " 28	42	6
28 " " 30	33	1
30 " " 32	13	1
32 " " 34	1	2
34 " " 36	1	1
36 " " 38	1	1
38 " " 40	2	0
40 " " 42	0	0
42 " " 44	0	0
44 " " 46	0	0
46 " " 48	0	1
48 " " 50	0	0
50 " " 55	0	1
55 " " 60	0	0
60 and Over	1	1
Total Cases	143	32
Average Sales Ratio (%)	26.9	24.3
Measure of Variation ^a		
Below Average Ratio	1.8	3.8
Above Average Ratio	2.1	5.7
Total	3.9	9.5
Prop. of Ass'd Value ^b	13.3	3.0

a. Range in percentage points within which the
b. Assessed value in 1957 by class of property

La Plata County: Number of Conveyances by Class
of Sales Ratio, Average Sales Ratio, Measure of Value
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>All Ages</u>	<u>Commercial Buildings</u>	<u>Vacant Urban Land</u>	<u>Al. Oth. Urb.</u>
<u>19-28</u>	<u>29-48</u>	<u>Over 48</u>					
)	0	0	3	3	0	7	(
)	2	3	7	12	0	15	(
)	2	3	8	13	0	7	(
2	1	9	7	21	0	10	(
.	2	7	4	15	0	21	(
4	3	6	8	25	2	22	(
4	3	1	8	22	1	12	(
4	3	2	10	27	4	5	(
2	0	3	2	35	5	7	(
)	0	0	3	51	4	7	(
.	2	0	0	36	2	4	(
.	1	1	3	19	1	4	(
2	0	0	0	3	2	3	.
.	1	0	0	3	1	3	(
.	1	1	0	4	0	7	(
)	0	1	0	3	1	1	(
)	0	0	0	0	0	4	.
)	1	0	1	2	1	0	(
)	0	0	0	0	2	1	(
.	0	0	0	1	0	1	(
)	0	0	0	0	0	0	(
.	0	0	0	1	0	0	(
)	0	0	0	0	0	0	(
.	1	1	0	4	3	1	.
2	23	38	64	300	29	142	3
.	20.3	17.2	18.3	22.0	28.2	18.9	---
.	3.5	2.4	4.8	3.1	4.1	3.6	---
.	8.9	3.8	4.3	3.9	7.8	7.2	---
.	12.4	6.2	9.1	7.0	11.9	10.8	---
)	2.1	3.5	7.5	29.4	18.2	1.3	2.9

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

Size
Variation
Property

Total Urban	Agric. Land		Misc. Rural Land		Total Rural	Total County
	With Impts.	Without Impts.	With Impts.	Without Impts.		
10	3	3	1	1	8	18
27	1	2	1	4	8	35
20	3	1	4	6	14	34
31	2	1	9	10	22	53
36	0	2	5	6	13	49
49	4	0	4	5	13	62
35	1	0	5	2	8	43
36	2	0	6	6	14	50
47	1	0	2	1	4	51
62	1	1	3	2	7	69
42	4	0	2	3	9	51
24	5	2	0	1	8	32
9	2	1	1	1	5	14
7	0	0	1	0	1	8
11	2	1	1	0	4	15
5	1	0	0	1	2	7
5	1	0	1	2	4	9
3	0	1	1	0	2	5
3	0	1	0	0	1	4
2	0	0	2	0	2	4
0	0	0	0	0	0	0
1	1	1	1	0	3	4
0	1	0	0	0	1	1
9	0	0	2	0	2	11
474	35	17	52	51	155	629
24.3	25.5	18.3	21.2	18.4	22.7	23.5
3.6	9.3	7.1	5.6	4.0	7.2	5.4
6.1	6.2	15.7	6.1	5.0	6.7	6.4
9.7	15.5	22.8	11.7	9.0	13.9	11.8
51.8	24.7	2.7	17.5	3.3	48.2	100.0

by the assessor to the Legislative Council.

LARIMER COUNTY

Larimer County's sales ratio for 1958-1959 is 27.3 per cent. This is less than the county's 1957-1958 ratio of 28.7 per cent by 1.4 percentage points.

The county's 1957-1959 ratio is 27.9 per cent; it is the 48th among the two-year county ratios in Colorado when arranged from low to high. This differs but little from the two-year state-wide ratio of 27.4 per cent.

Unlike the state as a whole for which the sales ratio for urban properties is considerably larger than that for rural properties, the ratios for urban and rural areas in Larimer County, particularly in 1957-1958, are about the same. It is worth noting, however, that the decline in the ratio is greater for rural properties than it is for urban properties and that increased farm marketings state-wide in calendar year 1958 over calendar year 1957 appears to have caused the market price of farm properties in the state as a whole to rise.

Real estate market activity was relatively greater in the county during the two-year period of the study than it was state-wide. This is reflected in the fact that the combined assessed value of properties sold represented 10.8 per cent of total assessed value of property on the 1957 tax rolls in the county, whereas the corresponding proportion for the state as a whole was only 9.0 per cent. Both urban and rural properties shared in this above-average market activity.

Variation among the sales ratios for rural properties in the county is larger than that for rural properties in the state as a whole. The average range (15.4 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 the corresponding state-wide range for rural properties (12.5 percentage points).

Larimer 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	1,171	962	209
1958-1959	1,355	1,056	299
1957-1959	2,526	2,018	508
Average Sales Ratio (%)			
1957-1958	28.7	28.7	28.8
1958-1959	27.3	28.0	25.9
1957-1959	27.9	28.5	26.9
Measure of Variation ^a			
1957-1958	11.9	9.9	16.1
1958-1959	12.7	12.2	13.5
1957-1959	12.8	11.5	15.4
Prop. of Total Ass'd Value ^b	100.0	66.7	33.3
Ass'd Value on Certificates as % of Total Ass'd Value ^c			
1957-1958	4.9	5.9	3.1
1958-1959	5.9	6.8	4.0
1957-1959	10.8	12.7	7.1

- 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.

				<u>One-Family Dwellings by Age Cla</u>			
<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		1	0	0	3
12 "	"	14		2	0	2	5
14 "	"	16		1	0	3	9
16 "	"	18		1	5	2	11
18 "	"	20		5	2	5	28
20 "	"	22		5	5	6	25
22 "	"	24		12	5	9	22
24 "	"	26		24	17	5	21
26 "	"	28		40	14	3	11
28 "	"	30		43	24	1	12
30 "	"	32		53	20	0	3
32 "	"	34		48	18	3	5
34 "	"	36		38	11	1	2
36 "	"	38		29	6	1	4
38 "	"	40		9	1	1	1
40 "	"	42		5	1	0	1
42 "	"	44		2	2	2	0
44 "	"	46		1	1	0	0
46 "	"	48		0	0	0	0
48 "	"	50		1	0	0	0
50 "	"	55		0	0	0	0
55 "	"	60		1	0	1	0
60 and Over				0	1	0	0
Total Cases				321	133	45	163
Average Sales Ratio (%)				31.0	29.7	23.2	22.4
Measure of Variation ^a							
Below Average Ratio				3.5	3.8	3.5	3.5
Above Average Ratio				3.3	3.2	4.0	3.4
Total				6.8	7.0	7.5	6.9
Prop. of Ass'd Value ^b				15.6	6.9	2.5	9.0

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 ass

Larimer 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>Age (years)</u>	<u>All Ages</u>	<u>Multi-Family Dwellings</u>	<u>Commercial Buildings</u>	<u>Industrial Buildings</u>	<u>Vacant Urban Land</u>	<u>Total Urban</u>
Over 48						
0	0	0	0	0	0	0
2	6	0	0	0	6	12
7	16	0	1	1	4	22
11	24	0	0	0	3	27
15	34	0	2	1	7	44
24	64	0	0	0	2	66
27	68	0	6	0	11	85
23	71	1	2	1	8	83
31	98	1	2	0	12	113
17	85	1	1	0	18	105
20	100	0	0	0	6	106
10	86	0	2	0	11	99
7	81	1	2	0	11	95
5	57	3	1	0	1	62
4	44	0	2	0	3	49
3	15	2	1	1	1	20
5	12	0	0	0	15	27
5	11	0	0	0	0	11
1	3	0	0	0	0	3
1	1	0	0	2	2	5
0	1	0	0	0	0	1
0	0	0	3	0	3	6
2	4	0	0	0	0	4
1	2	1	3	0	5	11
221	883	10	28	6	129	1,056
24.2	26.6	35.0	32.5	29.0	26.7	28.0
4.5	3.7	8.0	11.2	12.0	4.8	6.2
4.7	3.7	3.5	5.7	17.5	6.9	6.0
9.2	7.4	11.5	16.9	29.5	11.7	12.2
8.2	42.2	0.8	12.7	9.9	1.1	66.7

...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</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>		
3	2	0	5	10	10
3	2	6	5	16	28
1	0	6	5	12	34
2	1	10	2	15	42
2	1	11	7	21	65
2	1	7	2	12	78
11	0	15	6	32	117
6	0	12	1	19	102
4	1	11	10	26	139
8	0	19	3	30	135
6	0	9	1	16	122
3	2	9	4	18	117
2	0	7	4	13	108
3	0	8	1	12	74
2	0	3	1	6	55
4	1	4	1	10	30
2	0	2	2	6	33
1	0	3	1	5	16
1	0	1	2	4	7
1	0	0	0	1	6
1	0	1	1	3	4
1	1	1	2	5	11
1	0	0	0	1	5
0	1	1	4	6	17
70	13	146	70	299	1,355
26.5	20.1	25.3	21.7	25.9	27.3
5.7	8.9	6.3	5.6	6.0	6.2
7.0	13.3	5.5	11.1	7.5	6.5
12.7	22.2	11.8	16.7	13.5	12.7
30.3	2.1	0.4	0.5	33.3	100.0

Sales Ratio Class (%)		One-Family Dwellings by Age Cl			
		1-8	9-18	19-28	29-48
	Under 10	0	0	0	0
10	and " 12	2	0	0	7
12	" " 14	2	0	3	9
14	" " 16	2	2	4	18
16	" " 18	1	6	2	16
18	" " 20	10	3	6	47
20	" " 22	9	12	8	54
22	" " 24	20	12	14	43
24	" " 26	34	28	11	34
26	" " 28	70	28	9	20
28	" " 30	79	35	6	23
30	" " 32	104	30	1	7
32	" " 34	87	32	5	10
34	" " 36	77	23	1	4
36	" " 38	54	12	3	8
38	" " 40	29	5	1	2
40	" " 42	15	5	0	1
42	" " 44	8	5	3	1
44	" " 46	3	2	0	1
46	" " 48	2	2	0	2
48	" " 50	2	1	0	0
50	" " 55	0	0	1	1
55	" " 60	1	0	1	1
60	and Over	0	3	1	0
Total Cases		611	246	80	309
Average Sales Ratio (%)		31.6	29.9	24.8	22.7
Measure of Variation ^a					
Below Average Ratio		3.5	4.0	3.6	3.5
Above Average Ratio		3.4	3.9	4.2	3.7
Total		6.9	7.9	7.8	7.2
Prop. of Ass'd Value ^b		15.6	6.9	2.5	9.0

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 asse

Larimer 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 (years)</u>	<u>All</u>	<u>Multi-Family</u>	<u>Commercial</u>	<u>Industrial</u>	<u>Vacant</u>
<u>Over 48</u>	<u>Ages</u>	<u>Dwellings</u>	<u>Buildings</u>	<u>Buildings</u>	<u>Urban</u>
					<u>Land</u>
0	0	0	1	0	9
3	12	0	0	0	11
9	23	0	3	1	13
17	43	0	1	0	11
30	55	0	2	1	12
40	106	0	0	0	12
50	133	0	7	0	23
33	122	3	4	1	16
45	152	1	3	1	25
35	162	2	3	0	36
30	173	0	1	0	15
25	167	0	5	0	25
8	142	2	2	1	29
12	117	3	3	0	9
9	86	2	2	0	7
4	41	2	3	1	6
6	27	1	2	0	32
5	22	0	0	0	1
2	8	2	1	0	3
1	7	0	0	2	6
1	4	0	0	0	2
2	4	0	4	0	10
3	6	0	0	0	1
2	6	1	3	0	9
372	1,618	19	50	8	323
24.3	27.1	34.3	31.1	32.0	26.8
4.6	3.9	7.5	9.5	12.0	5.7
4.8	3.9	4.9	7.2	10.8	8.4
9.4	7.8	12.4	16.7	22.8	14.1
8.2	42.2	0.8	12.7	9.9	1.1

ages fall when arranged from low to high.

assessed value in the county as reported by the assessor to the Legislative Cou

<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>		
10	3	3	0	10	16	26
23	3	2	9	8	22	45
40	3	1	11	8	23	63
55	2	1	13	3	19	74
70	5	1	26	11	43	113
118	4	1	12	3	20	138
163	13	1	24	12	50	213
146	12	0	19	1	32	178
182	7	1	17	12	37	219
203	9	1	26	5	41	244
189	9	0	14	2	25	214
197	5	2	14	6	27	224
176	3	0	17	5	25	201
132	6	1	15	1	23	155
97	5	0	5	1	11	108
53	6	2	9	2	19	72
62	4	0	5	5	14	76
23	1	0	6	2	9	32
14	1	0	3	3	7	21
15	5	0	3	1	9	24
6	2	0	3	2	7	13
18	2	1	3	4	10	28
7	1	0	1	0	2	9
19	0	1	5	11	17	36
2,018	111	19	260	118	508	2,526
28.5	27.5	21.2	26.1	22.2	26.9	27.9
6.0	6.3	9.3	7.1	6.1	6.6	6.1
5.5	8.3	12.9	7.1	16.3	8.8	6.7
11.5	14.6	22.2	14.2	22.4	15.4	12.8
66.7	30.3	2.1	0.4	0.5	33.3	100.0

ncil.

LAS ANIMAS COUNTY

Las Animas County's sales ratio of 23.9 per cent for 1958-1959 is the 33rd among the county ratios for the second year of the study when arranged from low to high. The Las Animas County sales ratio decreased from the first year of the study to the second (from 26.0 per cent in 1957-1958 to 23.9 per cent in 1958-1959).

The sales ratios for 1957-1959 for the county and the state are 24.3 per cent and 27.4 per cent, respectively. The county's two-year sales ratio is 11.3 per cent (3.1 percentage points) below the corresponding state-wide ratio of 27.4 per cent. The two-year urban ratio for Las Animas County is larger than the corresponding state-wide urban ratio, whereas the two-year rural ratio is smaller than the corresponding state-wide rural ratio.

In terms of assessed value of property on the tax rolls, the amount of rural property in Las Animas County is greater than that of urban property. This is in contrast to the state as a whole wherein the amount of urban property is almost three times that of rural property.

The real estate market in Las Animas County was less active relatively during the two-year period of the study than it was in the state as a whole. This is reflected in the fact that the assessed value of properties sold in the county represented only 3.5 per cent of the total assessed value of properties on the county's tax rolls, whereas the corresponding proportion state-wide was 9.0 per cent. Both urban and rural areas shared in this below-average market activity.

Variation among the sales ratios is greater for Las Animas County than it is state-wide. The average range (25.1 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 (11.0 percentage points). This above-average variation among the county's sales ratios holds true for both urban and rural areas and for each of the two years covered by the study.

Las Animas 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	155	126	29
1958-1959	166	127	39
1957-1959	321	253	68
Average Sales Ratio (%)			
1957-1958	26.0	35.9	21.3
1958-1959	23.9	32.2	19.8
1957-1959	24.3	33.1	20.1
Measure of Variation ^a			
1957-1958	15.7	19.7	13.7
1958-1959	25.0	25.2	25.0
1957-1959	25.1	25.7	24.9
Prop. of Total Ass'd Value ^b	100.0	44.1	55.9
Ass'd Value on Certificates as % of Total Ass'd Value ^c			
1957-1958	1.1	1.8	0.6
1958-1959	2.4	3.9	1.2
1957-1959	3.5	5.7	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.

				<u>One-Family Dwellings by Age C.</u>			
<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	1	2
16 "	"	18		0	1	0	1
18 "	"	20		0	0	0	2
20 "	"	22		2	1	0	3
22 "	"	24		0	2	0	3
24 "	"	26		1	0	1	6
26 "	"	28		1	0	1	1
28 "	"	30		2	1	1	2
30 "	"	32		0	0	0	2
32 "	"	34		3	0	0	2
34 "	"	36		0	0	0	2
36 "	"	38		0	0	0	0
38 "	"	40		0	0	0	3
40 "	"	42		0	0	0	0
42 "	"	44		0	0	0	0
44 "	"	46		0	1	0	0
46 "	"	48		0	0	0	0
48 "	"	50		0	0	0	0
50 "	"	55		0	0	0	2
55 "	"	60		0	0	0	0
60 and Over				1	1	0	4
Total Cases				10	7	4	35
Average Sales Ratio (%)				27.5	27.6	---	27.1
Measure of Variation ^a							
Below Average Ratio				2.5	6.2	---	4.6
Above Average Ratio				5.5	13.4	---	10.5
Total				8.0	19.6	---	15.1
Prop. of Ass'd Value ^b				3.8	1.5	1.1	8.1

- 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

Las Animas 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>Class (years)</u>		<u>All</u>	<u>Commercial</u>	<u>Vacant</u>	<u>All</u>	<u>Total</u>	<u>Ag</u>
<u>Over 48</u>	<u>Ages</u>						
				<u>Land</u>	<u>Urban</u>		<u>Impts.</u>
0	0	0	0	0	0	0	0
1	1	0	0	0	0	1	0
2	2	0	0	0	0	2	1
1	4	0	0	0	0	4	2
2	4	0	0	0	0	4	0
1	3	0	0	0	0	3	0
3	9	0	4	0	0	13	1
3	8	0	1	0	0	9	0
4	12	1	0	0	0	13	0
6	9	0	0	0	0	9	1
10	16	0	0	0	0	16	1
3	5	0	0	0	0	5	0
2	7	0	0	0	0	7	0
2	4	0	0	0	0	4	1
1	1	0	0	0	0	1	0
2	5	1	0	0	0	6	0
3	3	0	1	0	0	4	0
1	1	0	0	0	0	1	2
2	3	1	0	0	0	4	0
0	0	1	0	0	0	1	0
1	1	0	0	0	0	1	0
0	2	0	0	0	0	2	0
2	2	0	0	0	0	2	1
5	11	3	1	0	0	15	1
57	113	7	7	0	0	127	11
29.1	27.9	46.9	25.1	---	---	32.2	21.1
4.5	4.3	6.4	4.2	---	---	4.9	4.2
10.6	9.7	56.2	11.4	---	---	20.3	22.1
15.1	14.0	62.6	15.6	---	---	25.2	26.3
12.1	26.6	14.0	1.5	2.0	---	44.1	36.6

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

<u>ric. Land</u>	<u>Misc. Rural Land</u>		<u>Total</u>	<u>Total</u>
<u>Without</u>	<u>With</u>	<u>Without</u>		
<u>Impts.</u>	<u>Impts.</u>	<u>Impts.</u>		
3	0	0	3	3
1	1	0	2	3
2	0	0	3	5
2	1	1	6	10
1	0	0	1	5
0	1	0	1	4
1	0	0	2	15
0	0	0	0	9
0	0	0	0	13
1	0	0	2	11
0	1	0	2	18
2	1	0	3	8
1	0	1	2	9
1	0	0	2	6
1	0	0	1	2
0	0	0	0	6
1	0	0	1	5
0	0	0	2	3
0	0	0	0	4
0	0	0	0	1
1	0	0	1	2
0	0	0	0	2
0	0	0	1	3
0	3	0	4	19
18	8	2	39	166
14.9	25.7	---	19.8	23.9
2.4	8.7	---	4.0	4.4
18.1	39.3	---	21.0	20.6
20.5	48.0	---	25.0	25.0
8.0	3.4	7.9	55.9	100.0

egislative Council.

LINCOLN COUNTY

Lincoln County's 1957-1959 sales ratio of 22.9 per cent is the 22nd among the two-year county ratios in Colorado when arranged from low to high; it is 16.4 per cent (4.5 percentage points) below the corresponding state-wide ratio of 27.4 per cent. The county's two-year ratio is based upon 153 conveyances, of which 74 are transfers of urban properties and the remaining 79 are transfers of rural properties.

The Lincoln County sales ratio decreased from the first year of the study to the second (from 24.1 per cent in 1957-1958 to 21.6 per cent in 1958-1959).

In contrast to the state as a whole wherein urban properties account for almost three-fourths of total assessed value of properties on the tax rolls (in 1957), rural properties in the county account for somewhat more than three-fourths of the county's total. Agricultural land with improvements and agricultural land without improvements are the two most important classes of property in Lincoln County. The assessed value of these two classes of property together constituted about three-fourths of the total assessed value of properties on the tax rolls in the county in 1957.

Variation among the county's sales ratios for urban areas is wider in Lincoln County than it is state-wide. The average range for the two years combined (28.6 percentage points) within which the middle half of the two-year sales ratios fall when arranged from low to high is larger than the corresponding state-wide figure (10.2 percentage points).

During the two-year period covered by the study, real estate market activity was relatively lower in Lincoln County than it was in the state as a whole. The assessed value reported on the certificates in the two years represented a smaller proportion of total assessed value on the tax rolls in the county in 1957 (3.3 per cent) than it did state-wide (9.0 per cent). Both urban and rural properties shared in this below-average market activity.

Lincoln 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	54	25	29
1958-1959	99	49	50
1957-1959	153	74	79
Average Sales Ratio (%)			
1957-1958	24.1	23.1	24.4
1958-1959	21.6	26.7	20.6
1957-1959	22.9	26.9	22.0
Measure of Variation ^a			
1957-1958	15.2	13.9	15.4
1958-1959	13.0	38.0	7.7
1957-1959	12.5	28.6	8.8
Prop. of Total Ass'd Value ^b	100.0	21.8	78.2
Ass'd Value on Certificates as % of Total Ass'd Value ^c			
1957-1958	1.1	1.7	1.0
1958-1959	2.2	3.0	1.9
1957-1959	3.3	4.7	2.9

- 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.

Lincoln County: Number of Conve
of Sales Ratio, Average Sales Ratio, .
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	4	0	4
10 and	"	12		0	3	0	3
12 "	"	14		0	1	0	1
14 "	"	16		4	1	0	5
16 "	"	18		2	1	0	3
18 "	"	20		3	0	0	3
20 "	"	22		3	4	0	7
22 "	"	24		1	2	0	3
24 "	"	26		2	1	0	3
26 "	"	28		2	0	0	2
28 "	"	30		2	1	1	4
30 "	"	32		0	0	1	1
32 "	"	34		0	0	0	0
34 "	"	36		1	0	0	1
36 "	"	38		1	0	0	1
38 "	"	40		2	0	0	2
40 "	"	42		1	1	0	2
42 "	"	44		0	0	0	0
44 "	"	46		0	0	0	0
46 "	"	48		1	0	0	1
48 "	"	50		0	0	0	0
50 "	"	55		0	0	0	0
55 "	"	60		0	0	0	0
60 and Over				1	1	1	3
Total Cases				26	20	3	49
Average Sales Ratio (%)				23.7	17.3	---	26.7
Measure of Variation ^a							
Below Average Ratio				4.0	6.6	---	4.4
Above Average Ratio				8.2	5.7	---	33.6
Total				12.2	12.3	---	38.0
Prop. of Ass'd Value ^b				12.2	0.7	8.9	21.8

- 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.

Advances by Size
 Measure 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>			
0	2	0	2	6
0	3	0	3	6
1	1	1	3	4
2	2	0	4	9
3	3	0	6	9
1	6	1	8	11
5	2	0	7	14
5	1	0	6	9
0	2	1	3	6
0	1	0	1	3
0	0	0	0	4
1	0	0	1	2
0	2	0	2	2
0	0	0	0	1
0	0	0	0	1
0	0	1	1	3
0	1	0	1	3
0	0	0	0	0
0	2	0	2	2
0	0	0	0	1
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	3
18	28	4	50	99
20.3	20.8	---	20.6	21.6
3.3	5.8	---	4.4	4.3
2.3	4.2	---	3.3	8.7
5.6	10.0	---	7.7	13.0
42.0	34.3	1.9	78.2	100.0

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

Lincoln County: Numb
of Sales Ratio, Average Sa
and Proportion of Assess
for the Two-ye

<u>Sales Ratio Class (%)</u>				<u>One Family Dwellings</u>	<u>Vacant Urban Land</u>	<u>All Othe Urba</u>
		Under	10	0	4	0
10	and	"	12	1	3	0
12	"	"	14	1	1	0
14	"	"	16	4	1	0
16	"	"	18	2	1	0
18	"	"	20	5	0	0
20	"	"	22	6	5	1
22	"	"	24	2	2	0
24	"	"	26	2	2	0
26	"	"	28	5	0	0
28	"	"	30	3	1	1
30	"	"	32	1	0	1
32	"	"	34	0	1	0
34	"	"	36	1	0	0
36	"	"	38	1	0	0
38	"	"	40	2	0	0
40	"	"	42	2	1	0
42	"	"	44	0	0	1
44	"	"	46	1	0	0
46	"	"	48	2	1	0
48	"	"	50	0	0	0
50	"	"	55	0	0	0
55	"	"	60	0	0	0
60	and Over			1	4	1
Total Cases				42	27	5
Average Sales Ratio (%)				23.7	22.4	---
Measure of Variation ^a						
Below Average Ratio				3.8	10.4	---
Above Average Ratio				5.6	9.6	---
Total				9.4	20.0	---
Prop. of Ass'd Value ^b				12.2	0.7	8.9

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

Number of Conveyances by Size
 Assessed Value Ratio, Measure of Variation
 Assessed Value by Class of Property
 for the Year Period 1957-1959

Number	Total Urban	Agric. Land		All Other Rural	Total Rural	Total County
		With Impts.	Without Impts.			
	4	0	4	0	4	8
	4	0	3	0	3	7
	2	1	2	1	4	6
	5	3	3	1	7	12
	3	4	3	0	7	10
	5	1	8	1	10	15
	12	6	4	0	10	22
	4	6	5	1	12	16
	4	0	3	1	4	8
	5	1	2	0	3	8
	5	0	1	0	1	6
	2	2	0	0	2	4
	1	0	2	0	2	3
	1	0	2	0	2	3
	1	0	0	0	0	1
	2	1	0	1	2	4
	3	0	1	0	1	4
	1	0	0	0	0	1
	1	2	2	0	4	5
	3	0	0	0	0	3
	0	0	0	0	0	0
	0	1	0	0	1	1
	0	0	0	0	0	0
	6	0	0	0	0	6
	74	28	45	6	79	153
	26.9	22.9	20.9	---	22.0	22.9
	5.7	5.4	5.4	---	5.3	5.4
	22.9	2.5	4.3	---	3.5	7.1
	28.6	7.9	9.7	---	8.8	12.5
	21.8	42.0	34.3	1.9	78.2	100.0

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

LOGAN COUNTY

The Logan County sales ratio of 24.7 per cent for 1957-1959 is the 35th among the two-year county ratios in Colorado when arranged from low to high. This ratio is 9.8 per cent (2.7 percentage points) below the corresponding state-wide ratio of 27.4 per cent; it is based on 652 conveyances, of which 557 are urban property transfers, and 95 are rural property transfers.

The Logan County ratios for 1957-1958 and 1958-1959 are 25.2 per cent and 24.1 per cent, respectively. This drop of 4.4 per cent (1.1 percentage points) in the county ratio from the first year of the study to the second is accounted for by a drop in the ratio for rural properties.

Rural properties accounted for more than one-half (53.7 per cent) of the county's 1957 total assessed valuation. The rural ratio for the county was smaller for each year of the study than it was for the state. Agricultural properties with improvements, the most important property class in the county, accounted for one-third (33.8 per cent) of the county-wide total assessed value in 1957. The sales ratio for this class of property decreased from 25.2 per cent in 1957-1958 to 24.1 per cent in 1958-1959.

During the two-year period covered by the study, the real estate market among rural properties was relatively less active in Logan County than it was state-wide. This is reflected in the fact that the assessed value reported on the conveyance certificates for rural properties for the two years combined constitutes a smaller proportion of total assessed value of rural properties on the tax rolls in 1957 in Logan County (2.1 per cent) than it does in the state as a whole (4.2 per cent). On the other hand, the assessed value reported on the certificates for urban properties in 1957-1959 represents a greater proportion of total assessed value of urban properties in Logan County (12.5 per cent) than the corresponding state-wide proportion (10.8 per cent).

Logan 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	265	227	38
1958-1959	387	330	57
1957-1959	652	557	95
Average Sales Ratio (%)			
1957-1958	25.2	28.1	23.1
1958-1959	24.1	29.3	20.9
1957-1959	24.7	28.9	22.0
Measure of Variation ^a			
1957-1958	12.7	12.1	13.1
1958-1959	9.8	9.4	9.9
1957-1959	11.0	10.9	10.9
Prop. of Total Ass'd Value ^b	100.0	46.3	53.7
Ass'd Value on Certificates as % of Total Ass'd Value ^c			
1957-1958	2.9	5.3	0.9
1958-1959	4.0	7.2	1.3
1957-1959	6.9	12.5	2.1

- 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.

				<u>One-Family Dwellings by Age C.</u>			
<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	1	1	3
14	"	"	16	0	0	1	4
16	"	"	18	0	1	4	11
18	"	"	20	1	1	2	19
20	"	"	22	0	1	1	10
22	"	"	24	3	3	0	4
24	"	"	26	6	6	2	10
26	"	"	28	39	3	1	9
28	"	"	30	46	1	0	1
30	"	"	32	21	2	0	2
32	"	"	34	15	2	0	0
34	"	"	36	3	2	0	0
36	"	"	38	1	0	0	1
38	"	"	40	1	0	0	0
40	"	"	42	2	0	0	2
42	"	"	44	0	0	0	1
44	"	"	46	0	0	0	1
46	"	"	48	0	0	0	0
48	"	"	50	0	0	0	0
50	"	"	55	1	0	0	1
55	"	"	60	0	0	0	1
60	and Over			0	0	0	1
Total Cases				139	23	12	81
Average Sales Ratio (%)				28.9	25.9	19.5	21.7
Measure of Variation ^a							
Below Average Ratio				1.6	2.7	3.0	3.5
Above Average Ratio				2.0	4.2	3.3	4.3
Total				3.6	6.9	6.3	7.8
Prop. of Ass'd Value ^b				12.0	2.0	1.2	10.3

- 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
* Under 0.1 per cent.

Logan 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

Class (years)		All Ages	Commercial Buildings	Vacant Urban Land	All Other Urban	Total Urban	Agric. With Impts.
Over 48							
0	0	0	0	3	0	3	1
1	1	0	0	4	0	5	1
2	7	0	0	2	0	9	0
2	7	0	0	2	0	9	2
2	18	0	0	3	0	21	4
5	28	0	0	1	0	29	2
3	15	0	0	8	0	23	3
3	13	0	0	5	0	18	1
1	25	1	1	3	1	30	1
1	53	0	0	1	0	54	2
1	49	0	0	1	0	50	2
1	26	0	0	0	1	27	0
1	18	0	0	0	1	19	1
1	6	0	0	1	0	7	1
0	2	0	0	1	1	4	0
0	1	0	0	0	0	1	0
0	4	1	1	0	1	6	0
0	1	0	0	1	1	3	0
1	2	1	1	0	0	3	0
0	0	1	1	0	0	1	0
0	0	0	0	0	0	0	0
0	2	1	1	0	1	4	0
0	1	0	0	0	0	1	0
0	1	2	2	0	0	3	0
25	280	7	7	36	7	330	21
20.7	24.4	47.9	20.0	---	29.3	21.3	
3.5	2.8	5.9	6.0	---	3.1	4.7	
4.8	3.4	18.7	3.6	---	6.3	5.5	
8.3	6.2	24.6	9.6	---	9.4	10.2	
2.4	27.9	10.9	0.5	7.0	46.3	33.8	

ratios fall when arranged from low to high.

1 assessed value in the county as reported by the assessor to the Leg

<u>Land</u> <u>Without</u> <u>Impts.</u>	<u>Misc.</u> <u>With</u> <u>Impts.</u>	<u>Rural Land</u> <u>Without</u> <u>Impts.</u>	<u>Total</u> <u>Rural</u>	<u>Total</u> <u>County</u>
1	0	0	2	5
1	0	2	4	9
1	0	3	4	13
1	1	0	4	13
3	1	0	8	29
3	1	0	6	35
1	0	2	6	29
1	0	0	2	20
3	1	0	5	35
1	0	0	3	57
1	1	1	5	55
0	1	0	1	28
1	1	0	3	22
0	0	0	1	8
0	0	0	0	4
0	1	0	1	2
1	0	1	2	8
0	0	0	0	3
0	0	0	0	3
0	0	0	0	1
0	0	0	0	0
0	0	0	0	4
0	0	0	0	1
0	0	0	0	3
19	8	9	57	387
19.8	24.8	16.1	20.9	24.1
3.3	6.8	4.0	4.3	3.9
5.7	7.2	7.3	5.6	5.9
9.0	14.0	11.3	9.9	9.8
17.8	2.1	---*	53.7	100.0

islative Council.

Sales Ratio Class (%)	One-Family Dw	
	1-8	9-18
Under 10	0	0
10 and " 12	0	0
12 " " 14	0	1
14 " " 16	1	0
16 " " 18	0	1
18 " " 20	2	2
20 " " 22	0	3
22 " " 24	7	3
24 " " 26	12	9
26 " " 28	58	6
28 " " 30	79	2
30 " " 32	33	2
32 " " 34	20	3
34 " " 36	4	3
36 " " 38	2	1
38 " " 40	1	0
40 " " 42	4	0
42 " " 44	1	0
44 " " 46	0	0
46 " " 48	0	1
48 " " 50	0	0
50 " " 55	1	0
55 " " 60	1	0
60 and Over	0	0
Total Cases	226	37
Average Sales Ratio (%)	28.8	26.2
Measure of Variation ^a		
Below Average Ratio	1.6	2.7
Above Average Ratio	1.8	4.6
Total	3.4	7.3
Prop. of Ass'd Value ^b	12.0	2.0

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

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

<u>Conveyances by Age Class (years)</u>				<u>All Ages</u>	<u>Commercial Buildings</u>	<u>Vacant Urban Land</u>	<u>Al Oth Urb</u>
<u>19-28</u>	<u>29-48</u>	<u>Over 48</u>					
0	0	0	0	0	0	4	
0	0	1	1	1	0	5	
1	6	2	10	10	0	4	
3	10	2	16	16	0	4	
5	25	2	33	33	1	3	
2	28	6	40	40	0	1	
3	14	4	24	24	1	10	
0	19	3	32	32	1	5	
3	17	1	42	42	2	3	
1	16	2	83	83	0	1	
0	8	2	91	91	1	1	
0	8	1	44	44	2	1	
0	3	1	27	27	0	0	
0	1	1	9	9	0	1	
0	4	0	7	7	0	1	
0	0	0	1	1	0	0	
0	2	0	6	6	1	0	
1	2	0	4	4	0	1	
0	1	1	2	2	1	0	
0	0	0	1	1	1	0	
0	0	0	0	0	0	0	
0	1	0	2	2	3	1	
0	1	0	2	2	1	0	
0	3	0	3	3	5	1	
19	169	29	480	480	20	47	1
20.0	21.8	20.9	24.5	24.5	42.3	19.3	--
3.7	3.7	2.9	2.8	2.8	15.1	5.9	--
3.7	5.2	5.9	3.9	3.9	17.7	4.4	--
7.4	8.9	8.8	6.7	6.7	32.8	10.3	--
1.2	10.3	2.4	27.9	27.9	10.9	0.5	7.

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

ize
Variation
Property

l er an	Total Urban	Agric. Land		Misc. Rural Land		Total Rural	Total County
		With Impts.	Without Impts.	With Impts.	Without Impts.		
0	4	1	1	0	0	2	6
0	6	2	1	0	2	5	11
0	14	0	2	0	6	8	22
0	20	3	1	1	0	5	25
0	37	5	5	1	0	11	48
0	41	4	5	1	0	10	51
0	35	4	1	0	3	8	43
0	38	2	1	2	0	5	43
2	49	2	3	3	1	9	58
0	84	3	2	0	0	5	89
0	93	3	2	3	1	9	102
1	48	1	1	2	0	4	52
1	28	2	1	1	0	4	32
0	10	3	0	0	0	3	13
1	9	1	0	0	0	1	10
0	1	0	0	1	0	1	2
1	8	0	1	1	1	3	11
2	7	0	0	1	0	1	8
1	4	0	0	0	0	0	4
0	2	0	0	0	0	0	2
0	0	1	0	0	0	1	1
1	7	0	0	0	0	0	7
0	3	0	0	0	0	0	3
0	9	0	0	0	0	0	9
0	557	37	27	17	14	95	652
	28.9	23.1	19.7	26.9	16.3	22.0	24.7
	4.6	5.8	3.0	4.1	3.8	4.7	4.7
	6.3	6.1	6.6	5.0	5.4	6.2	6.3
	10.9	11.9	9.6	9.1	9.2	10.9	11.0
	46.2	33.8	17.8	2.1	--*	53.7	100.0

the assessor to the Legislative Council.

MESA COUNTY

Mesa County's sales ratio of 27.0 per cent for 1957-1959 is the 45th among the two-year county ratios in Colorado when arranged from low to high. It is only 1.5 per cent (0.4 of a percentage point) below the corresponding state-wide ratio of 27.4 per cent. The two-year study for Mesa County is based upon 2,167 real estate conveyances, of which 1,753 were transfers of urban properties.

The Mesa County ratio for 1958-1959 (27.1 per cent) is somewhat higher than that for 1957-1958 (26.2 per cent). This slight increase reflects the fact that the sales ratio for urban properties in the county increased by 11.2 per cent (2.9 percentage points) from 1957-1958 to 1958-1959, thus offsetting a decline in the county's rural ratio.

In terms of total assessed value for 1957, the one-family dwelling is the most important class of property. It accounted for 36.4 per cent of the county's total assessed value in that year. Urban properties accounted for approximately three-fifths (60.9 per cent) of the assessed value of all properties on the county's tax rolls.

Variation among the sales ratios for the two years combined in Mesa County is about the same as it is for the state as a whole. The average range (10.9 percentage points) within which the middle half of the county's ratios for the two-year period fall when arranged from low to high is about the same as the state-wide figure (11.0 percentage points).

During the two-year period covered by the study, real estate market activity was relatively greater in the county than it was state-wide. This is shown by the fact that the total assessed value reported on the conveyance certificates for the two-year period constituted a greater proportion of total county assessed value on the tax rolls in 1957 (12.6 per cent) than it did state-wide (9.0 per cent). Both urban and rural areas in the county shared in this greater relative activity in the real estate market.

Mesa 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	1,025	869	156
1958-1959	1,142	884	258
1957-1959	2,167	1,753	414
Average Sales Ratio (%)			
1957-1958	26.2	26.0	26.5
1958-1959	27.1	28.9	24.7
1957-1959	27.0	27.9	25.7
Measure of Variation ^a			
1957-1958	12.6	12.9	12.2
1958-1959	10.1	9.3	10.9
1957-1959	10.9	10.8	11.3
Prop. of Total Ass'd Value ^b	100.0	60.9	39.1
Ass'd Value on Certificates as % of Total Ass'd Value ^c			
1957-1958	5.7	7.8	2.5
1958-1959	6.8	9.2	3.1
1957-1959	12.6	17.0	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.

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	1	0	0
10 and	"	12	0	0	0	1
12 "	"	14	0	0	0	2
14 "	"	16	0	2	2	4
16 "	"	18	2	1	2	11
18 "	"	20	2	5	3	7
20 "	"	22	0	6	10	9
22 "	"	24	10	9	8	4
24 "	"	26	23	13	5	9
26 "	"	28	34	19	2	4
28 "	"	30	72	17	3	5
30 "	"	32	93	16	3	4
32 "	"	34	73	6	1	0
34 "	"	36	44	7	0	0
36 "	"	38	25	6	0	2
38 "	"	40	19	9	2	1
40 "	"	42	9	0	1	0
42 "	"	44	9	0	0	0
44 "	"	46	3	0	0	0
46 "	"	48	2	0	0	0
48 "	"	50	1	0	1	0
50 "	"	55	0	0	1	0
55 "	"	60	0	0	0	0
60 and Over			1	0	0	0
Total Cases			422	117	44	63
Average Sales Ratio (%)			31.5	28.1	24.1	21.4
Measure of Variation ^a						
Below Average Ratio			2.5	3.3	3.3	3.8
Above Average Ratio			2.8	3.7	4.6	4.8
Total			5.3	7.0	7.9	8.6
Prop. of Ass'd Value ^b			20.1	5.7	1.9	3.8

- 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.

Mesa 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	Average Sales Ratio With Impts.
Over 48							
0	1	0	0	3	0	4	0
2	3	0	0	14	0	17	0
2	4	0	0	10	0	14	2
2	10	0	0	10	0	20	1
13	29	2	1	10	0	42	3
6	23	2	0	9	0	34	6
11	36	0	0	14	0	50	12
6	37	0	0	12	0	49	9
11	61	1	1	11	0	74	7
9	68	4	1	4	0	77	4
1	98	2	0	6	0	106	4
3	119	3	0	1	0	123	8
6	86	0	0	3	0	89	2
3	54	2	2	6	0	64	2
0	33	2	0	1	0	36	1
0	31	1	0	1	0	33	1
0	10	0	0	3	0	13	1
0	9	1	0	0	0	10	2
2	5	1	1	2	0	9	0
2	4	2	0	0	0	6	0
0	2	0	0	1	0	3	0
0	1	1	1	2	0	5	0
0	0	0	0	3	0	3	2
0	1	1	0	1	0	3	0
79	725	25	7	127	0	884	67
22.9	27.8	31.3	30.5	19.4	---	28.9	24.7
4.7	3.2	4.7	5.0	4.4	---	3.8	3.9
4.5	3.6	8.7	12.1	8.7	---	5.5	5.9
9.2	6.8	13.4	17.1	12.1	---	9.3	9.8
4.9	36.4	16.4	4.3	0.1	3.7	60.9	23.1

... 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>		
0	1	0	0	1	5
0	2	1	4	7	24
2	2	1	6	11	25
1	4	4	6	15	35
3	1	7	6	17	59
6	3	7	1	17	51
12	4	10	6	32	82
9	2	8	0	19	68
7	1	10	4	22	96
4	1	10	5	20	97
4	2	6	1	13	119
8	2	11	1	22	145
2	0	11	0	13	102
2	1	8	0	11	75
1	0	6	0	7	43
1	0	6	0	7	40
1	0	3	1	5	18
2	0	3	1	6	16
0	0	4	1	5	14
0	0	0	0	0	6
0	0	0	0	0	3
0	1	0	1	2	7
2	0	0	0	2	5
0	1	2	1	4	7
67	28	118	45	258	1,142
24.7	18.9	28.4	18.6	24.7	27.1
3.9	3.9	6.5	4.2	4.5	4.2
5.9	8.9	6.2	7.7	6.4	5.9
9.8	12.8	12.7	11.9	10.9	10.1
23.1	4.1	11.3	0.6	39.1	100.0

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MINERAL COUNTY

Mineral County's sales ratio for 1958-1959 is 35.7 per cent. This is a drop of 12.1 per cent (4.9 percentage points) from the 1957-1958 ratio of 40.6 per cent. It is based upon 18 conveyances, of which 16 are urban property transfers and only 2 are rural property transfers.

The county's ratio of 36.5 per cent for the two years combined is the 61st among the two-year ratios when arranged from low to high. This is higher than the state-wide ratio of 27.4 per cent by 9.1 percentage points.

The assessed value of rural properties on the tax rolls in Mineral County is almost three times that of urban properties. This is in contrast to the state as a whole for which the assessed value of urban properties is approximately three times that of rural properties.

Real estate market activity in Mineral County was sharply higher during the second year of the study than it was during the first. This is reflected in the fact that total assessed value of properties sold in the county in 1958-1959 is 6.1 per cent as large as the combined value of all properties on the county's tax rolls in 1957, whereas the corresponding proportion for 1957-1958 was only 0.4 per cent. The respective state-wide proportions are 5.2 per cent for 1958-1959 and 3.8 per cent for 1957-1958.

Because variation among the sales ratios for Mineral County is comparatively large and the number of usable certificates is small, the sales ratio for this county is regarded as one of the least dependable of the county ratios presented in this report.

Mineral 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	5	4	1
1958-1959	18	16	2
1957-1959	23	20	3
Average Sales Ratio (%)			
1957-1958	40.6	----	----
1958-1959	35.7	----	----
1957-1959	36.5	----	----
Measure of Variation ^a			
1957-1958	22.2	----	----
1958-1959	50.0	----	----
1957-1959	33.7	----	----
Prop. of Total Ass'd Value ^b	100.0	27.3	72.7
Ass'd Value on Certificates as % of Total Ass'd Value ^c			
1957-1958	0.4	----	----
1958-1959	6.1	----	----
1957-1959	6.5	----	----

- 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.

Mineral 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	1	0	1
12 " " 14	0	1	1
14 " " 16	0	0	0
16 " " 18	0	0	0
18 " " 20	0	0	0
20 " " 22	2	0	2
22 " " 24	1	1	2
24 " " 26	0	0	0
26 " " 28	2	0	2
28 " " 30	1	0	1
30 " " 32	0	0	0
32 " " 34	0	0	0
34 " " 36	1	0	1
36 " " 38	0	0	0
38 " " 40	0	0	0
40 " " 42	0	0	0
42 " " 44	0	0	0
44 " " 46	2	0	2
46 " " 48	0	0	0
48 " " 50	0	0	0
50 " " 55	0	0	0
55 " " 60	0	0	0
60 and Over	6	0	6
Total Cases	16	2	18
Average Sales Ratio (%)	----	----	35.7
Measure of Variation ^a			
Below Average Ratio	----	----	13.2
Above Average Ratio	----	----	36.8
Total	----	----	50.0
Prop. of Ass'd Value ^b	27.3	72.7	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.

Mineral 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	1	0	1
12 " " 14	0	1	1
14 " " 16	0	0	0
16 " " 18	0	0	0
18 " " 20	0	0	0
20 " " 22	2	0	2
22 " " 24	1	1	2
24 " " 26	0	0	0
26 " " 28	3	1	4
28 " " 30	1	0	1
30 " " 32	0	0	0
32 " " 34	0	0	0
34 " " 36	1	0	1
36 " " 38	0	0	0
38 " " 40	0	0	0
40 " " 42	0	0	0
42 " " 44	0	0	0
44 " " 46	4	0	4
46 " " 48	0	0	0
48 " " 50	0	0	0
50 " " 55	0	0	0
55 " " 60	1	0	1
60 and Over	6	0	6
Total Cases	20	3	23
Average Sales Ratio (%)	----	----	36.5
Measure of Variation ^a			
Below Average Ratio	----	----	12.3
Above Average Ratio	----	----	21.4
Total	----	----	33.7
Prop. of Ass'd Value ^b	27.3	72.7	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.

MOFFAT COUNTY

Moffat County's sales ratio for 1958-1959 is 25.7 per cent. This represents a small decline of 3.4 per cent (0.9 of a percentage point) from the 1957-1958 ratio of 26.6 per cent.

The county's 1957-1959 ratio of 25.8 per cent 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) below the corresponding state-wide ratio of 27.4 per cent.

In terms of assessed value of properties on the 1957 tax rolls, Moffat County has an almost equal distribution of urban and rural properties. Urban properties account for 52.7 per cent of the total assessed value and rural properties for 47.3 per cent. This differs from the state as a whole wherein the urban property total is almost three times that of rural property.

During the two-year period covered by the study, the real estate market was less active relatively in Moffat County than it was state-wide. This is reflected in the fact that the combined assessed value of properties sold in the county (1957-1959) constituted 4.9 per cent of the county's total assessed value of properties on the tax rolls, while the corresponding proportion for the state as a whole is 9.0 per cent.

Variation among the sales ratios for the county is higher for both years of the study than it is state-wide. In the two years combined, the average range for the county (14.6 percentage points) within which the middle half of the ratios fall when arranged from low to high, is larger than that for the state (11.0 percentage points).

Moffat 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	96	84	12
1958-1959	143	104	39
1957-1959	239	188	51
Average Sales Ratio (%)			
1957-1958	26.6	26.6	26.5
1958-1959	25.7	28.6	23.1
1957-1959	25.8	27.4	24.3
Measure of Variation^a			
1957-1958	12.4	16.0	6.9
1958-1959	19.0	19.0	19.0
1957-1959	14.6	13.0	16.3
Prop. of Total Ass'd Value^b	100.0	52.7	47.3
Ass'd Value on Certificates as % of Total Ass'd Value^c			
1957-1958	1.5	2.5	0.5
1958-1959	3.4	3.2	3.6
1957-1959	4.9	5.7	4.1

- 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.

Moffat County: Number of Conveyances by S
of Sales Ratio, Average Sales Ratio, Measure of V
and Proportion of Assessed Value by Class of P
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. With Impts.</u>
	Under	10		1	3	0	4	2
10 and	"	12		1	3	0	4	0
12 "	"	14		1	5	0	6	1
14 "	"	16		4	3	0	7	1
16 "	"	18		4	1	0	5	0
18 "	"	20		6	4	0	10	0
20 "	"	22		7	6	0	13	2
22 "	"	24		5	5	1	11	0
24 "	"	26		7	1	0	8	0
26 "	"	28		6	1	0	7	0
28 "	"	30		3	1	1	5	1
30 "	"	32		3	0	0	3	2
32 "	"	34		1	4	0	5	1
34 "	"	36		0	0	0	0	1
36 "	"	38		2	1	1	4	0
38 "	"	40		1	1	0	2	0
40 "	"	42		0	1	0	1	0
42 "	"	44		0	0	0	0	0
44 "	"	46		0	0	0	0	0
46 "	"	48		0	1	0	1	0
48 "	"	50		0	0	0	0	0
50 "	"	55		1	1	1	3	0
55 "	"	60		0	0	0	0	0
60 and Over				2	2	1	5	0
Total Cases				55	44	5	104	11
Average Sales Ratio (%)				23.7	20.0	----	28.6	19.2
Measure of Variation ^a								
Below Average Ratio				3.9	5.9	----	6.3	5.7
Above Average Ratio				5.2	10.6	----	12.7	12.0
Total				9.1	16.5	----	19.0	17.7
Prop. of Ass'd Value ^b				22.3	1.7	28.7	52.7	12.8

- 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 as
by the assessor to the Legislative Council.

Size
Variation
Property

<u>Land</u> <u>Without</u> <u>Impmts.</u>	<u>Other</u> <u>Rural</u>	<u>Total</u> <u>Rural</u>	<u>Total</u> <u>County</u>
2	0	4	8
1	0	1	5
3	1	5	11
2	0	3	10
1	1	2	7
1	0	1	11
3	0	5	18
1	0	1	12
1	0	1	9
1	0	1	8
3	0	4	9
1	0	3	6
0	0	1	6
1	1	3	3
0	0	0	4
2	0	2	4
1	1	2	3
0	0	0	0
0	0	0	0
0	0	0	1
0	0	0	0
0	0	0	3
0	0	0	0
0	0	0	5
24	4	39	143
21.6	----	23.1	25.7
7.5	----	7.1	6.8
7.7	----	11.9	12.2
15.2	----	19.0	19.0
3.9	30.6	47.3	100.0

ops fall when arranged from low to high.
essed value in the county as reported

Moffat County: Number of
of Sales Ratio, Average Sales
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>	<u>All Ages</u>
	Under	10	1	0	0	0	1	2
10 and	"	12	0	0	0	1	1	2
12 "	"	14	0	1	0	1	0	2
14 "	"	16	0	2	4	1	0	7
16 "	"	18	0	0	4	0	0	4
18 "	"	20	1	3	1	3	1	9
20 "	"	22	1	5	2	0	0	8
22 "	"	24	5	6	1	3	0	15
24 "	"	26	3	7	0	1	0	11
26 "	"	28	1	6	0	0	0	7
28 "	"	30	3	4	0	0	0	7
30 "	"	32	2	0	0	1	1	4
32 "	"	34	1	3	0	0	0	4
34 "	"	36	0	2	0	0	0	2
36 "	"	38	1	1	1	0	0	3
38 "	"	40	0	1	0	0	0	1
40 "	"	42	0	1	0	0	0	1
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	0	0	0
50 "	"	55	1	0	0	0	0	1
55 "	"	60	0	0	0	0	0	0
60 and Over			0	3	0	1	0	4
Total Cases			20	45	13	12	4	94
Average Sales Ratio (%)			25.8	25.9	18.7	22.5	---	23.4
Measure of Variation ^a								
Below Average Ratio			3.0	3.8	3.1	5.8	---	4.3
Above Average Ratio			4.3	4.5	2.1	1.8	---	3.7
Total			7.3	8.3	5.2	7.6	---	8.0
Prop. of Ass'd Value ^b			5.3	7.9	2.4	5.7	1.0	22.3

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
 Period 1957-1959

<u>Commercial Buildings</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	3	0	5	2	2	0	4	9
0	4	0	6	0	1	0	1	7
0	11	0	13	1	3	1	5	18
0	6	0	13	1	2	0	3	16
1	3	0	8	0	1	1	2	10
0	8	0	17	1	2	0	3	20
1	11	0	20	2	3	0	5	25
1	10	0	26	0	2	0	2	28
0	3	0	14	0	3	0	3	17
1	5	0	13	1	1	2	4	17
0	1	2	10	1	3	0	4	14
0	1	0	5	2	2	0	4	9
1	5	0	10	2	0	0	2	12
1	0	0	3	2	1	1	4	7
1	1	0	5	0	1	0	1	6
0	1	0	2	0	2	0	2	4
0	2	0	3	0	1	1	2	5
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	1	0	1	0	0	0	0	1
0	0	0	0	0	0	0	0	0
1	3	0	5	0	0	0	0	5
1	0	0	1	0	0	0	0	1
2	2	0	8	0	0	0	0	8
11	81	2	188	15	30	6	51	239
34.9	19.8	----	27.4	20.3	21.8	----	24.3	25.8
10.9	5.0	----	5.4	4.3	6.3	----	6.7	6.0
21.3	6.9	----	7.6	11.9	7.9	----	9.6	8.6
32.2	11.9	----	13.0	16.2	14.2	----	16.3	14.6
16.8	1.7	11.9	52.7	12.8	3.9	30.6	47.3	100.0

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

MONTEZUMA COUNTY

Montezuma County's sales ratio of 22.0 per cent for 1958-1959 is the 23rd among the county ratios for the second year of the study when arranged from low to high. This represents a small increase in the ratio from 1957-1958; a slight decrease in the rural ratio is offset by an increase in the urban ratio.

The county's sales ratio of 21.5 per cent for the two years combined is 5.9 percentage points below the corresponding state-wide ratio of 27.4 per cent. Both the urban and the rural ratios are smaller than the corresponding state-wide ratios. The two-year county ratio is based upon 310 conveyances, about seventy per cent of which are transfers of urban properties.

The real estate market among rural properties was less active relatively in Montezuma County during the two-year period covered by the study than it was in the state as a whole. This is reflected in the fact that the assessed value of rural properties sold in the county is only 3.3 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 was 4.2 per cent.

Variation among the sales ratios for urban properties in Montezuma County is larger than that for urban areas state-wide. This holds true for each of the two years as well as for the two years combined. The average range (16.3 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 the corresponding state-wide range (10.2 percentage points).

Rural properties account for more than one-half (55.4 per cent) of the county's total assessed value. This is in contrast to the corresponding state-wide proportion of 26.3 per cent.

Montezuma 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	174	134	40
1958-1959	136	87	49
1957-1959	310	221	89
Average Sales Ratio (%)			
1957-1958	21.2	23.5	19.6
1958-1959	22.0	26.8	19.2
1957-1959	21.5	25.2	19.3
Measure of Variation^a			
1957-1958	12.7	16.3	10.3
1958-1959	14.2	17.3	12.4
1957-1959	13.3	16.3	11.4
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	3.9	7.0	1.5
1958-1959	3.4	5.3	1.8
1957-1959	7.3	12.3	3.3

- 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.

Montezuma County:
of Sales Ratio, Average
and Proportion of Ass:
for -

				<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	1	0
10 and	"	12		0	0	1	0	0
12 "	"	14		0	0	1	0	0
14 "	"	16		0	0	1	1	1
16 "	"	18		1	2	1	3	0
18 "	"	20		1	0	1	1	1
20 "	"	22		0	1	1	0	0
22 "	"	24		1	1	3	1	0
24 "	"	26		4	3	1	0	0
26 "	"	28		7	1	0	0	1
28 "	"	30		1	1	0	0	0
30 "	"	32		3	3	0	1	0
32 "	"	34		0	0	0	0	0
34 "	"	36		0	1	1	0	0
36 "	"	38		0	1	0	0	0
38 "	"	40		0	0	0	0	0
40 "	"	42		1	0	0	0	1
42 "	"	44		0	0	0	0	0
44 "	"	46		0	0	0	0	0
46 "	"	48		0	1	0	0	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				1	0	1	0	0
Total Cases				20	15	12	8	4
Average Sales Ratio (%)				27.2	28.2	20.6	16.8	---
Measure of Variation ^a								
Below Average Ratio				2.2	4.9	4.6	1.1	---
Above Average Ratio				2.5	3.3	3.7	4.2	---
Total				4.7	8.2	8.3	5.3	---
Prop. of Ass'd Value ^b				10.0	6.8	4.7	3.2	3.8

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:

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

s) All Ages	Vacant Urban Land	All Other Urban	Total Urban	Agric. Land		Misc. Rural Land	
				With Impts.	Without Impts.	With Impts.	Without Impts.
1	1	1	3	0	5	1	0
1	4	0	5	3	2	0	0
1	2	0	3	2	2	1	0
3	3	0	6	3	2	1	1
7	3	1	11	2	0	1	1
4	0	0	4	1	1	0	0
2	1	0	3	2	1	1	1
6	1	0	7	1	0	0	0
8	0	0	8	2	2	0	0
9	0	0	9	1	0	1	0
2	1	0	3	0	0	0	0
7	2	0	9	0	0	0	0
0	1	0	1	0	1	0	0
2	0	0	2	1	1	0	0
1	0	1	2	0	0	1	0
0	0	1	1	1	0	0	0
2	0	0	2	0	0	0	0
0	0	1	1	0	0	1	0
0	0	0	0	0	0	0	0
1	1	0	2	0	0	0	0
0	0	0	0	0	1	0	0
0	0	1	1	1	0	0	0
0	0	1	1	0	0	0	0
2	0	1	3	0	0	0	0
59	20	8	87	20	18	8	3
24.4	15.2	----	26.8	19.0	15.0	23.2	---
4.0	3.1	----	8.2	5.1	5.6	9.2	---
3.7	10.8	----	9.1	6.0	9.5	8.8	---
7.7	13.9	----	17.3	11.1	15.1	18.0	---
28.5	1.0	15.1	44.6	41.7	4.1	9.3	0.3

ps fall when arranged from low to high.
 essed value in the county as reported by the assessor to the Legisla

<u>Total Rural</u>	<u>Total County</u>
6	9
5	10
5	8
7	13
4	15
2	6
5	8
1	8
4	12
2	11
0	3
0	9
1	2
2	4
1	3
1	2
0	2
1	2
0	0
0	2
1	1
1	2
0	1
0	3
49	136
19.2	22.0
5.7	6.6
6.7	7.6
12.4	14.2
55.4	100.0

tive Council.

<u>Sales Ratio Class (%)</u>	<u>One-Fa</u>	
	<u>1-8</u>	<u>9-1</u>
Under 10	0	
10 and " 12	0	
12 " " 14	0	
14 " " 16	2	
16 " " 18	1	
18 " " 20	1	
20 " " 22	3	
22 " " 24	2	
24 " " 26	6	
26 " " 28	8	
28 " " 30	2	
30 " " 32	4	
32 " " 34	0	
34 " " 36	0	
36 " " 38	1	
38 " " 40	1	
40 " " 42	1	
42 " " 44	0	
44 " " 46	1	
46 " " 48	1	
48 " " 50	0	
50 " " 55	0	
55 " " 60	0	
60 and Over	1	
Total Cases	35	3
Average Sales Ratio (%)	26.6	25.
Measure of Variation ^a		
Below Average Ratio	2.9	3.
Above Average Ratio	4.0	4.
Total	6.9	8.
Prop. of Ass'd Value ^b	10.0	6.

a. Range in percentage points within which

b. Assessed value in 1957 by class of pro

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

<u>Family Dwellings by Age Class (years)</u>					<u>All Ages</u>	<u>Commercial Buildings</u>	<u>Vacant Urban Land</u>	<u>All Other Urban</u>
<u>8</u>	<u>19-28</u>	<u>29-48</u>	<u>Over 48</u>					
0	1	1	1	3	2	1		
0	1	0	1	2	1	6		
0	3	1	2	6	1	7		
0	1	5	3	11	2	6		
3	1	5	1	11	1	12		
2	1	5	4	13	0	2		
4	4	0	1	12	0	4		
8	4	3	0	17	1	1		
6	3	2	3	20	0	2		
1	0	1	3	13	0	1		
2	1	0	1	6	0	1		
4	0	1	1	10	0	3		
0	0	0	0	0	0	2		
2	1	0	2	5	0	0		
1	1	1	1	5	1	0		
0	0	0	0	1	0	0		
0	0	1	1	3	1	0		
1	0	0	0	1	0	0		
0	0	0	0	1	0	0		
1	0	0	0	2	2	1		
0	0	0	2	2	0	0		
0	0	1	1	2	1	0		
0	0	0	0	0	1	0		
0	2	0	0	3	1	1		
15	24	27	28	149	15	50		
4	21.3	18.8	25.3	24.1	28.7	16.4	--	
6	5.3	2.9	9.0	4.3	15.3	2.8	--	
7	4.0	5.5	7.5	4.8	18.5	5.4	--	
3	9.3	8.4	16.5	9.1	33.8	8.2	--	
8	4.7	3.2	3.8	28.5	15.1	1.0	0.	

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

Size
Variation
Property

	Total Urban	Agric. Land		Misc. Rural Land		Total Rural	Total County
		With Impts.	Without Impts.	With Impts.	Without Impts.		
	6	0	5	1	1	7	13
	9	4	2	0	0	6	15
	14	3	4	1	1	9	23
	19	5	2	5	1	13	32
	24	3	2	3	2	10	34
	15	1	1	1	0	3	18
	16	4	0	1	3	9	25
	20	4	0	1	0	5	25
	22	3	3	0	1	7	29
	14	1	0	1	0	2	16
	7	1	1	0	0	2	9
	13	0	0	1	0	1	14
	2	1	1	1	1	4	6
	5	1	2	0	0	3	8
	7	0	0	2	0	2	9
	2	1	0	0	0	1	3
	5	0	0	1	0	1	6
	2	0	0	1	0	1	3
	1	0	0	0	0	0	1
	5	0	0	0	0	0	5
	2	0	1	0	0	1	3
	3	1	0	0	0	1	4
	1	0	0	0	0	0	1
	7	0	0	0	1	1	8
	221	33	25	20	11	89	310
	25.2	19.3	15.3	21.6	20.3	19.3	21.5
	7.5	4.8	4.1	6.4	4.9	5.0	5.9
	8.8	5.2	9.9	10.4	3.9	6.4	7.4
	16.3	10.0	14.0	16.8	8.8	11.4	13.3
	44.6	41.7	4.1	9.3	0.3	55.4	100.0

by the assessor to the Legislative Council.

MONTROSE COUNTY

Montrose County's sales ratio of 25.4 per cent for 1958-1959 is the 38th among the county ratios for the second year of the study when arranged from low to high; it is 5.9 per cent (1.6 percentage points) below the corresponding state-wide ratio of 27.0 per cent. For the two years combined the county and the state ratios are 25.2 per cent and 27.4 per cent, respectively.

Rural properties in Montrose County constitute a greater proportion of total assessed value of properties on the tax rolls than do urban properties. This is in contrast to the picture for the state as a whole wherein the assessed value of urban property on the tax rolls in 1957 was almost three times the rural property total.

During the two-year period covered by the study, real estate conveyances in Montrose County were almost three times as numerous in urban areas as in rural areas. Approximately 47 per cent of all usable transactions in the county during this period were transfers of one-family dwellings.

Real estate market activity in Montrose County increased somewhat from the first year of the study to the second. This is reflected in the fact that the assessed value of properties sold increased from 3.0 per cent of assessed value of all properties on the county's tax rolls in 1957-1958 to 3.5 per cent in 1958-1959. However, the county proportion for each year was less than that for the state as a whole.

Variation among the sales ratios in 1957-1959 is relatively greater in Montrose County than it is state-wide. The average range for the two years combined (14.2 percentage points) within which the middle half of the county ratios fall when arranged from low to high is larger than the corresponding state-wide range (11.0 percentage points).

Montrose 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	224	169	55
1958-1959	234	170	64
1957-1959	458	339	119
Average Sales Ratio (%)			
1957-1958	24.9	27.0	23.2
1958-1959	25.4	28.0	23.5
1957-1959	25.2	27.5	23.5
Measure of Variation^a			
1957-1958	13.8	15.3	12.6
1958-1959	14.6	17.4	12.6
1957-1959	14.2	15.9	12.7
Prop. of Total Ass'd Value ^b	100.0	46.8	53.2
Ass'd Value on Certificates as % of Total Ass'd Value^c			
1957-1958	3.0	4.2	1.9
1958-1959	3.5	4.5	2.6
1957-1959	6.4	8.6	4.5

- 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.