

Report to the Colorado General Assembly

SALES RATIO STUDY

Part One



COLORADO LEGISLATIVE COUNCIL

RESEARCH PUBLICATION NO. 51

September 1961

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The Legislative Council, which is composed of five Senators, six Representatives, and the presiding officers of the two houses, serves as a continuing research agency for the legislature through the maintenance of a trained staff. Between sessions, research activities are concentrated on the study of relatively broad problems formally proposed by legislators, and the publication and distribution of factual reports to aid in their solution.

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LEGISLATIVE COUNCIL
REPORT TO THE
COLORADO GENERAL ASSEMBLY

PART I
SALES RATIO REPORT
for
JULY, 1959, THROUGH DECEMBER, 1960
and
JULY, 1957, THROUGH DECEMBER, 1960

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LETTER OF TRANSMITTAL

September 28, 1961

MEMBERS COLORADO GENERAL ASSEMBLY

Dear Colleagues:

Transmitted herewith is Part I of the report on the sales ratio study conducted by the Legislative Council. This report presents sales ratio data for the period of 18 months ending December 31, 1960, and for the period of 3½ Years ending December 31, 1960.

Part II of the sales ratio report, containing the detailed figures for each county by class of property for each of these periods, will be submitted prior to the legislative session of 1962.

This report has been prepared for the General Assembly pursuant to S.B. 35, passed in 1961 during the First Regular Session of the Forty-third General Assembly.

Cordially,

/s/

James E. Donnelly, Chairman
Colorado Legislative Council

FOREWORD

Senate Bill 35 passed at the First Regular Session of the 43rd General Assembly directed the Legislative Council to issue a report on sales ratios for the periods July 1, 1959, to December 31, 1960, and July 1, 1957 to December 31, 1960, to the Second Regular Session of the Forty-third General Assembly.

This is the first part of a two-part report on the results of the sales ratio study for these two periods. Part I describes the method used in arriving at the sales ratio figures and gives the county ratio figures, the rural and urban ratio figures for each county, and the state-wide ratio by classes of property. Part II of the report will give detailed figures by class of property and by county.

Part I will be available for general distribution. The figures presented in Part II of the sales ratio report will include the number of conveyances in each property class, a frequency distribution showing the range of individual sales ratios and the sales ratios for all counties by class of property where sufficient sales occurred to permit the computation of sales ratios. The detailed data will be presented for the periods of 18 months and 3½ years ending December 31, 1960. The second part of the sales ratio report will not be available for wide distribution. However, those who are interested in the details can obtain a copy from the Legislative Council.

As required by the terms of S.B. 35, the Legislative Council certified the sales ratio information to the State Department of Education on October 9, 1961.

The Legislative Council wishes to thank the county assessors, the clerks and recorders, and other public officials, as well as many private citizens and organizations, who cooperated with the staff in gathering the information reported herein.

Lyle C. Kyle
Director

September 28, 1961

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THE COLORADO SALES RATIO STUDY

July, 1957, Through December, 1960

In the first regular session of the 43rd General Assembly, the Legislative Council was directed to continue its sales ratio study and to report to the State Board of Education the urban sales ratio for the period beginning July 1, 1957 and ending December 31, 1960 for each county in the state and for the state as a whole.¹

In view of the conviction that "a sound and equitable program of state support of education requires that real and personal property in the several counties and school districts of the state be uniformly and equitably assessed"² and the further conviction that significant differences in assessment levels³ existed, the General Assembly had selected the sales ratio method as one means of achieving increased uniformity in assessments and had directed the Legislative Council to make the Sales Ratio Study for 1957-1958; it had likewise directed the Council to make the study (a) for both 1958-1959 and 1957-1959⁴ and (b) for both 1959-1960 and 1957-1960.⁵ Reports on these studies, in two parts each, were issued as of December in the years, 1958, 1959, and 1960.⁶

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1. S.B. 35, First Session, 43rd General Assembly, 1961.
 2. H.J.R. No. 31, First Session, 41st General Assembly, 1957.
 3. An assessment level, as the term is used here, is a measure of the average relationship between the assessed value and the market value of a group of properties such as one-family dwellings, commercial properties, or all property classes combined in a county or in the state as a whole. For example, single family homes, as a class of property, may be assessed at 25 per cent of market value on an average and commercial properties, as a class, may be assessed at 35 per cent of market value. The two figures represent two different levels of assessment.
 4. S.J.R. No. 21, First Session, 42nd General Assembly, 1959.
 5. H.B. 96, Second Session, 42nd General Assembly, 1960.
 6. Colorado Legislative Council, "Sales Ratio Study" for 1957-1958, Part One (Research Publication No. 27, December, 1958) and Part Two (Research Publication No. 29, December, 1958); "Sales Ratio Study" for 1958-1959, Part One (Research Publication No. 34, December, 1959) and Part Two (Research Publication No. 35, December, 1959); and "Sales Ratio Study" for 1959-1960, Part One (Research Publication No. 46, December, 1960) and Part Two (Research Publication No. 50, December, 1960).

Methodology of the Sales Ratio Study

In continuing the sales ratio study, the Legislative Council has employed the methodology developed in the course of the first year's study, as set forth in the indicated publications of the Legislative Council for the earlier years. For a detailed statement of this methodology, the reader is referred to the Part One publication for either the first year of the study or the second.

Contrary to the plan followed in the first two years of the study, transfers of vacant urban land have been excluded from the computation of the ratios for the third period of eighteen months and from the computation of the three-period average ratios. Because significant differences were found to exist among the ratios for the several property classes distinguished, property transfers under conditions wherein changes of use and hence changes in classification were contemplated have been excluded from the study since its inception. The exclusion of vacant urban land is based upon the reasoning that many, perhaps the majority, of the transfers of such land, result in definite use changes. Because vacant urban land constitutes only 1.5 per cent of the total locally assessed real property on the tax rolls state-wide, this exclusion has small effect (only 0.2 of a percentage point) upon the state-wide average ratio for the entire period of the study to date.

Since the inception of the study, letters have been sent routinely to the buyers and/or sellers of farm properties in rural areas and of commercial and industrial properties in urban areas to determine whether items like growing crops, equipment, and inventory were included in the reported considerations and, if so, the value of such items so that the necessary corrections could be made. Because other items than these were believed to have a bearing on the usability of certificates reporting transfers of farm properties, the letter to be sent to the buyers of such properties was revised for the third period of the study to include them.

Specifically, an attempt was made to determine in each case whether the property in question was bought for farm purposes; when found that it was bought for other than farm purposes, the certificate reporting the transaction was excluded from the study. In the case of a "yes" answer to a question (asked in all cases) as to whether "speculative considerations entered into the purchase price," the certificate was likewise excluded. The transaction was excluded also in the case of a "yes" answer to questions concerning facts pertaining to such items as wheat allotment and soil bank which may have affected the amount of the consideration.

In response to reports indicating that a sizeable number of farm properties were bought to add to existing units under conditions involving willingness to pay abnormally high prices for them, a further question was asked to determine whether the purchase was made to add to an existing unit. If the answer to this question was "yes," it was likewise asked whether the "price paid was excessive but enlargement was necessary to make operation profitable," or "price paid was about right," or "property was bought at a bargain." If payment of an excessive price was indicated, the certificate was excluded from the study.

As noted in a later paragraph, the over-all farm ratio state-wide, as determined for the third period of the study by the procedure outlined above, is slightly smaller than that for the second year. For this reason, it is believed that the indicated additional exclusions of certificates from the computation of the sales ratios had comparatively little effect on the state-wide farm ratios, though it is possible that the effect was substantial in a few of the counties.

Further discussion of the rationale of the methodology employed in the study led to the suggestion that an old one-family dwelling is sometimes bought under circumstances involving a contemplated change of use. Accordingly, many letters were sent (for certificates filed during the year ending June 30, 1960) to the buyers of one-family dwellings over 48 years old to determine whether a change of use was planned. When this was found to be the case, the certificate was discarded. Because no change of use was indicated in an estimated 95 per cent plus of the cases, such letters were not used in the processing of certificates for the last half of 1960.

The number of usable certificates available for five of the counties (Hinsdale, Lake, Mineral, Ouray, and San Juan) from the first year of the study, particularly for rural properties, was so small that no attempt was made to determine urban and rural ratios for them separately in that year. Instead, one ratio was computed for each of these counties based upon all of its usable certificates. In the interest of consistency, this method of computation was employed in the determination of the ratios for this group of counties for the second and third years of the study.

Because urban ratios are now required by provisions of the School Foundation Act, it has been necessary to employ an alternative method of computation for the five counties. Ratios have been determined for them for urban areas and, to the extent feasible, for rural areas.⁷ The usual method of weighting the urban and rural ratios was then employed to obtain county-wide ratios.

For one of the five counties particularly, namely Mineral, this change of method has brought about a marked change in the computed county-wide ratio. The usable certificates for this county (exclusive of those for vacant urban land) total only 35 in the entire period of the study. Of this total, 28 are for urban areas and only 7 are for rural areas; and the "total period" urban and rural ratios are 39.3 per cent and 14.3 per cent, respectively. Because of this disparity in the ratios and the fact that rural property far exceeds urban property in dollar value, thus bringing about a heavy weighting of the low rural ratio, the effect is to lower the computed county-wide ratio sharply. Incidentally, this example highlights the need for appropriate weighting of the ratios for different property classes when there are significant differences among such ratios.

7. Because there are two counties (Hinsdale and San Juan) for which which there is not more than one usable rural certificate for any period of the study and ratios based upon only one certificate are not used in the analysis, the county-wide ratios as reported for them here are based upon the respective combined certificates as in earlier years of the study.

Results of the Study

As noted above, vacant urban land has been excluded from the computation of the ratios for the third period of the study and for the total period average ratios, whereas such exclusion was not made in the earlier years. This exclusion has the effect of raising the ratios by approximately 0.2 of a percentage point on an average --from 27.1 per cent in the case of the state-wide average for the entire period of the study to date, for example, to 27.3 per cent. Because the effect is small, comparisons of the data (one year or period with another by counties or for the state as a whole) are not marred to any great extent.

Examination of the data for the three periods separately indicates that the sales ratio state-wide, though showing a decrease each period from the preceding, decreased less from the second period to the third than it did from the first to the second. The over-all ratios are: 27.9 per cent for the first period, 27.0 per cent for the second, and 26.8 per cent for the third. The corresponding state-wide urban ratios are 29.5 per cent, 29.3 per cent, and 29.1 per cent, respectively; and the corresponding state-wide rural ratios are 24.3 per cent, 22.1 per cent, and 22.0 per cent, respectively (Table I).

While there is rather wide variation in the sales ratios for individual counties from one year to another, it is noted that the change from the two-year average ratios by counties, as determined for the first two years of the study, to the total period average ratios, as now determined, is remarkably small in most cases. Thus, the total period county-wide ratios differ from the two-year county-wide ratios by less than one percentage point in 48 of the 63 counties and by less than two percentage points in 57 of the counties. The six counties for which these differences are two percentage points or more are Costilla, Hinsdale, Mineral, Ouray, Saguache, and San Juan.

These facts suggest that a high degree of stability exists in the two-year average ratios and particularly in the three-period average ratios and hence that the latter constitute dependable measures, for most of the counties, of the average relationship existing during the period of the study between the assessed value of locally assessed real property and its market price.

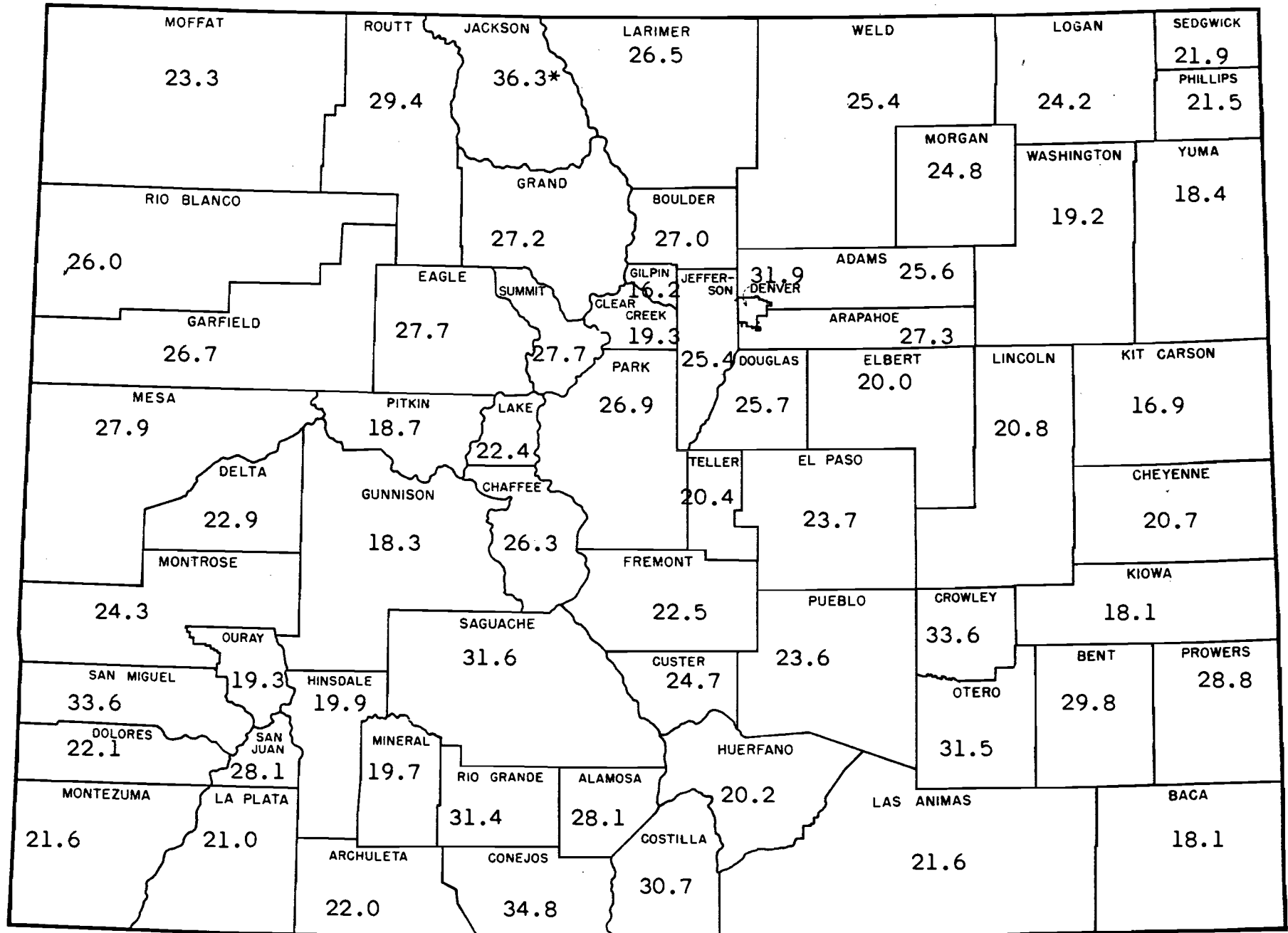
The differences between the two-year and the total period average ratios state-wide, by class of property, are likewise quite small on the whole. For ten of the twelve property classes distinguished, these differences are 0.4 of a percentage point or less. In nine of the twelve classes of property there were small decreases in the sales ratio state-wide from the second year of the study to the third period; in two of them there were small increases; and in one, miscellaneous rural land without improvements, there was no change in the ratio when expressed to the nearest tenth of one per cent. For agricultural properties with and without improvements combined, there was a decrease of 0.6 of a percentage point from the second year to the third period--from 21.8 per cent in 1958-1959 to 21.2 per cent in the third period.

The range within which the middle half of the sales ratios fall when arranged from low to high is about the same for the total period as it is for the two years. This middle-fifty-per-cent spread is greatest for commercial buildings and least for one-family dwellings one to eight years old.

For summary data on number of certificates, sales ratios, and the middle-fifty-per-cent spread for each county, see Table I and for similar data for each class of property state-wide, see Table II. The county sales ratios for the third period of the study and for the three periods combined are presented in Chart I and Chart II, respectively.

CHART I

SALES RATIOS BY COUNTIES OF COLORADO FOR THE 1½ YEARS ENDING DECEMBER 31, 1960



* For Urban Areas Only In Jackson County

Expressed in Percentage Form

TABLE I

Average Sales Ratios and Average Degree of Concentration of the Middle Half of the Ratios by County: Total, Urban, and Rural For Each of Three Periods and for Combined Periods^a

County and Year (or Period ^b)	Total County				Total Urban				Total Rural			
	No. of Certif- icates	Sales Ratio	Range in Pct. Pts. ^c		No. of Certif- icates	Sales Ratio	Range in Pct. Pts. ^c		No. of Certif- icates	Sales Ratio	Range in Pct. Pts. ^c	
			Below Aver. Ratio	Above Aver. Ratio			Below Aver. Ratio	Above Aver. Ratio			Below Aver. Ratio	Above Aver. Ratio
Adams												
First Year ('57-'58)	1,587	27.6%	4.3	4.1	1,412	29.3%	3.8	4.5	175	24.2%	5.6	3.1
Second Year ('58-'59)	2,028	25.5	4.0	4.7	1,857	27.7	3.6	5.2	171	21.0	4.5	4.0
Third Period ('59-'60)	3,053	25.6	4.0	6.4	2,278	30.3	3.8	4.4	775	18.4	4.2	9.5
Two Years ('57-'59)	3,615	26.5	3.7	4.5	3,269	28.6	3.4	4.8	346	22.4	4.6	3.7
Three Years ('57-'60)	5,192	26.9	4.0	4.6	4,401	29.7	3.6	4.6	791	21.9	4.9	4.6
Total Period ('57-'60)	6,316	27.0	4.0	4.6	5,195	29.8	3.7	4.6	1,121	21.9	4.7	4.6
Alamosa^d												
First Year ('57-'58)	113	29.9	5.6	10.6	96	28.7	7.9	12.7	17	31.5	3.2	8.1
Second Year ('58-'59)	103	30.0	7.6	12.7	89	25.0	5.0	14.4	14	34.9	9.9	11.3
Third Period ('59-'60)	151	28.1	9.0	10.2	126	29.8	11.3	12.4	25	26.4	6.7	8.3
Two Years ('57-'59)	216	30.3	8.6	9.4	185	28.0	9.8	8.4	31	33.4	6.8	10.9
Three Years ('57-'60)	284	30.0	8.5	8.4	230	28.7	3.5	15.6	54	31.5	6.7	7.8
Total Period ('57-'60)	325	29.9	8.8	8.1	269	29.1	10.1	8.7	56	30.8	7.5	7.3
Arapahoe												
First Year ('57-'58)	1,820	29.0	5.7	5.0	1,496	31.1	5.5	4.9	324	25.0	6.3	5.0
Second Year ('58-'59)	2,638	26.0	3.2	3.7	2,031	27.0	3.2	3.7	607	23.9	3.4	3.5
Third Period ('59-'60)	3,460	27.3	3.8	3.9	2,421	26.6	3.7	4.1	1,039	29.1	4.0	3.8
Two Years ('57-'59)	4,458	27.7	4.7	3.7	3,527	28.7	4.5	3.8	931	25.3	5.0	3.6
Three Years ('57-'60)	6,291	27.4	4.6	3.9	4,728	28.2	4.5	4.0	1,563	25.6	4.7	3.6
Total Period ('57-'60)	7,514	27.2	4.4	3.9	5,544	27.9	4.4	4.0	1,970	25.6	4.5	3.8
Archuleta												
First Year ('57-'58)	30	25.2	3.1	6.6	24	20.4	5.7	18.6	6	24.0	2.2	6.0
Second Year ('58-'59)	38	18.0	4.7	20.7	27	24.2	2.1	18.1	11	16.9	4.4	21.5
Third Period ('59-'60)	42	22.0	1.0	4.8	22	23.9	2.3	12.5	20	21.6	0.6	4.1
Two Years ('57-'59)	68	19.8	2.6	16.2	51	26.7	3.4	15.1	17	18.5	1.8	17.0
Three Years ('57-'60)	64	19.9	0.4	14.2	43	25.6	2.5	17.5	21	18.9	---	---
Total Period ('57-'60)	86	20.3	0.5	12.4	49	26.1	3.3	11.6	37	19.3	---	---

TABLE I
(continued)

County and Year (or Period ^b)	Total County				Total Urban				Total Rural			
	No. of Certif- icates	Sales Ratio	Range in Pct. Pts. ^c		No. of Certif- icates	Sales Ratio	Range in Pct. Pts. ^c		No. of Certif- icates	Sales Ratio	Range in Pct. Pts. ^c	
			Below Aver. Ratio	Above Aver. Ratio			Below Aver. Ratio	Above Aver. Ratio			Below Aver. Ratio	Above Aver. Ratio
Clear Creek												
First Year ('57-'58)	108	18.9%	3.5	7.5	64	18.9%	3.9	7.6	44	18.9%	3.1	7.4
Second Year ('58-'59)	105	20.3	4.5	10.0	60	20.9	3.5	11.2	45	19.7	5.3	9.0
Third Period ('59-'60)	208	19.3	3.7	13.3	72	18.3	4.0	20.9	136	20.3	3.3	5.5
Two Years ('57-'59)	213	19.2	3.9	9.2	124	19.5	3.9	10.4	89	19.0	4.0	7.9
Three Years ('57-'60)	324	19.5	3.6	9.5	133	19.3	4.1	11.8	191	19.7	3.2	7.3
Total Period ('57-'60)	383	19.3	3.5	8.9	158	18.7	3.3	10.7	225	19.8	3.7	7.2
Conejos												
First Year ('57-'58)	77	37.1	10.5	29.0	46	34.9	12.8	23.0	31	37.7	9.8	30.7
Second Year ('58-'59)	69	30.1	8.2	12.7	38	31.5	6.5	26.6	31	29.8	8.3	10.9
Third Period ('59-'60)	68	34.8	10.8	16.0	47	32.9	7.5	21.0	21	35.4	11.8	14.7
Two Years ('57-'59)	146	32.6	7.9	17.5	84	34.3	11.0	18.3	62	32.2	7.2	17.3
Three Years ('57-'60)	161	33.5	9.7	18.8	86	33.0	8.8	18.5	75	33.6	9.9	18.9
Total Period ('57-'60)	188	34.1	10.0	16.7	105	36.7	12.0	19.0	83	33.5	9.5	16.1
Costilla												
First Year ('57-'58)	31	39.5	7.7	19.5	15	48.1	6.7	13.7	16	37.7	7.9	20.7
Second Year ('58-'59)	44	35.8	7.4	39.3	12	60.3	17.2	20.2	32	32.4	4.7	42.4
Third Period ('59-'60)	46	30.7	6.1	17.0	18	29.3	5.2	47.7	28	31.0	6.3	9.8
Two Years ('57-'59)	75	36.2	7.0	25.7	27	53.1	13.7	17.6	48	33.4	5.1	27.8
Three Years ('57-'60)	86	37.2	7.3	29.6	28	47.3	7.5	27.7	58	35.4	6.5	30.6
Total Period ('57-'60)	111	31.6	4.8	30.2	35	32.1	7.5	44.0	76	31.5	4.2	26.9
Crowley												
First Year ('57-'58)	39	26.6	8.6	8.1	26	31.8	12.1	7.0	13	25.3	7.6	8.6
Second Year ('58-'59)	54	28.8	7.3	12.9	37	33.2	6.8	10.8	17	27.5	7.3	13.6
Third Period ('59-'60)	55	33.6	7.1	9.9	36	30.2	5.9	16.4	19	34.8	7.5	7.6
Two Years ('57-'59)	93	28.6	6.8	16.0	63	34.6	9.6	8.8	30	27.0	5.9	17.9
Three Years ('57-'60)	132	30.4	6.4	16.9	85	33.8	8.7	12.9	47	29.5	5.8	18.0
Total Period ('57-'60)	143	30.2	5.3	17.5	94	33.1	7.9	14.2	49	29.4	4.5	18.4
Custer												
First Year ('57-'58)	61	27.1	9.2	17.8	40	28.9	10.5	28.7	21	26.9	9.1	16.8
Second Year ('57-'59)	47	20.6	4.7	4.9	28	22.4	3.0	10.5	19	20.4	4.9	4.3
Third Period ('57-'60)	38	24.7	8.6	11.9	16	27.4	3.4	20.4	22	24.4	9.2	10.9
Two Years ('57-'59)	108	22.5	6.2	11.8	68	24.7	6.0	13.5	40	22.2	6.2	11.7
Three Years ('57-'60)	95	23.8	7.6	12.1	46	23.2	5.2	11.3	49	23.9	8.0	12.2
Total Period ('57-'60)	114	22.9	6.7	11.3	52	23.8	5.2	15.3	62	22.8	6.9	10.7

TABLE I
(continued)

County and Year (or Period ^b)	Total County				Total Urban				Total Rural			
	No. of Certif- icates	Sales Ratio	Range in Pct. Pts. ^c		No. of Certif- icates	Sales Ratio	Range in Pct. Pts. ^c		No. of Certif- icates	Sales Ratio	Range in Pct. Pts. ^c	
			Below Aver. Ratio	Above Aver. Ratio			Below Aver. Ratio	Above Aver. Ratio			Below Aver. Ratio	Above Aver. Ratio
Delta												
First Year ('57-'58)	284	25.7%	5.2	10.9	168	28.1%	4.4	13.4	116	21.5%	3.3	11.6
Second Year ('58-'59)	293	26.3	6.4	6.8	182	28.0	5.2	7.0	111	24.9	7.4	6.7
Third Period ('59-'60)	273	22.9	5.5	7.0	159	25.7	5.7	8.3	114	21.0	5.3	6.0
Two Years ('57-'59)	577	26.1	5.7	8.3	350	28.3	4.8	9.4	227	24.3	6.4	7.6
Three Years ('57-'60)	691	25.3	5.7	8.3	380	27.6	5.0	9.1	311	23.6	6.2	7.7
Total Period ('57-'60)	783	25.0	5.6	8.1	442	27.5	5.2	8.7	341	23.1	5.8	7.7
Denver												
First Year ('57-'58)	5,413	32.2	5.3	5.7	5,413	32.2	5.3	5.7	---	---	---	---
Second Year ('58-'59)	7,945	32.3	4.9	4.7	7,945	32.3	4.9	4.7	---	---	---	---
Third Period ('59-'60)	11,322	31.9	5.2	5.1	11,322	31.9	5.2	5.1	---	---	---	---
Two Years ('57-'59)	13,358	32.3	5.0	5.0	13,358	32.3	5.0	5.0	---	---	---	---
Three Years ('57-'60)	20,100	32.3	5.0	5.1	20,100	32.3	5.0	5.1	---	---	---	---
Total Period ('57-'60)	24,026	32.1	5.0	5.3	24,026	32.1	5.0	5.3	---	---	---	---
Dolores												
First Year ('57-'58)	30	23.7	4.3	10.3	19	34.0	7.7	6.4	11	21.6	3.4	11.3
Second Year ('58-'59)	51	22.8	5.9	6.3	35	23.7	3.5	7.6	16	22.6	6.4	6.0
Third Period ('59-'60)	26	22.1	---	---	21	29.6	4.8	8.0	5	20.5	---	---
Two Years ('57-'59)	81	24.1	5.6	9.0	54	31.2	5.5	4.6	27	22.5	5.6	10.0
Three Years ('57-'60)	82	24.7	6.9	8.3	52	31.8	8.0	3.5	30	23.1	6.6	9.4
Total Period ('57-'60)	94	24.7	6.8	7.5	62	31.8	7.6	3.9	32	23.1	6.6	8.3
Douglas												
First Year ('57-'58)	81	16.3	2.9	7.5	42	22.6	3.8	12.2	39	14.9	2.5	6.9
Second Year ('58-'59)	95	20.5	4.7	5.4	38	28.1	3.1	6.2	57	18.8	4.7	5.6
Third Period ('59-'60)	142	25.7	2.9	4.3	31	26.0	2.4	2.9	111	25.6	3.8	5.9
Two Years ('57-'59)	176	18.3	3.4	7.2	80	25.9	3.7	9.0	96	16.7	3.1	7.0
Three Years ('57-'60)	259	18.3	3.5	7.0	81	26.3	3.1	8.8	178	16.8	3.3	6.8
Total Period ('57-'60)	297	18.4	3.1	6.7	90	26.3	2.8	7.7	207	16.9	2.9	6.7
Eagle												
First Year ('57-'58)	43	29.3	5.8	8.8	32	35.4	6.3	19.5	11	27.5	5.5	6.2
Second Year ('58-'59)	33	21.9	4.2	4.4	19	42.0	10.4	25.0	14	18.5	2.9	1.6
Third Period ('59-'60)	44	27.7	2.6	17.0	33	29.3	3.5	13.2	11	27.2	2.3	18.3
Two Years ('57-'59)	76	24.4	6.0	8.2	51	36.8	8.7	24.7	25	21.6	5.2	5.1
Three Years ('57-'60)	95	24.8	6.5	10.3	61	36.3	7.5	20.5	34	22.2	6.1	8.4
Total Period ('57-'60)	112	24.5	6.5	9.8	76	34.2	8.5	19.5	36	22.1	5.8	8.0

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TABLE I
(continued)

County and Year (or Period) ^{b)}	Total County				Total Urban				Total Rural			
	No. of Certif- icates	Sales Ratio	Range in Pct. Pts. ^c		No. of Certif- icates	Sales Ratio	Range in Pct. Pts. ^c		No. of Certif- icates	Sales Ratio	Range in Pct. Pts. ^c	
			Below Aver. Ratio	Above Aver. Ratio			Below Aver. Ratio	Above Aver. Ratio			Below Aver. Ratio	Above Aver. Ratio
Elbert												
First Year ('57-'58)	46	21.2%	3.5	6.9	29	41.1%	12.3	15.8	17	20.0%	2.8	6.9
Second Year ('58-'59)	67	18.6	3.5	8.4	25	21.1	6.5	12.2	42	18.3	3.1	8.2
Third Period ('59-'60)	60	20.0	3.1	9.0	35	30.5	8.8	9.4	25	19.2	2.6	9.0
Two Years ('57-'59)	113	19.6	3.4	9.4	54	31.9	12.4	36.9	59	18.8	2.8	8.0
Three Years ('57-'60)	146	19.8	3.4	10.1	70	32.1	12.6	30.4	76	19.0	2.8	8.9
Total Period ('57-'60)	161	19.7	3.4	9.3	77	31.9	11.4	20.2	84	18.9	2.9	8.6
El Paso												
First Year ('57-'58)	1,967	23.0	4.3	4.9	1,904	23.1	3.4	4.6	63	22.1	8.5	6.4
Second Year ('58-'59)	2,718	22.1	3.8	4.1	2,581	22.8	3.6	4.0	137	19.0	4.3	4.3
Third Period ('59-'60)	3,883	23.7	4.7	4.4	3,741	24.5	4.3	4.1	142	20.1	6.2	5.8
Two Years ('57-'59)	4,685	22.4	3.9	4.6	4,485	23.0	3.6	4.3	200	19.8	5.2	5.4
Three Years ('57-'60)	6,998	22.9	4.2	4.4	6,697	23.6	3.9	4.2	301	20.0	5.9	5.0
Total Period ('57-'60)	8,247	23.0	4.1	4.4	7,905	23.7	3.8	4.2	342	20.0	5.8	5.3
Fremont												
First Year ('57-'58)	293	23.8	5.1	8.7	270	24.8	5.9	5.8	23	22.5	4.2	12.8
Second Year ('58-'59)	427	22.5	3.7	5.7	359	22.5	4.2	4.6	68	22.5	2.8	7.3
Third Period ('59-'60)	432	22.5	3.9	9.2	379	22.1	3.4	6.7	53	23.1	4.8	12.9
Two Years ('57-'59)	720	22.9	4.3	5.9	629	23.4	5.1	4.5	91	22.2	3.2	7.8
Three Years ('57-'60)	880	22.7	3.9	7.4	759	22.4	3.9	6.0	121	23.2	3.8	9.3
Total Period ('57-'60)	1,022	22.7	3.9	6.5	878	22.7	4.1	5.7	144	22.6	3.7	7.7
Garfield												
First Year ('57-'58)	159	26.9	6.2	13.5	117	24.2	3.7	18.0	42	29.4	8.4	9.3
Second Year ('58-'59)	204	22.0	4.3	9.0	151	23.3	5.8	10.5	53	21.1	3.2	7.9
Third Period ('59-'60)	213	26.7	7.9	10.2	158	24.2	4.4	13.5	55	29.0	11.2	7.1
Two Years ('57-'59)	363	24.0	4.7	10.2	268	23.7	4.8	10.9	95	24.3	4.6	9.5
Three Years ('57-'60)	424	26.0	5.6	11.9	293	25.6	5.6	15.3	131	26.3	5.7	9.4
Total Period ('57-'60)	498	25.2	5.4	11.6	348	24.7	4.5	13.9	150	25.6	6.0	9.7
Gilpin												
First Year ('57-'58)	41	14.6	3.3	5.9	20	20.8	6.2	3.8	21	13.6	2.7	6.4
Second Year ('58-'59)	71	17.0	4.9	8.4	15	15.1	2.8	9.3	56	17.5	5.4	8.1
Third Period ('59-'60)	104	16.2	2.3	8.8	25	17.3	1.6	19.4	79	16.0	2.5	6.3
Two Years ('57-'59)	112	17.1	5.2	6.5	35	19.3	5.5	5.5	77	16.6	5.0	6.8
Three Years ('57-'60)	159	17.0	4.1	6.6	34	20.4	3.1	13.1	125	16.4	4.3	5.5
Total Period ('57-'60)	200	16.7	3.9	7.1	44	18.2	2.8	15.7	156	16.4	4.1	5.4

TABLE I
(continued)

County and Year (or Period ^D)	Total County				Total Urban				Total Rural			
	No. of Certif- icates	Sales Ratio	Range in Pct. Pts. ^C		No. of Certif- icates	Sales Ratio	Range in Pct. Pts. ^C		No. of Certif- icates	Sales Ratio	Range in Pct. Pts. ^C	
			Below Aver. Ratio	Above Aver. Ratio			Below Aver. Ratio	Above Aver. Ratio			Below Aver. Ratio	Above Aver. Ratio
Grand												
First Year ('57-'58)	106	22.8%	4.2	7.4	71	25.3%	5.0	12.1	35	20.9%	3.5	4.2
Second Year ('58-'59)	113	22.2	3.8	8.6	66	25.5	5.0	12.3	47	19.8	2.8	6.3
Third Period ('59-'60)	142	27.2	4.4	8.0	70	26.7	4.4	9.2	72	27.6	4.4	7.1
Two Years ('57-'59)	219	22.4	3.7	7.7	137	25.3	4.6	11.1	82	20.4	3.1	5.4
Three Years ('57-'60)	258	23.5	4.0	8.1	124	26.7	5.1	10.0	134	21.2	3.2	6.9
Total Period ('57-'60)	308	23.3	4.0	8.6	154	26.3	5.2	10.9	154	21.2	3.2	7.0
Gunnison												
First Year ('57-'58)	106	23.8	3.2	11.9	91	25.5	4.8	8.3	15	22.9	2.3	13.8
Second Year ('58-'59)	113	17.5	5.4	8.0	95	18.9	3.8	7.9	18	16.8	5.6	8.4
Third Period ('59-'60)	122	18.3	3.0	6.6	101	27.6	4.3	5.6	21	15.3	2.5	7.0
Two Years ('57-'59)	219	20.5	2.5	12.7	186	23.7	4.9	7.0	33	19.0	1.3	15.3
Three Years ('57-'60)	232	19.9	4.1	11.4	188	25.7	6.1	7.9	44	17.7	3.3	12.8
Total Period ('57-'60)	280	19.7	4.6	10.3	226	25.3	5.4	8.6	54	17.5	4.3	11.0
Hinsdale ^f												
First Year ('57-'58)	10	25.5	7.2	9.3	9	g	---	---	1	g	---	---
Second Year ('58-'59)	13	22.0	2.8	10.8	12	g	---	---	1	g	---	---
Third Period ('59-'60)	17	19.9	1.7	11.1	16	20.1	1.9	10.9	1	g	---	---
Two Years ('57-'59)	23	23.8	4.9	14.2	21	g	---	---	2	g	---	---
Three Years ('57-'60)	22	22.2	3.2	9.3	19	g	---	---	3	g	---	---
Total Period ('57-'60)	29	20.8	1.8	10.2	26	21.1	2.1	9.9	3	g	---	---
Huerfano												
First Year ('57-'58)	114	19.9	3.8	16.6	79	26.7	6.7	15.5	35	15.7	2.1	17.2
Second Year ('58-'59)	98	26.0	5.3	9.1	62	37.9	9.0	10.6	36	19.4	3.1	8.7
Third Period ('59-'60)	126	20.2	5.1	9.7	98	33.2	11.6	10.7	28	14.3	2.2	9.2
Two Years ('57-'59)	212	21.3	3.9	17.2	141	28.0	6.2	20.9	71	16.9	2.4	14.9
Three Years ('57-'60)	269	20.9	4.4	15.0	173	29.5	7.5	16.9	96	16.0	2.7	13.9
Total Period ('57-'60)	317	21.2	4.7	14.8	218	29.8	7.6	16.2	99	16.2	3.0	14.2
Jackson ^h												
First Year ('57-'58)	27	14.1	2.5	0.4	21	28.0	6.9	6.8	6	12.5	1.6	0.5
Second Year ('58-'59)	28	18.7	3.6	8.8	19	25.9	2.3	4.0	9	12.2	1.8	14.0
Third Period ('59-'60)	19	g	---	---	18	36.3	8.8	15.7	1	g	---	---
Two Years ('57-'59)	55	18.5	5.9	8.1	40	30.4	9.0	1.9	15	16.8	5.2	9.2
Three Years ('57-'60)	51	18.6	5.5	9.3	35	32.7	8.1	8.5	16	16.8	5.2	9.4
Total Period ('57-'60)	57	18.6	5.4	9.5	41	32.9	7.2	10.6	16	16.8	5.2	9.4

TABLE I
(continued)

County and Year (or Period ^b)	Total County				Total Urban				Total Rural			
	No. of Certif- icates	Sales Ratio	Range in Pct. Pts. ^c		No. of Certif- icates	Sales Ratio	Range in Pct. Pts. ^c		No. of Certif- icates	Sales Ratio	Range in Pct. Pts. ^c	
			Below Aver. Ratio	Above Aver. Ratio			Below Aver. Ratio	Above Aver. Ratio			Below Aver. Ratio	Above Aver. Ratio
Jefferson												
First Year ('57-'58)	2,425	25.3%	3.8	5.1	1,796	25.5%	3.5	4.6	629	24.4%	5.9	8.2
Second Year ('58-'59)	3,292	26.3	4.1	5.1	2,415	27.7	4.0	4.5	877	19.8	4.1	8.1
Third Period ('59-'60)	3,803	25.4	3.9	4.3	2,689	26.5	3.5	4.1	1,114	19.9	5.4	5.6
Two Years ('57-'59)	5,717	25.7	3.7	5.2	4,211	26.6	3.6	4.7	1,506	21.3	4.6	7.6
Three Years ('57-'60)	7,389	25.9	4.1	4.8	5,220	26.9	3.8	4.4	2,169	20.7	4.9	7.3
Total Period ('57-'60)	8,782	25.8	4.0	4.8	6,162	26.9	3.9	4.3	2,620	20.5	4.7	7.0
Kiowa												
First Year ('57-'58)	50	28.5	7.5	6.5	18	27.0	1.6	25.4	32	28.9	8.3	4.5
Second Year ('58-'59)	67	23.7	5.3	6.1	25	31.6	3.6	10.5	42	22.3	5.0	6.1
Third Period ('59-'60)	37	18.1	1.8	7.7	25	26.8	4.4	5.9	12	16.7	2.1	7.2
Two Years ('57-'59)	117	25.5	5.8	7.9	43	29.1	3.4	12.9	74	24.7	5.9	7.4
Three Years ('57-'60)	129	25.2	5.7	7.4	49	28.9	3.0	6.7	80	24.5	5.9	7.7
Total Period ('57-'60)	143	24.9	5.3	6.9	57	27.1	3.5	5.5	86	24.4	5.7	7.3
Kit Carson												
First Year ('57-'58)	101	24.1	5.7	7.5	51	35.8	7.9	17.8	50	21.5	5.0	5.9
Second Year ('58-'59)	145	20.3	4.0	4.1	100	31.6	7.3	7.7	45	17.9	2.9	4.1
Third Period ('59-'60)	123	16.9	3.1	6.8	105	30.3	7.6	14.1	18	14.6	2.4	5.5
Two Years ('57-'59)	246	22.4	5.0	5.6	151	35.9	9.3	11.3	95	19.7	3.9	5.0
Three Years ('57-'60)	276	21.3	4.4	6.6	172	31.3	6.8	15.3	104	19.1	3.6	5.6
Total Period ('57-'60)	324	21.3	4.4	7.0	211	33.7	7.7	13.8	113	18.7	3.6	5.7
Lakef,i												
First Year ('57-'58)	75	21.6	6.9	12.1	74	g	---	---	1	g	---	---
Second Year ('58-'59)	58	20.6	9.1	6.6	52	g	---	---	6	g	---	---
Third Period ('59-'60)	97	22.4	7.3	5.2	83	23.2	8.3	4.6	14	14.5	---	---
Two Years ('57-'59)	133	21.0	7.5	7.7	126	g	---	---	7	g	---	---
Three Years ('57-'60)	178	21.6	7.3	5.9	163	g	---	---	15	g	---	---
Total Period ('57-'60)	213	21.8	7.8	5.5	192	22.9	8.4	4.7	21	12.1	---	---
La Plata												
First Year ('57-'58)	314	23.9	4.9	5.7	245	23.5	3.5	4.1	69	24.3	6.2	7.5
Second Year ('58-'59)	315	23.4	5.5	8.3	229	25.1	3.6	10.3	86	21.8	7.3	6.6
Third Period ('59-'60)	359	21.0	4.8	8.5	259	21.9	4.7	7.2	100	20.1	4.9	9.8
Two Years ('57-'59)	629	23.5	5.4	6.4	474	24.3	3.6	6.1	155	22.7	7.2	6.7
Three Years ('57-'60)	727	22.7	5.1	6.9	502	24.0	3.3	5.1	225	21.5	6.6	8.6
Total Period ('57-'60)	846	22.7	4.9	6.8	591	23.8	3.2	5.4	255	21.6	6.5	8.1

TABLE I
(continued)

County and Year (or Period ^b)	Total County				Total Urban				Total Rural			
	No. of Certif- icates	Sales Ratio	Range in Pct. Pts. ^c		No. of Certif- icates	Sales Ratio	Range in Pct. Pts. ^c		No. of Certif- icates	Sales Ratio	Range in Pct. Pts. ^c	
Below Aver. Ratio			Above Aver. Ratio	Below Aver. Ratio			Above Aver. Ratio	Below Aver. Ratio			Above Aver. Ratio	
Larimer												
First Year ('57-'58)	1,171	28.7%	5.8	6.1	962	28.7%	5.2	4.7	209	28.8%	7.3	8.8
Second Year ('58-'59)	1,355	27.3	6.2	6.5	1,056	28.0	6.2	6.0	299	25.9	6.0	7.5
Third Period ('59-'60)	1,757	26.5	6.3	8.3	1,426	27.2	4.4	8.1	331	25.3	9.9	8.5
Two Years ('57-'59)	2,526	27.9	6.1	6.7	2,018	28.5	6.0	5.5	508	26.9	6.6	8.8
Three Years ('57-'60)	3,391	27.6	5.9	6.9	2,651	28.1	5.5	6.1	740	26.6	6.7	8.5
Total Period ('57-'60)	3,960	27.4	5.8	7.0	3,121	27.9	5.3	6.2	839	26.5	6.7	8.5
Las Animas												
First Year ('57-'58)	155	26.0	5.3	10.4	126	35.9	5.2	14.5	29	21.3	5.9	7.8
Second Year ('58-'59)	166	23.9	4.4	20.6	127	32.2	4.9	20.3	39	19.8	4.0	21.0
Third Period ('59-'60)	135	21.6	6.2	34.1	106	30.4	10.3	14.9	29	17.7	4.6	43.1
Two Years ('57-'59)	321	24.3	5.6	19.5	253	33.1	5.4	20.3	68	20.1	5.6	19.3
Three Years ('57-'60)	385	23.7	5.6	20.4	301	32.3	5.5	21.9	84	19.7	5.5	19.9
Total Period ('57-'60)	436	23.8	6.3	20.4	339	32.4	8.3	19.6	97	19.8	5.3	20.9
Lincoln												
First Year ('57-'58)	54	24.1	4.8	10.4	25	23.1	3.2	10.7	29	24.4	5.2	10.2
Second Year ('58-'59)	99	21.6	4.3	8.7	49	26.7	4.4	33.6	50	20.6	4.4	3.3
Third Period ('59-'60)	72	20.8	4.5	5.0	61	22.7	3.9	7.4	11	20.3	4.6	4.5
Two Years ('57-'59)	153	22.9	5.4	7.1	74	26.9	5.7	22.9	79	22.0	5.3	3.5
Three Years ('57-'60)	184	22.7	5.5	6.2	96	25.9	5.8	16.7	88	22.0	5.5	3.8
Total Period ('57-'60)	198	22.5	5.2	4.0	108	24.9	5.1	5.2	90	21.9	5.3	3.8
Logan												
First Year ('57-'58)	265	25.2	4.5	8.2	227	28.1	4.1	8.0	38	23.1	4.7	8.4
Second Year ('58-'59)	387	24.1	3.9	5.9	330	29.3	3.1	6.3	57	20.9	4.3	5.6
Third Period ('59-'60)	398	24.2	3.2	8.4	353	29.1	4.4	13.6	45	21.2	2.5	5.2
Two Years ('57-'59)	652	24.7	4.7	6.3	557	28.9	4.6	6.3	95	22.0	4.7	6.2
Three Years ('57-'60)	867	24.7	4.7	6.9	739	29.4	4.6	7.4	128	21.8	4.9	6.5
Total Period ('57-'60)	1,003	24.8	4.8	6.9	863	28.9	4.3	7.3	140	22.1	5.1	6.6
Mesa												
First Year ('57-'58)	1,025	26.2	3.9	8.7	869	26.0	2.9	10.0	156	26.5	5.4	6.8
Second Year ('58-'59)	1,142	27.1	4.2	5.9	884	28.9	3.8	5.5	258	24.7	4.5	6.4
Third Period ('59-'60)	1,206	27.9	4.2	4.8	914	29.9	3.6	4.1	292	25.4	5.1	5.8
Two Years ('57-'59)	2,167	27.0	4.5	6.4	1,753	27.9	4.0	6.8	414	25.7	5.2	6.1
Three Years ('57-'60)	2,720	27.0	4.3	5.8	2,066	28.0	3.7	5.6	654	25.6	4.9	6.1
Total Period ('57-'60)	3,123	27.2	4.4	5.9	2,417	28.3	3.8	5.7	706	25.6	5.0	6.2

TABLE I
(continued)

County and Year (or Period ^b)	Total County				Total Urban				Total Rural			
	No. of Certif- icates	Sales Ratio	Range in Pct. Pts. ^c		No. of Certif- icates	Sales Ratio	Range in Pct. Pts. ^c		No. of Certif- icates	Sales Ratio	Range in Pct. Pts. ^c	
			Below Aver. Ratio	Above Aver. Ratio			Below Aver. Ratio	Above Aver. Ratio			Below Aver. Ratio	Above Aver. Ratio
Mineral^f												
First Year ('57-'58)	5	40.6%	13.8	8.4	4	g	---	---	1	g	---	---
Second Year ('58-'59)	18	35.7	13.2	36.8	16	g	---	---	2	g	---	---
Third Period ('59-'60)	12	19.7	6.4	76.6	8	41.4	13.4	21.1	4	16.6	---	---
Two Years ('57-'59)	23	36.5	12.3	21.4	20	g	---	---	3	g	---	---
Three Years ('57-'60)	31	31.8	8.0	41.3	24	g	---	---	7	g	---	---
Total Period ('57-'60)	35	17.2	2.2	54.6	28	39.3	12.6	27.6	7	14.3	---	---
Moffat												
First Year ('57-'58)	96	26.6	5.2	7.2	84	26.6	7.1	8.9	12	26.5	2.2	4.7
Second Year ('58-'59)	143	25.7	6.8	12.2	104	28.6	6.3	12.7	39	23.1	7.1	11.9
Third Period ('59-'60)	100	23.3	6.3	7.8	90	23.7	4.9	6.1	10	23.0	8.5	9.9
Two Years ('57-'59)	239	25.8	6.0	8.6	188	27.4	5.4	7.6	51	24.3	6.7	9.6
Three Years ('57-'60)	224	24.9	5.7	8.2	166	26.7	4.8	5.7	58	23.1	6.3	10.5
Total Period ('57-'60)	258	24.7	7.2	7.6	197	26.4	4.8	5.0	61	23.1	9.4	10.0
Montezuma												
First Year ('57-'58)	174	21.2	5.3	7.4	134	23.5	6.6	9.7	40	19.6	4.4	5.9
Second Year ('58-'59)	136	22.0	6.6	7.6	87	26.8	8.2	9.1	49	19.2	5.7	6.7
Third Period ('59-'60)	165	21.6	5.9	8.2	127	27.9	5.1	8.5	38	18.3	6.4	8.1
Two Years ('57-'59)	310	21.5	5.9	7.4	221	25.2	7.5	8.8	89	19.3	5.0	6.4
Three Years ('57-'60)	362	21.8	6.0	6.4	246	27.0	8.3	6.6	116	18.9	4.7	6.3
Total Period ('57-'60)	425	21.6	5.6	7.6	298	26.2	6.7	8.9	127	19.0	5.1	6.8
Montrose												
First Year ('57-'58)	224	24.9	6.1	7.7	169	27.0	6.6	8.7	55	23.2	5.5	7.1
Second Year ('58-'59)	234	25.4	5.6	9.0	170	28.0	7.1	10.3	64	23.5	4.5	8.1
Third Period ('59-'60)	240	24.3	5.0	11.1	160	27.7	6.5	19.3	80	22.0	3.9	5.7
Two Years ('57-'59)	458	25.2	6.0	8.2	339	27.5	6.7	9.2	119	23.5	5.4	7.3
Three Years ('57-'60)	520	24.8	5.4	7.5	346	27.8	6.6	9.0	174	22.7	4.5	6.6
Total Period ('57-'60)	597	24.7	5.3	7.9	398	27.5	6.4	9.5	199	22.7	4.4	6.8
Morgan												
First Year ('57-'58)	291	27.6	5.2	8.0	215	31.3	4.6	8.4	76	25.3	5.7	7.6
Second Year ('58-'59)	363	27.3	6.3	7.5	292	29.3	6.1	5.7	71	25.9	6.3	8.7
Third Period ('59-'60)	446	24.8	3.5	6.8	375	28.9	4.5	8.2	71	22.3	2.9	6.0
Two Years ('57-'59)	654	27.5	5.8	7.3	507	30.2	5.6	6.9	147	25.6	5.8	7.7
Three Years ('57-'60)	863	27.5	6.0	7.3	671	31.2	7.0	6.5	192	25.2	5.5	7.7
Total Period ('57-'60)	1,012	26.9	5.4	7.3	794	29.6	5.3	7.5	218	25.0	5.4	7.2

TABLE I
(continued)

County and Year (or Period ^b)	Total County				Total Urban				Total Rural			
	No. of Certif- icates	Sales Ratio	Range in Pct. Pts. ^c		No. of Certif- icates	Sales Ratio	Range in Pct. Pts. ^c		No. of Certif- icates	Sales Ratio	Range in Pct. Pts. ^c	
			Below Aver. Ratio	Above Aver. Ratio			Below Aver. Ratio	Above Aver. Ratio			Below Aver. Ratio	Above Aver. Ratio
Otero												
First Year ('57-'58)	311	33.8%	6.8	10.3	259	35.7%	8.0	13.3	52	31.5%	5.4	6.5
Second Year ('58-'59)	441	32.7	8.1	10.2	384	35.7	8.4	8.5	57	29.1	7.6	12.2
Third Period ('59-'60)	573	31.5	5.2	8.5	499	31.8	5.2	7.8	74	31.0	5.2	9.6
Two Years ('57-'59)	752	33.0	7.7	9.8	643	35.4	7.7	10.1	109	30.0	7.5	9.5
Three Years ('57-'60)	1,077	32.2	6.3	11.0	910	33.7	5.9	12.1	167	30.2	6.7	9.7
Total Period ('57-'60)	1,253	31.9	6.0	10.2	1,070	33.3	5.8	10.4	183	30.2	6.4	9.8
Ouray^f												
First Year ('57-'58)	26	22.4	7.8	9.5	19	g	---	---	7	g	---	---
Second Year ('58-'59)	46	28.6	6.3	14.4	20	g	---	---	26	g	---	---
Third Period ('59-'60)	35	19.3	5.6	6.6	24	27.6	7.8	10.4	11	17.0	---	---
Two Years ('57-'59)	72	25.6	5.1	13.2	39	g	---	---	33	g	---	---
Three Years ('57-'60)	88	23.8	3.5	12.2	47	g	---	---	41	g	---	---
Total Period ('57-'60)	99	21.2	1.5	11.3	55	27.5	6.7	9.1	44	19.2	---	---
Park												
First Year ('57-'58)	86	25.2	8.1	9.1	49	27.5	9.1	30.3	37	24.4	7.7	2.2
Second Year ('58-'59)	99	20.3	6.0	9.4	44	24.8	5.5	7.4	55	18.9	5.7	10.2
Third Period ('59-'60)	146	26.9	7.8	3.6	50	25.6	5.9	9.9	96	27.2	8.2	2.0
Two Years ('57-'59)	185	23.0	6.7	10.4	93	25.7	6.0	27.0	92	22.0	6.9	4.9
Three Years ('57-'60)	212	23.6	7.1	7.5	78	29.8	4.9	19.5	134	22.5	7.6	5.3
Total Period ('57-'60)	287	23.1	7.1	6.5	99	26.8	5.1	15.9	188	22.3	7.5	4.6
Phillips^j												
First Year ('57-'58)	76	20.3	2.8	5.6	49	27.3	5.8	17.8	27	19.1	2.2	3.4
Second Year ('58-'59)	84	20.3	3.3	4.2	64	30.0	6.6	14.7	20	18.8	2.8	2.5
Third Period ('59-'60)	70	21.5	3.2	7.7	59	24.4	4.5	10.4	11	20.9	3.0	7.0
Two Years ('57-'59)	160	20.3	2.9	4.1	113	29.2	6.3	7.8	47	18.8	2.4	3.5
Three Years ('57-'60)	189	20.6	2.9	4.6	132	28.1	4.0	8.7	57	19.3	2.7	3.9
Total Period ('57-'60)	210	20.6	2.9	4.6	152	27.8	4.0	9.2	58	19.3	2.7	3.9
Pitkin												
First Year ('57-'58)	57	20.7	1.6	4.8	48	19.5	1.7	5.8	9	21.8	1.4	3.9
Second Year ('58-'59)	119	17.4	3.3	6.9	86	18.2	3.8	4.2	33	16.7	2.9	9.1
Third Period ('59-'60)	97	18.7	3.4	3.4	66	20.0	5.3	3.6	31	17.7	1.6	2.3
Two Years ('57-'59)	176	18.3	3.1	6.7	134	18.8	3.2	5.7	42	17.9	3.1	7.6
Three Years ('57-'60)	197	18.5	3.7	5.5	126	19.7	4.5	4.3	71	17.6	3.1	6.4
Total Period ('57-'60)	225	18.6	3.8	5.4	152	19.9	4.7	4.2	73	17.6	3.1	6.4

TABLE I
(continued)

County and Year (or Period ^b)	Total County				Total Urban				Total Rural			
	No. of Certif- icates	Sales Ratio	Range in Pct. Pts. ^c		No. of Certif- icates	Sales Ratio	Range in Pct. Pts. ^c		No. of Certif- icates	Sales Ratio	Range in Pct. Pts. ^c	
			Below Aver. Ratio	Above Aver. Ratio			Below Aver. Ratio	Above Aver. Ratio			Below Aver. Ratio	Above Aver. Ratio
Prowers												
First Year ('57-'58)	131	30.6%	6.3	8.6	111	31.1%	4.9	10.5	20	30.4%	7.3	7.4
Second Year ('58-'59)	217	27.9	8.1	10.4	153	28.6	4.2	11.7	64	27.4	10.5	9.6
Third Period ('59-'60)	246	28.8	5.5	4.8	226	30.7	4.7	6.4	20	27.6	5.9	3.9
Two Years ('57-'59)	348	28.6	8.1	9.0	264	29.5	4.4	10.8	84	28.0	10.4	7.9
Three Years ('57-'60)	464	29.5	5.9	8.7	367	31.0	4.2	9.2	97	28.6	7.0	8.4
Total Period ('57-'60)	545	29.1	6.6	8.3	441	30.5	4.2	9.1	104	28.1	8.0	8.0
Pueblo												
First Year ('57-'58)	1,627	24.3	4.7	4.4	1,567	25.0	4.7	4.2	60	23.1	4.7	4.6
Second Year ('58-'59)	1,786	23.2	4.1	6.6	1,653	25.4	4.0	5.5	133	19.6	4.1	8.4
Third Period ('59-'60)	2,262	23.6	5.0	5.9	1,976	25.4	5.1	5.1	286	20.8	4.9	7.2
Two Years ('57-'59)	3,413	23.5	4.5	5.9	3,220	25.3	4.6	4.9	193	20.6	4.6	7.5
Three Years ('57-'60)	4,458	23.4	4.5	5.9	4,079	25.5	4.9	4.8	379	20.2	4.1	7.6
Total Period ('57-'60)	5,206	23.8	4.7	5.7	4,727	25.4	4.7	4.8	479	21.0	4.4	7.1
Rio Blanco												
First Year ('57-'58)	70	32.9	4.1	6.5	61	34.5	5.6	10.1	9	31.9	3.1	4.3
Second Year ('58-'59)	57	20.6	5.1	14.0	46	23.5	2.7	9.0	11	19.1	5.2	16.2
Third Period ('59-'60)	52	26.0	1.8	12.6	48	28.8	4.6	9.8	4	24.6	---	---
Two Years ('57-'59)	127	24.6	7.9	15.0	107	31.9	8.5	10.0	20	21.5	7.7	17.1
Three Years ('57-'60)	131	24.3	7.6	16.0	108	31.3	7.9	11.9	23	21.5	7.7	17.5
Total Period ('57-'60)	148	24.5	7.9	16.6	124	32.5	8.9	11.9	24	21.3	7.5	18.4
Rio Grande												
First Year ('57-'58)	120	33.8	8.5	13.4	95	32.1	5.7	10.2	25	34.8	10.1	15.0
Second Year ('58-'59)	146	32.7	9.8	7.9	110	33.5	3.6	5.2	36	32.4	12.6	9.1
Third Period ('59-'60)	139	31.4	4.9	9.6	111	29.5	5.2	8.9	28	32.5	4.8	10.0
Two Years ('57-'59)	266	33.1	10.5	10.0	205	32.6	6.0	7.7	61	33.3	12.6	11.1
Three Years ('57-'60)	320	33.0	9.4	9.7	239	32.1	5.4	7.5	81	33.5	11.4	10.7
Total Period ('57-'60)	375	32.4	8.8	10.1	286	31.5	5.5	8.0	89	32.9	10.5	11.0
Routt												
First Year ('57-'58)	135	27.8	4.9	11.1	110	40.2	10.3	18.8	25	24.6	3.6	8.9
Second Year ('58-'59)	131	30.6	2.1	19.6	94	35.8	3.9	54.5	37	28.9	1.5	7.9
Third Period ('59-'60)	162	29.4	4.6	14.2	121	34.6	5.9	12.8	41	27.7	4.2	14.7
Two Years ('57-'59)	266	29.8	5.5	9.3	204	38.1	7.5	17.4	62	27.3	4.9	6.9
Three Years ('57-'60)	350	29.3	4.6	13.5	259	37.2	5.9	16.7	91	27.0	4.2	12.6
Total Period ('57-'60)	398	29.6	4.7	14.1	295	36.8	5.9	14.7	103	27.5	4.4	13.8

TABLE I
(continued)

County and Year (or Period ^b)	Total County				Total Urban				Total Rural			
	No. of Certif- icates	Sales Ratio	Range in Pct. Pts. ^c		No. of Certif- icates	Sales Ratio	Range in Pct. Pts. ^c		No. of Certif- icates	Sales Ratio	Range in Pct. Pts. ^c	
			Below Aver. Ratio	Above Aver. Ratio			Below Aver. Ratio	Above Aver. Ratio			Below Aver. Ratio	Above Aver. Ratio
Saguache												
First Year ('57-'58)	34	40.9%	7.4	12.6	24	31.9%	6.3	28.1	10	44.1%	7.9	7.2
Second Year ('58-'59)	38	42.9	5.3	15.8	29	36.0	9.6	24.0	9	45.1	4.2	13.2
Third Period ('59-'60)	43	31.6	5.8	9.7	31	33.6	4.5	13.4	12	31.1	6.0	9.0
Two Years ('57-'59)	72	40.5	6.0	14.2	53	33.7	7.5	22.2	19	42.7	5.5	11.5
Three Years ('57-'60)	89	38.0	7.9	14.8	63	34.1	6.6	22.9	26	39.1	8.2	12.4
Total Period ('57-'60)	106	36.1	7.7	12.5	75	34.1	6.8	16.3	31	36.6	8.0	11.5
San Juan^f												
First Year ('57-'58)	15	38.7	12.1	18.8	14	g	---	---	1	g	---	---
Second Year ('58-'59)	10	37.7	8.7	7.3	10	g	---	---	0	g	---	---
Third Period ('59-'60)	30	28.1	8.4	7.7	30	28.1	8.4	7.7	0	g	---	---
Two Years ('57-'59)	25	38.1	10.0	16.6	24	g	---	---	1	g	---	---
Three Years ('57-'60)	48	36.5	13.2	12.5	47	g	---	---	1	g	---	---
Total Period ('57-'60)	54	32.1	9.3	12.7	53	31.6	8.8	13.2	1	g	---	---
San Miguel												
First Year ('57-'58)	31	40.0	12.6	23.9	24	46.5	17.7	24.5	7	38.5	11.4	23.7
Second Year ('58-'59)	30	24.6	5.6	26.1	19	42.1	7.9	19.3	11	22.0	5.2	27.1
Third Period ('59-'60)	53	33.6	3.3	10.0	47	32.4	2.7	20.0	6	33.9	3.4	7.1
Two Years ('57-'59)	61	30.2	7.4	24.6	43	41.5	9.3	25.7	18	28.0	7.0	24.5
Three Years ('57-'60)	87	30.0	4.7	21.8	63	38.9	7.3	30.3	24	28.2	4.4	19.9
Total Period ('57-'60)	110	29.5	4.8	21.5	86	35.4	6.7	28.9	24	28.2	4.4	19.9
Sedgwick^k												
First Year ('57-'58)	39	19.7	2.9	3.5	22	29.3	2.4	9.8	17	18.4	2.7	3.1
Second Year ('58-'59)	61	21.3	8.5	4.0	52	24.9	3.3	5.5	9	20.7	9.4	3.8
Third Period ('59-'60)	79	21.9	6.5	7.8	69	29.8	7.4	19.7	10	19.5	6.3	4.0
Two Years ('57-'59)	100	20.2	4.2	3.3	74	26.9	3.8	6.9	26	19.2	4.3	2.7
Three Years ('57-'60)	141	22.3	4.0	4.9	110	33.5	2.8	12.6	31	19.2	4.2	2.9
Total Period ('57-'60)	171	21.8	4.0	6.8	135	29.9	4.4	18.9	36	19.3	3.8	3.2
Summit												
First Year ('57-'58)	37	21.6	8.6	9.9	29	28.8	10.0	31.3	8	20.6	8.3	7.2
Second Year ('58-'59)	44	23.2	6.8	19.2	29	28.7	6.4	17.0	15	22.4	6.5	19.7
Third Period ('59-'60)	39	27.7	8.4	15.0	25	28.3	5.5	26.6	14	27.6	8.9	13.2
Two Years ('57-'59)	81	24.2	9.9	17.5	58	29.5	6.3	24.0	23	23.4	9.8	17.3
Three Years ('57-'60)	83	24.5	9.0	16.8	51	28.3	5.7	29.7	32	23.9	9.0	16.0
Total Period ('57-'60)	97	24.5	8.7	16.6	60	29.8	5.3	24.3	37	23.7	9.0	15.7

TABLE I
(continued)

County and Year (or Period ^b)	Total County				Total Urban				Total Rural			
	No. of Certif- icates	Sales Ratio	Range in Pct. Pts. ^c		No. of Certif- icates	Sales Ratio	Range in Pct. Pts. ^c		No. of Certif- icates	Sales Ratio	Range in Pct. Pts. ^c	
			Below Aver. Ratio	Above Aver. Ratio			Below Aver. Ratio	Above Aver. Ratio			Below Aver. Ratio	Above Aver. Ratio
Teller												
First Year ('57-'58)	146	18.4%	5.2	9.2	111	22.8%	4.1	19.8	35	16.3%	5.6	4.5
Second Year ('58-'59)	115	15.6	2.8	5.3	93	22.1	4.2	9.1	22	13.1	2.4	3.7
Third Period ('59-'60)	137	20.4	4.7	22.8	92	22.3	5.3	40.7	45	19.4	4.3	13.8
Two Years ('57-'59)	261	17.7	5.4	6.5	204	22.5	4.9	13.4	57	15.5	5.7	3.2
Three Years ('57-'60)	304	17.8	4.6	7.9	207	22.0	4.6	16.0	97	16.0	4.6	4.5
Total Period ('57-'60)	350	17.9	4.8	7.0	248	22.5	5.3	13.9	102	15.9	4.5	4.3
Washington												
First Year ('57-'58)	68	23.3	5.9	5.9	38	29.8	9.5	0.1	30	22.6	5.4	6.5
Second Year ('58-'59)	106	21.1	3.6	4.4	50	26.2	6.3	9.7	56	20.6	3.2	4.4
Third Period ('59-'60)	86	19.2	4.0	8.2	64	27.5	4.8	10.5	22	18.5	3.9	8.1
Two Years ('57-'59)	174	21.9	3.5	5.5	88	30.6	3.7	11.3	86	21.1	3.5	5.0
Three Years ('57-'60)	207	21.3	3.3	6.1	110	30.1	3.0	12.8	97	20.6	3.3	5.6
Total Period ('57-'60)	234	21.1	3.3	6.2	126	28.1	2.9	13.0	108	20.5	3.3	5.6
Weld												
First Year ('57-'58)	877	27.7	6.1	9.1	742	30.0	5.6	8.8	135	26.4	6.2	9.4
Second Year ('58-'59)	1,080	24.7	5.9	6.9	881	27.8	4.5	6.0	199	23.1	6.6	7.4
Third Period ('59-'60)	1,609	25.4	6.0	6.7	1,369	28.5	4.7	8.2	240	23.8	6.6	6.0
Two Years ('57-'59)	1,957	25.8	5.4	7.1	1,623	28.6	4.8	6.7	334	24.3	5.7	7.4
Three Years ('57-'60)	2,759	25.8	5.8	7.2	2,283	29.0	5.0	8.3	476	24.2	6.2	6.6
Total Period ('57-'60)	3,360	25.8	5.9	6.9	2,786	28.7	4.8	8.0	574	24.4	6.5	6.3
Yuma												
First Year ('57-'58)	104	18.2	2.7	7.5	61	25.1	4.4	17.6	43	16.8	2.3	5.6
Second Year ('58-'59)	126	19.3	4.2	10.4	81	25.3	4.1	33.7	45	18.0	4.2	5.5
Third Period ('59-'60)	119	18.4	1.6	4.3	92	28.7	4.0	4.6	27	16.7	1.3	4.2
Two Years ('57-'59)	230	18.5	3.6	7.7	142	24.7	4.5	16.8	88	17.3	3.5	5.7
Three Years ('57-'60)	281	18.9	3.7	6.5	171	26.9	5.7	11.7	110	17.4	3.3	5.5
Total Period ('57-'60)	322	18.6	3.2	6.3	207	26.7	5.7	10.1	115	17.1	2.7	5.5
Total												
First Year ('57-'58)	24,670	27.9	5.1	6.4	21,346	29.5	4.9	6.1	3,324	24.3	5.5	7.0
Second Year ('58-'59)	32,002	27.0	4.7	6.0	27,159	29.3	4.5	5.4	4,843	22.1	5.0	7.2
Third Period ('59-'60)	41,313	26.8	4.7	6.4	34,890	29.1	4.7	5.7	6,423	22.0	5.0	7.9
Two Years ('57-'59)	56,672	27.4	4.9	6.1	48,505	29.4	4.7	5.5	8,167	22.9	5.1	7.4
Three Years ('57-'60)	77,459	27.3	4.8	6.1	65,153	29.5	4.6	5.6	12,306	22.8	5.1	7.5
Total Period ('57-'60)	91,753	27.3	4.9	6.1	77,163	29.4	4.7	5.5	14,590	22.8	5.2	7.4

TABLE I
(continued)

Footnotes:

- a. Vacant urban land is included in the tabulations for the first and second years of the study and the first two years combined; it is excluded from the tabulations for the third period of 18 months and for the total period of 3½ years. This means that the total number of certificates shown for the total period is not in agreement with the sum of the numbers shown for individual periods.
- b. The periods designated as first year, second year, two years, and three years are periods of indicated lengths ending on June 30 of the designated years; the "third period" is one of a year and one-half ending on December 31, 1960; and the "total period" covered by the study to date is one of three and one-half years ending on December 31, 1960.
- c. Average range above and below the average sales ratio within which the middle half of the sales ratios fall when arranged from low to high.
- d. Exclusive of commercial and industrial properties in 1958-1959, for which there were no conveyances in that year.
- e. Exclusive of commercial properties in 1957-1958, for which there were no conveyances in that year.
- f. See text, page 3, for a statement concerning methodology.
- g. Insufficient data for determination of the sales ratio.
- h. Exclusive of agricultural properties with improvements in 1958-1959, for which there was only one conveyance in that year, and of all rural properties for the period of 18 months ending December 31, 1960, for which there was only one conveyance in that period.
- i. Exclusive of industrial properties in 1957-1958 and in 1958-1959, for which there were no conveyances in either of those two years.
- j. Exclusive of industrial properties, for which there was only one conveyance in the entire period of the study to date.
- k. Exclusive of commercial and industrial properties in 1957-1958 and in 1958-1959, but including them in the third period of 18 months.

TABLE II

Average Sales Ratios and Average Degree of Concentration of
the Middle Half of the Ratios Statewide by Class of Property
For Each of Three Periods and for Combined Periods^a

Class of Property and Year (or Period) ^b	No. of Certif- icates	Aver. Sales Ratio	Range in Pct. Pts. ^c	
			Below Aver. Ratio	Above Aver. Ratio
One-family dwellings				
1 to 8 years old				
First Year ('57-'58)	8,579	31.8%	2.6	3.1
Second Year ('58-'59)	11,548	31.6	2.7	3.0
Third Period ('59-'60)	15,509	31.0	2.9	2.9
Two Years ('57-'59)	20,127	31.7	2.7	3.1
Three Years ('57-'60)	30,500	31.5	2.7	3.1
Total Period ('57-'60)	35,635	31.4	2.8	3.0
9 to 18 years old				
First Year ('57-'58)	2,455	29.1	3.6	4.1
Second Year ('58-'59)	3,646	28.8	3.0	3.4
Third Period ('59-'60)	5,832	28.2	3.1	3.4
Two Years ('57-'59)	6,101	28.9	3.2	3.6
Three Years ('57-'60)	9,774	28.7	3.2	3.6
Total Period ('57-'60)	11,934	28.6	3.3	3.4
19 to 28 years old				
First Year ('57-'58)	917	27.0	4.2	5.6
Second Year ('58-'59)	1,032	26.7	4.0	4.6
Third Period ('59-'60)	1,630	26.5	3.7	4.7
Two Years ('57-'59)	1,949	26.8	4.1	4.9
Three Years ('57-'60)	2,962	26.8	3.9	4.8
Total Period ('57-'60)	3,579	26.7	3.8	4.7
29 to 48 years old				
First Year ('57-'58)	2,603	24.6	4.0	4.8
Second Year ('58-'59)	3,186	24.0	3.8	4.5
Third Period ('59-'60)	4,409	23.6	3.7	4.3
Two Years ('57-'59)	5,789	24.3	3.9	4.5
Three Years ('57-'60)	8,742	24.1	3.9	4.5
Total Period ('57-'60)	10,198	24.0	3.8	4.4
Over 48 years old				
First Year ('57-'58)	2,470	22.0	4.7	5.4
Second Year ('58-'59)	3,074	21.6	4.3	5.1
Third Period ('59-'60)	5,135	21.8	4.3	5.2
Two Years ('57-'59)	5,544	21.8	4.5	5.4
Three Years ('57-'60)	8,822	21.8	4.4	5.4
Total Period ('57-'60)	10,679	21.8	4.4	5.2

TABLE II
(continued)

Class of Property and Year (or Period ^b)	No. of Certif- icates	Aver. Sales Ratio	Range in Pct. Pts. ^c	
			Below Aver. Ratio	Above Aver. Ratio
All ages combined				
First Year ('57-'58)	17,024	28.1%	3.5	4.2
Second Year ('58-'59)	22,486	27.7	3.3	3.9
Third Period ('59-'60)	32,515	27.3	3.3	3.8
Two Years ('57-'59)	39,510	27.9	3.4	4.0
Three Years ('57-'60)	60,800	27.8	3.4	3.9
Total Period ('57-'60)	72,025	27.7	3.4	3.8
Multi-family dwellings				
First Year ('57-'58)	628	31.3	7.0	4.1
Second Year ('58-'59)	808	30.8	5.6	5.3
Third Period ('59-'60)	1,405	30.6	5.7	5.3
Two Years ('57-'59)	1,436	30.7	5.9	5.1
Three Years ('57-'60)	2,360	30.9	6.0	5.2
Total Period ('57-'60)	2,841	30.7	5.8	5.1
Commercial buildings				
First Year ('57-'58)	521	32.0	7.5	12.8
Second Year ('58-'59)	574	33.4	7.5	9.9
Third Period ('59-'60)	758	33.3	8.2	10.0
Two Years ('57-'59)	1,095	32.8	7.6	10.2
Three Years ('57-'60)	1,616	33.0	7.7	10.5
Total Period ('57-'60)	1,853	33.0	7.8	10.2
Industrial buildings				
First Year ('57-'58)	93	37.1	8.2	5.7
Second Year ('58-'59)	139	34.4	5.9	7.0
Third Period ('59-'60)	212	34.1	7.2	11.5
Two Years ('57-'59)	232	35.8	6.9	6.4
Three Years ('57-'60)	377	34.9	7.0	7.8
Total Period ('57-'60)	444	34.6	7.3	8.7
Total urban				
First Year ('57-'58)	21,346	29.5	4.9	6.1
Second Year ('58-'59)	27,159	29.3	4.5	5.4
Third Period ('59-'60)	34,890	29.1	4.7	5.7
Two Years ('57-'59)	48,505	29.4	4.7	5.5
Three Years ('57-'60)	65,153	29.5	4.6	5.6
Total Period ('57-'60)	77,163	29.4	4.7	5.5

TABLE II
(continued)

Class of Property and Year (or Period) ^b	No. of Certif- icates	Aver. Sales Ratio	Range in Pct. Pts. ^c	
			Below Aver. Ratio	Above Aver. Ratio
Agric. land having impts.				
First Year ('57-'58)	799	25.7%	5.6	7.1
Second Year ('58-'59)	1,005	23.1	5.6	7.3
Third Period ('59-'60)	709	23.0	5.6	8.5
Two Years ('57-'59)	1,804	24.1	5.6	7.5
Three Years ('57-'60)	2,303	23.9	5.6	7.9
Total Period ('57-'60)	2,513	23.7	5.5	7.8
Agric. land having no impts.				
First Year ('57-'58)	448	20.2	4.4	7.7
Second Year ('58-'59)	773	18.3	4.0	6.4
Third Period ('59-'60)	347	16.9	3.2	7.6
Two Years ('57-'59)	1,221	18.8	3.9	6.9
Three Years ('57-'60)	1,450	18.4	3.9	7.2
Total Period ('57-'60)	1,568	18.5	4.1	6.8
Misc. rural land having impts.				
First Year ('57-'58)	1,184	25.6	6.2	6.0
Second Year ('58-'59)	1,961	24.1	4.6	7.0
Third Period ('59-'60)	3,714	25.6	5.3	6.3
Two Years ('57-'59)	3,145	24.7	5.1	7.2
Three Years ('57-'60)	5,435	25.0	5.1	6.7
Total Period ('57-'60)	6,859	25.4	5.3	6.3
Misc. rural land having no impts.				
First Year ('57-'58)	893	16.7	4.1	6.7
Second Year ('58-'59)	1,104	16.5	4.5	8.1
Third Period ('59-'60)	1,653	16.5	4.8	8.3
Two Years ('57-'59)	1,997	17.4	5.2	7.2
Three Years ('57-'60)	3,118	16.8	4.7	7.5
Total Period ('57-'60)	3,650	17.1	4.7	8.0
Total rural				
First Year ('57-'58)	3,324	24.3	5.5	7.0
Second Year ('58-'59)	4,843	22.1	5.0	7.2
Third Period ('59-'60)	6,423	22.0	5.0	7.9
Two Years ('57-'59)	8,167	22.9	5.1	7.4
Three Years ('57-'60)	12,306	22.8	5.1	7.5
Total Period ('57-'60)	14,590	22.8	5.2	7.4

TABLE II
(continued)

<u>Class of Property and Year (or Period)^b</u>	<u>No. of Certif- icates</u>	<u>Aver. Sales Ratio</u>	<u>Range in Pct. Pts.^c</u>	
			<u>Below Aver. Ratio</u>	<u>Above Aver. Ratio</u>
All classes combined				
First Year ('57-'58)	24,670	27.9%	5.1	6.4
Second Year ('58-'59)	32,002	27.0	4.7	6.0
Third Period ('59-'60)	41,313	26.8	4.7	6.4
Two Years ('57-'59)	56,672	27.4	4.9	6.1
Three Years ('57-'60)	77,459	27.3	4.8	6.1
Total Period ('57-'60)	91,753	27.3	4.9	6.1

- a. Vacant urban land is included in the tabulations for the first and second years of the study and the first two years combined; it is excluded from the tabulations for the third period of 18 months and for the total period of 3½ years. This means, that the total number of certificates shown for the total period is not in agreement with the sum of the numbers shown for individual periods.
- b. The periods designated as first year, second year, two years, and three years are periods of indicated lengths ending on June 30 of the designated years; the "third period" is one of a year and one-half ending on December 31, 1960; and the "total period" covered by the study to date is one of three and one-half years ending on December 31, 1960.
- c. Average range above and below the average sales ratio within which the middle half of the sales ratios fall when arranged from low to high.