

Measuring the Quality of Reappraisal

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Background

Actual Sales



Background

Property Attributes

Relationships

Sales Price

Background

Property Attributes

Relationships

Est. Value

Background

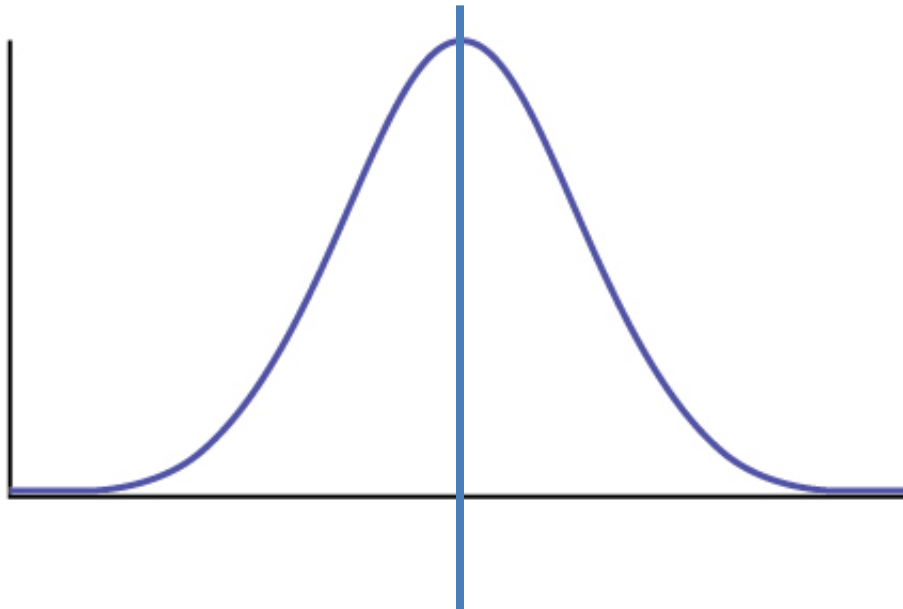
Quality Check

$$\text{Ratio} = \frac{\textit{Appraised Value}}{\textit{Sales Price}}$$

Background

Quality Check

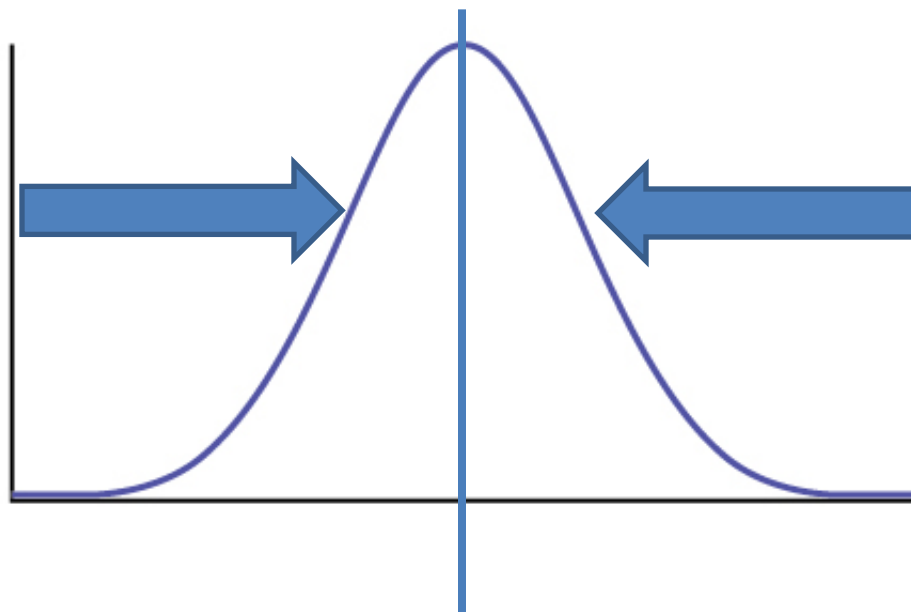
Centered Around 100%



Background

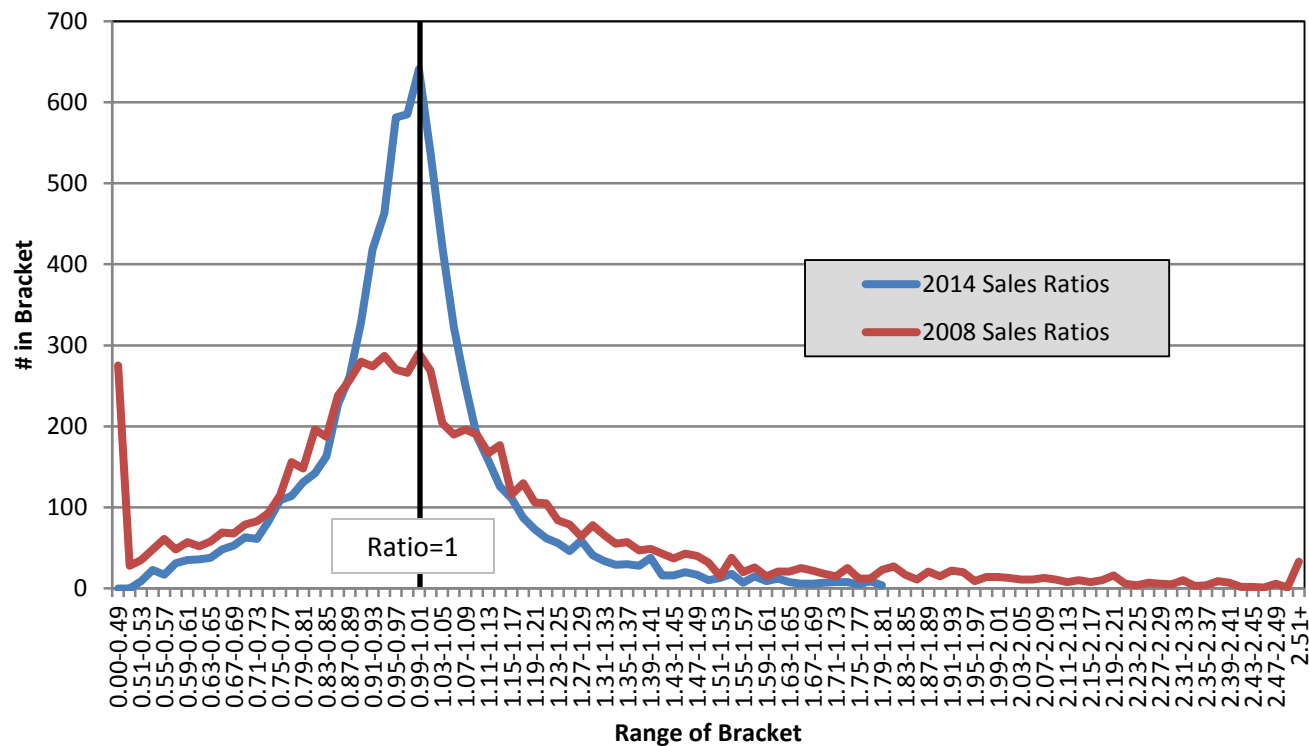
Quality Check

Minimal Variation

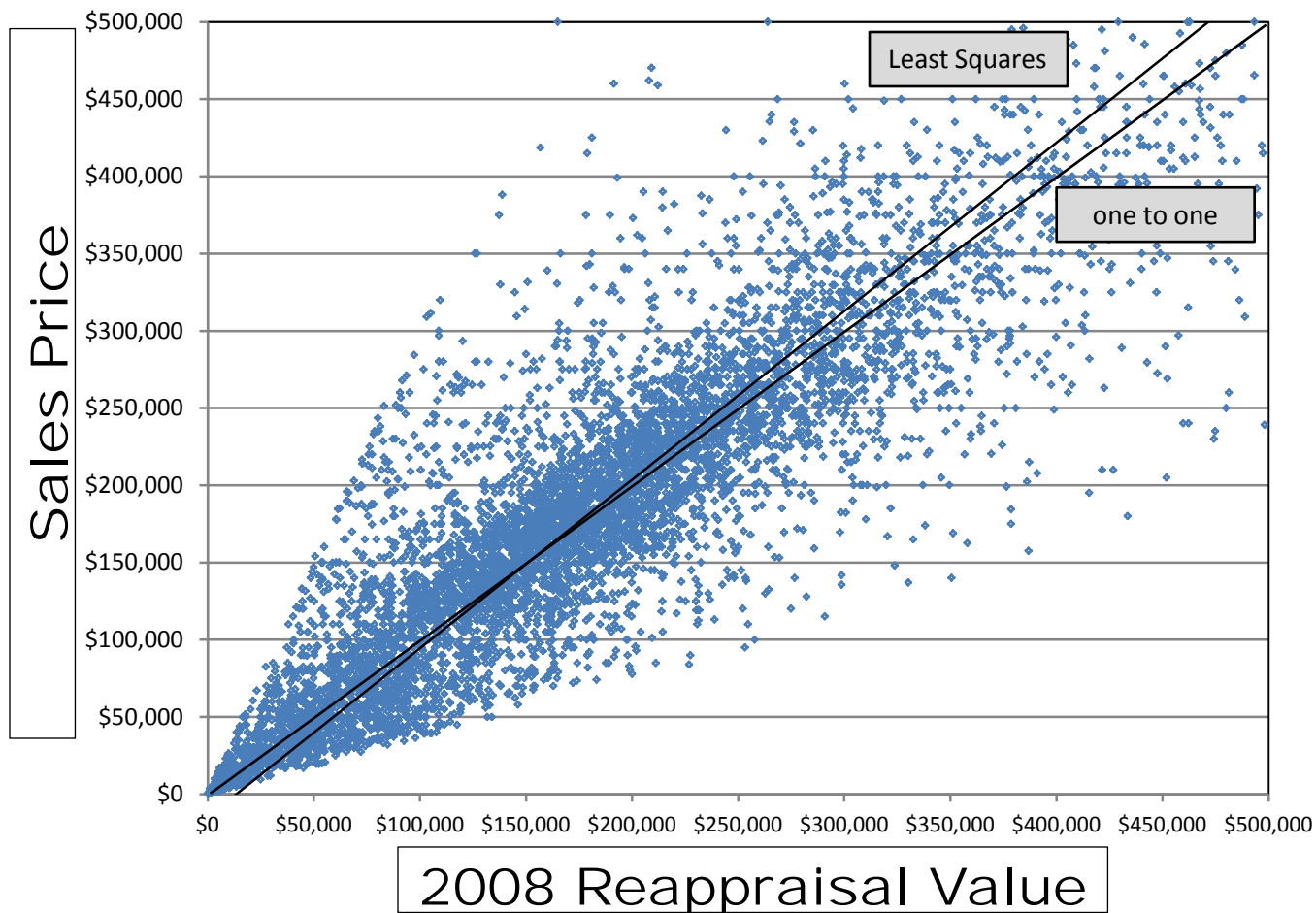


Experience in the 2015 Reappraisal

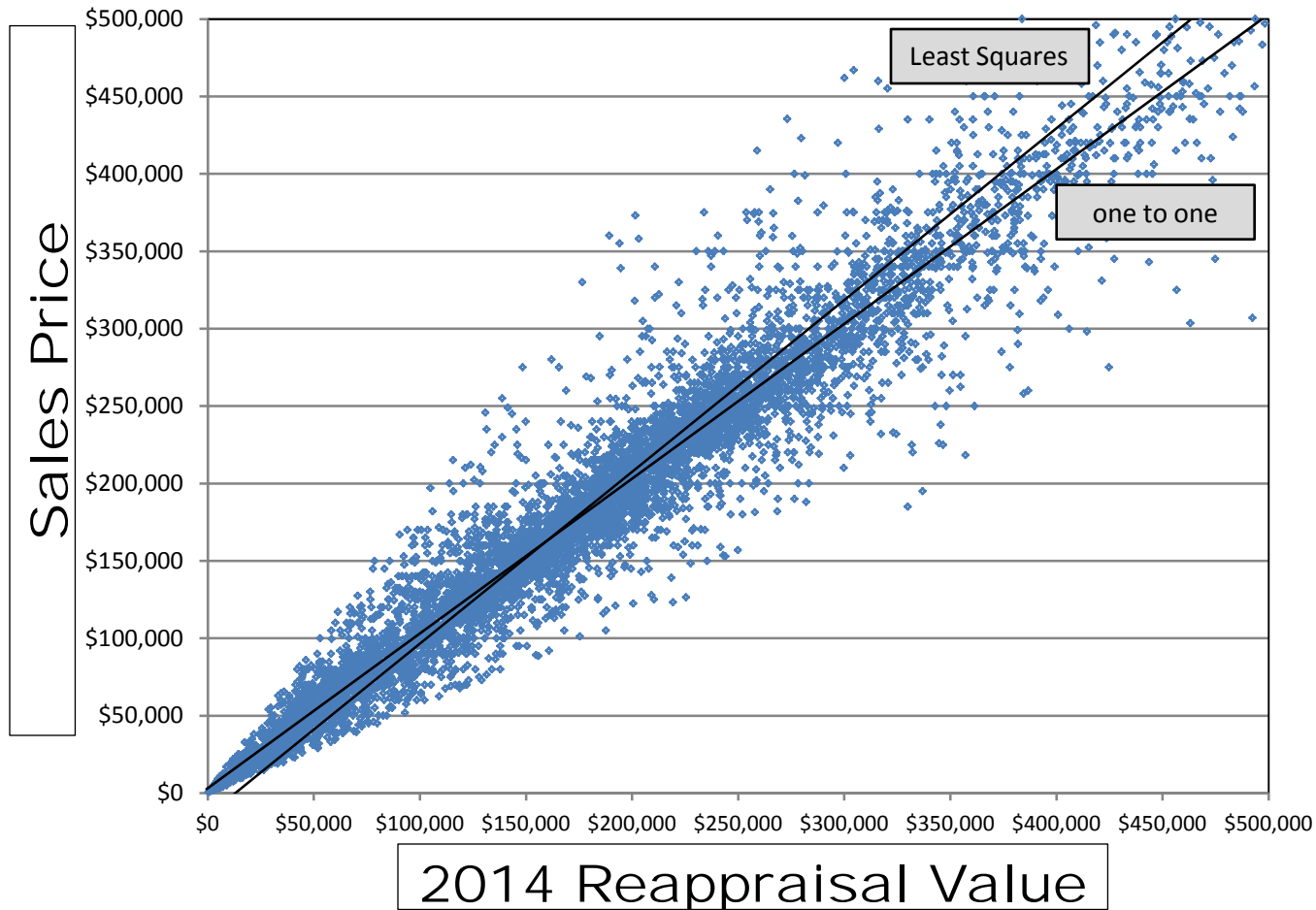
Sales Ratio Frequency Distribution

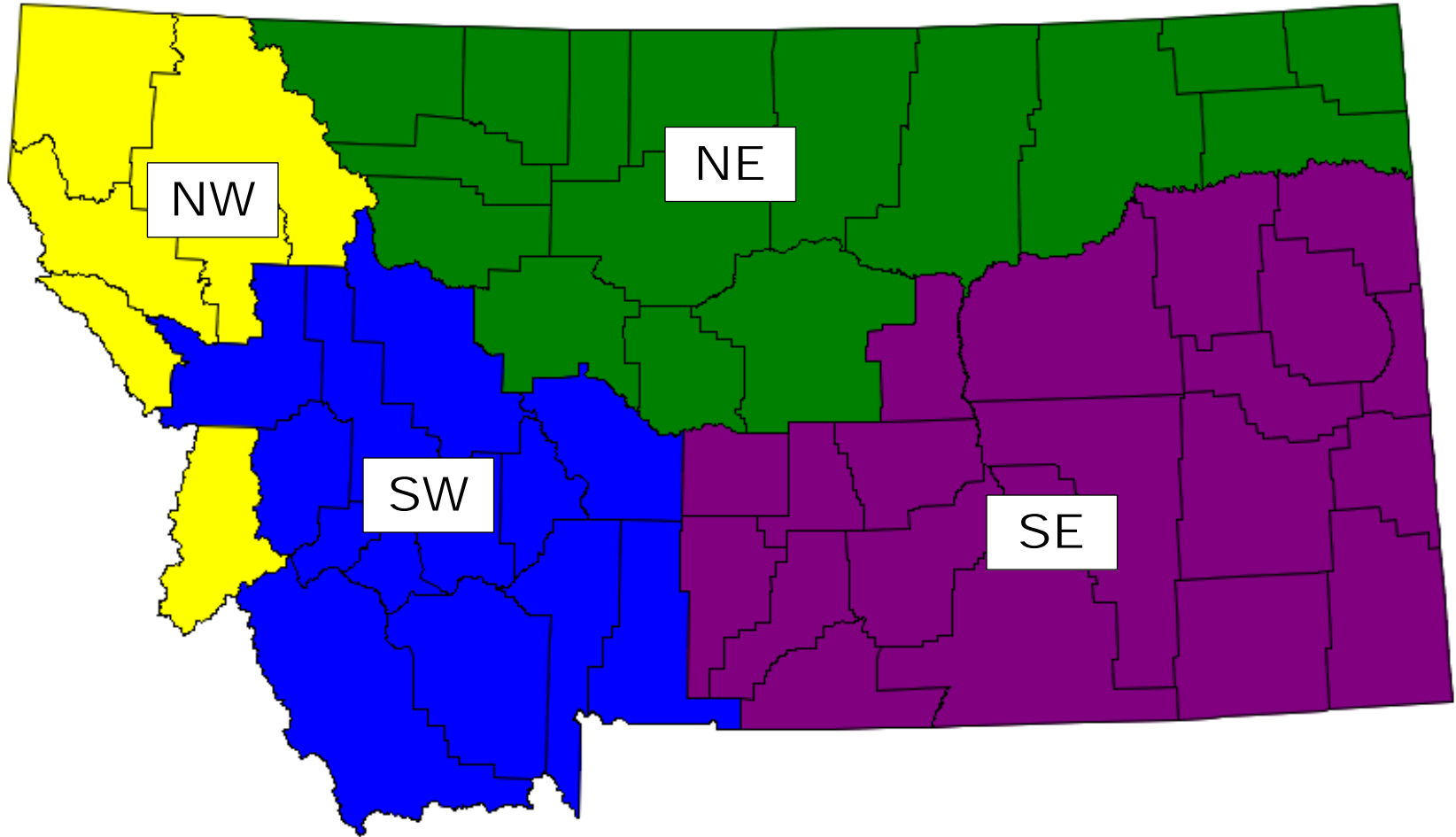


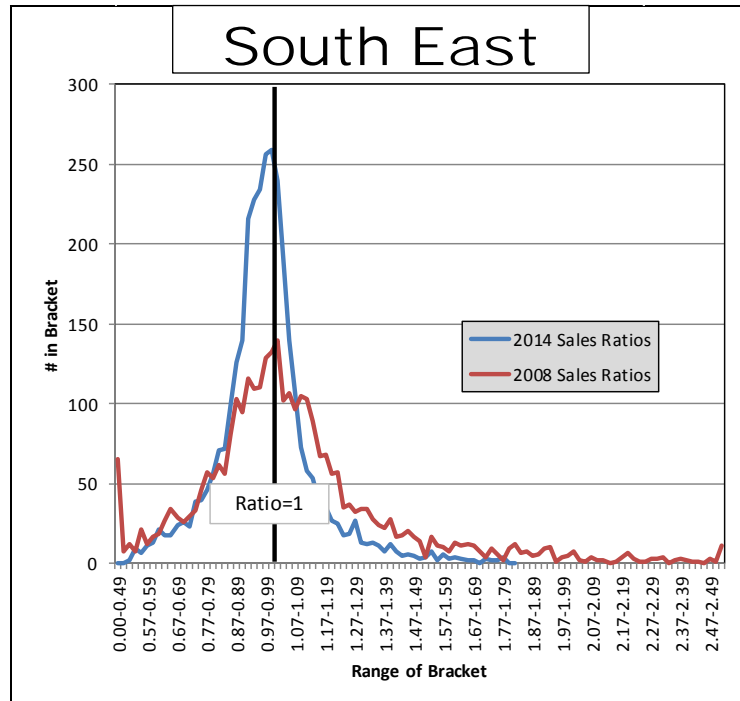
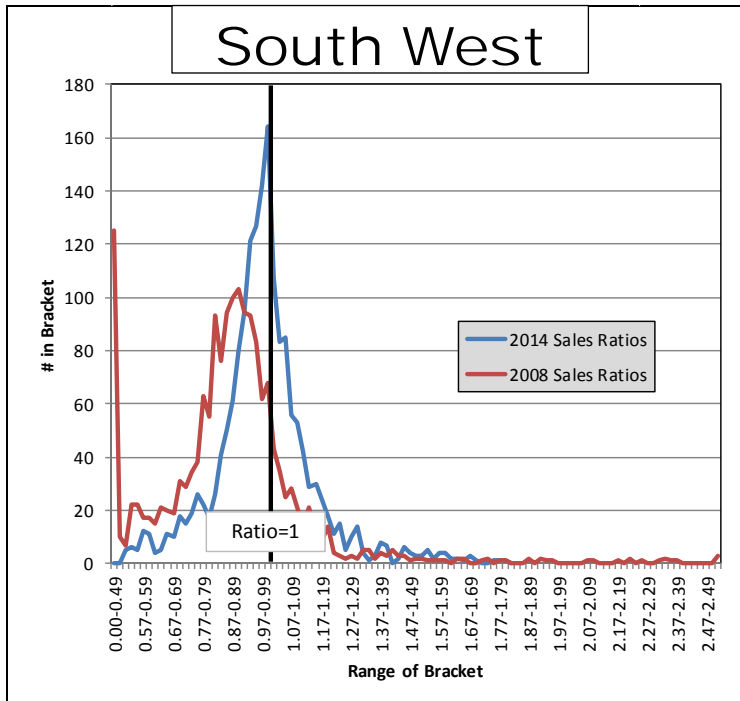
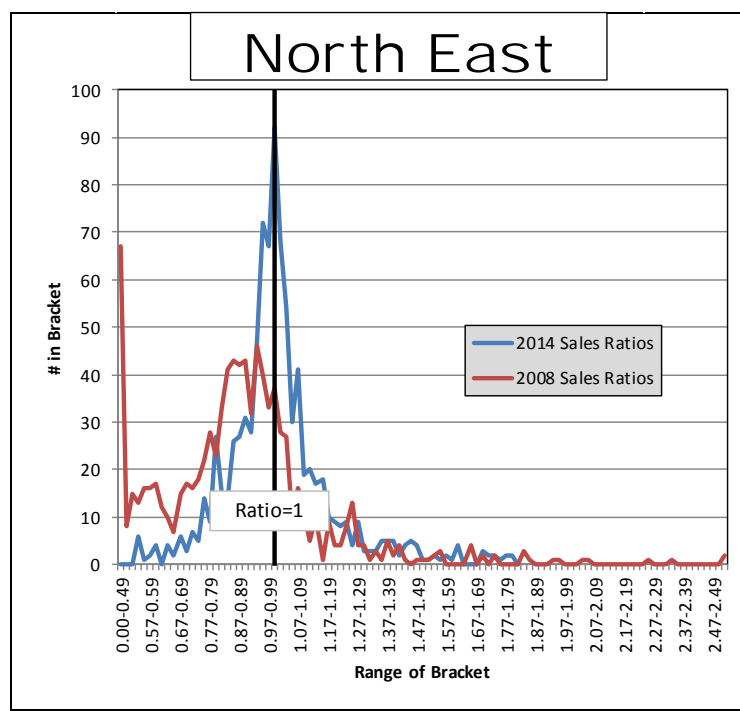
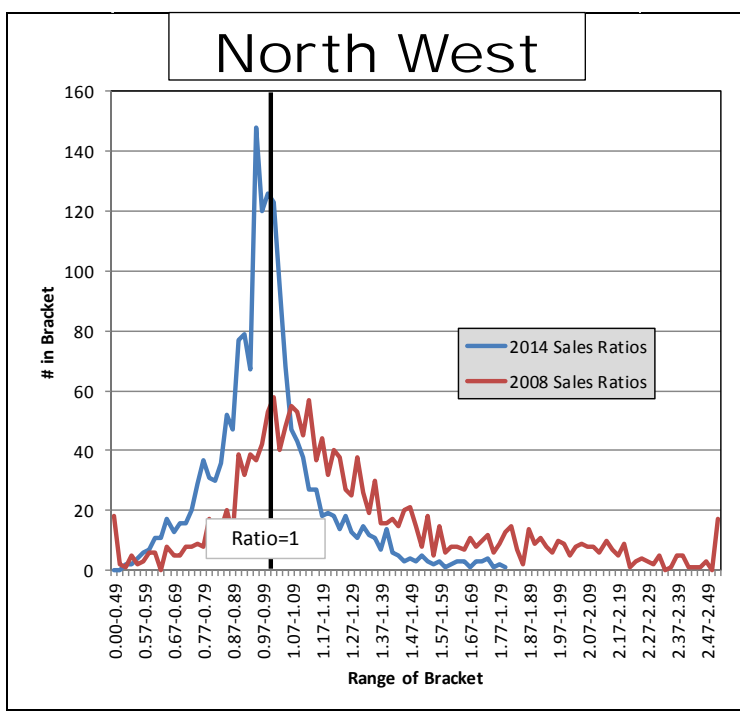
Experience in the 2015 Reappraisal



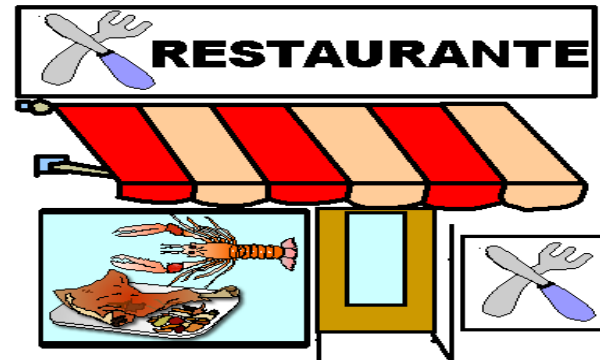
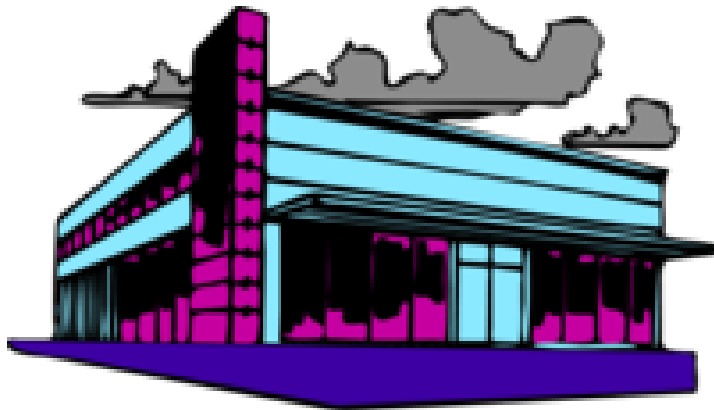
Experience in the 2015 Reappraisal





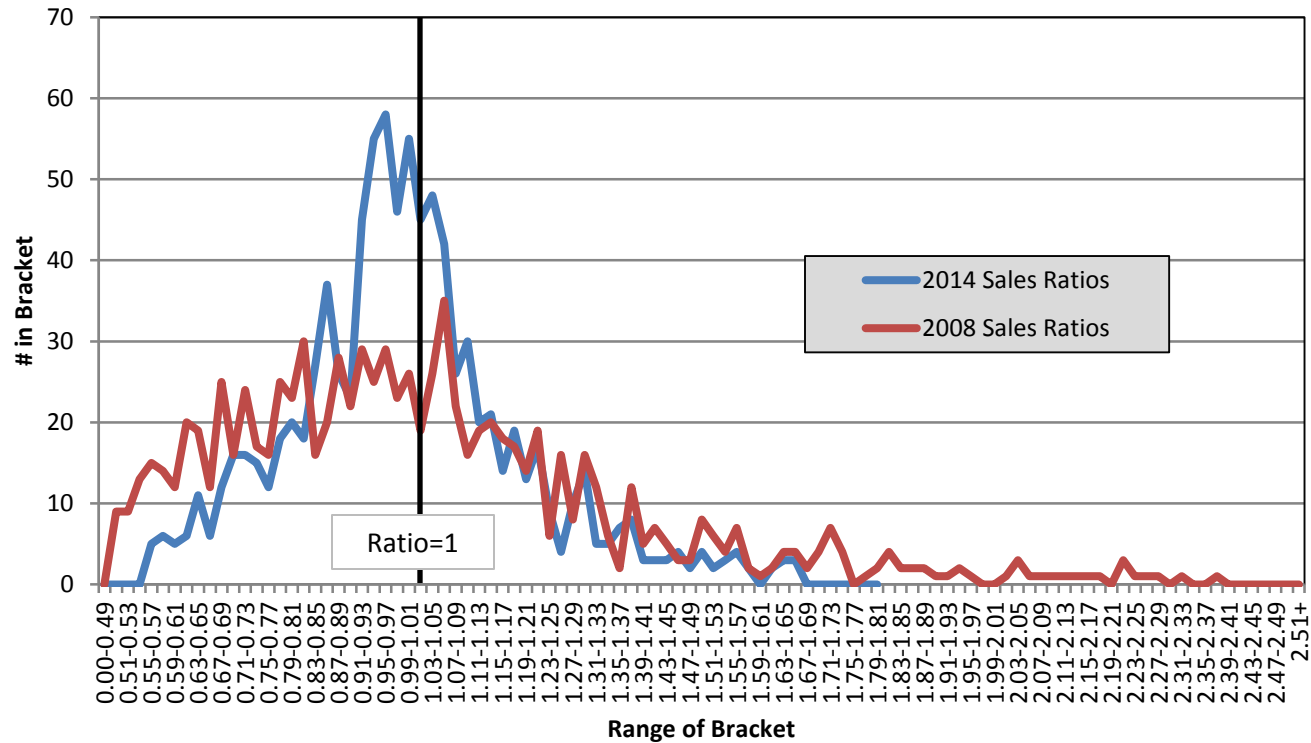


Commercial Properties

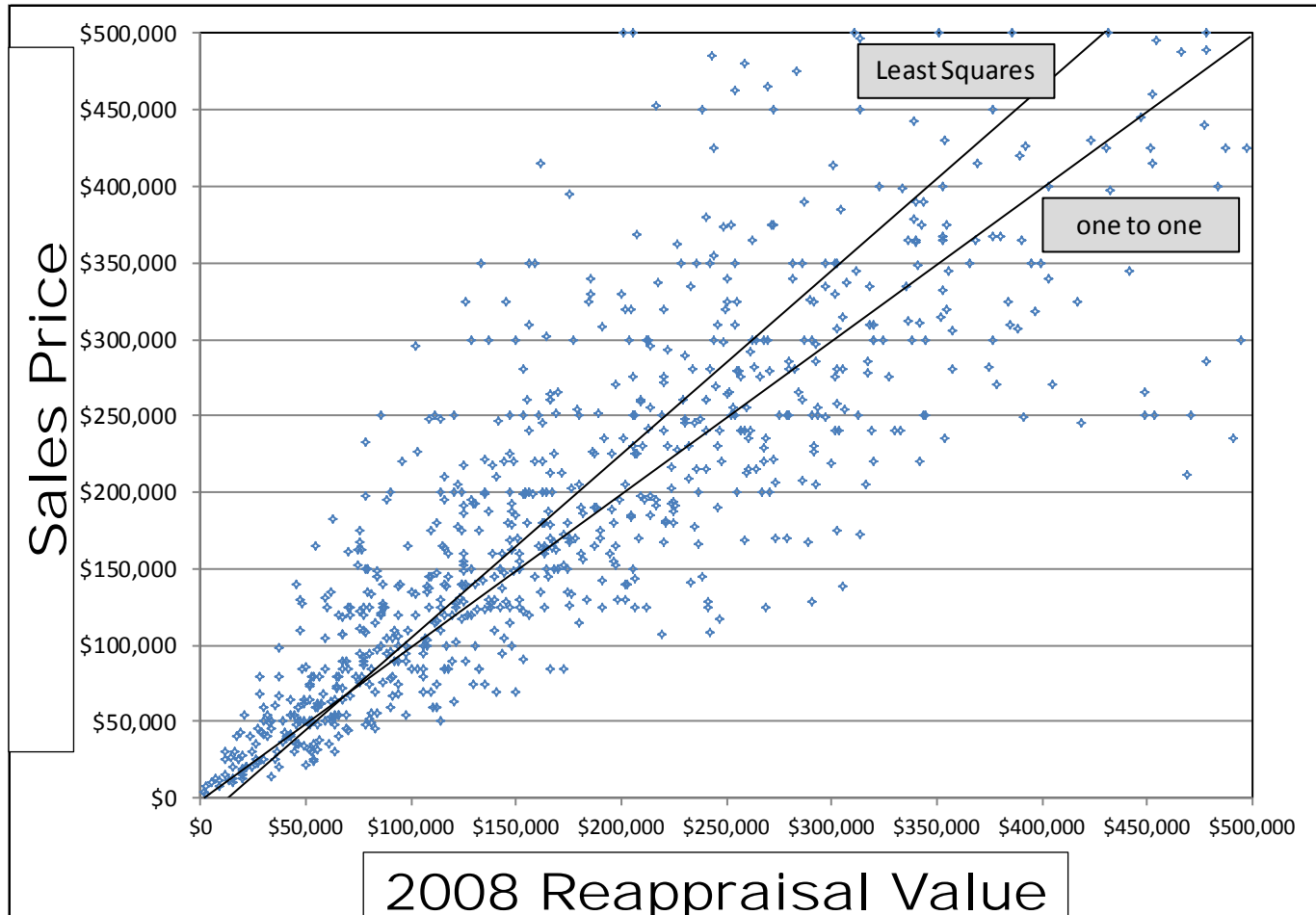


Commercial Properties

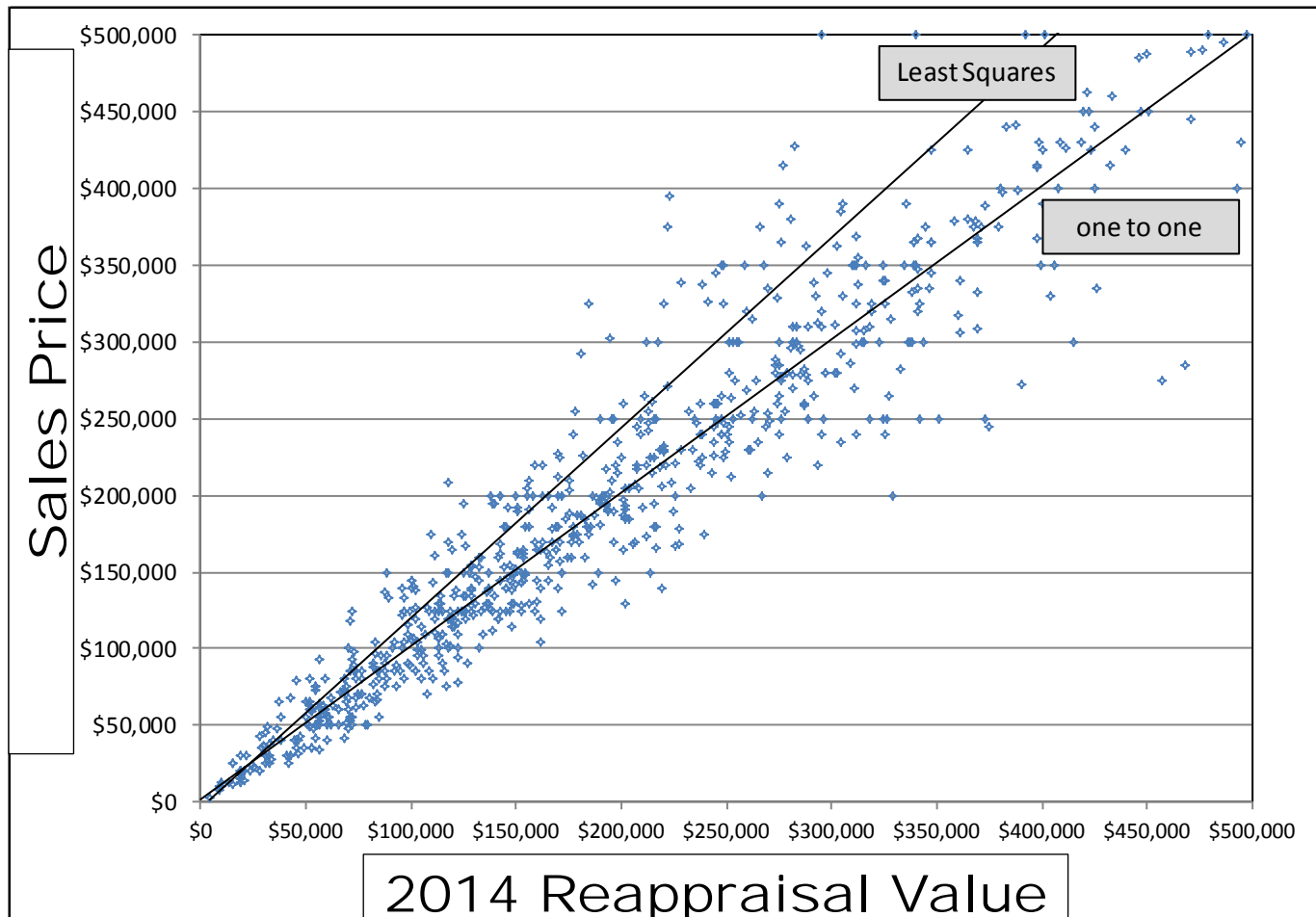
Sales Ratio Frequency Distribution

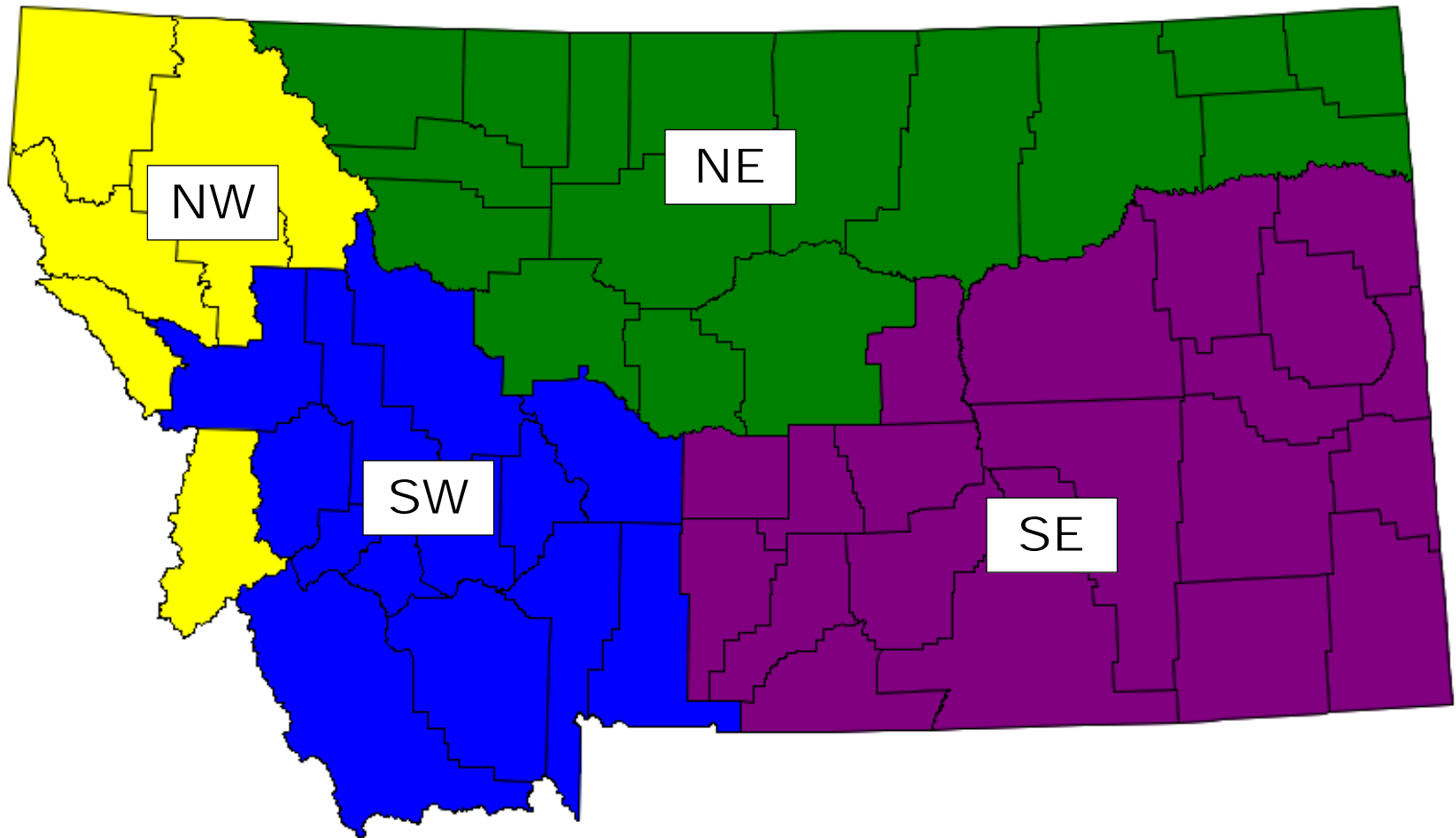


Commercial Properties



Commercial Properties





North West

	<u>New</u>	<u>Old</u>
Measures of Appraisal Level		
<i>Upper Bound</i>	100.67%	117.04%
Median Assessment Ratio	98.67%	113.31%
<i>Lower Bound</i>	96.67%	106.61%
<i>Upper Bound</i>	103.07%	119.15%
Mean Assessment Ratio	100.42%	113.97%
<i>Lower Bound</i>	97.77%	108.79%
<i>Upper Bound</i>	99.74%	109.12%
Weighted Mean Assessment Ratio	94.34%	102.58%
<i>Lower Bound</i>	88.95%	96.04%
Measure of Appraisal Uniformity		
Coefficient of Dispersion	12.0767	23.7408
Standard Deviation	0.1749	0.3511
Price Related Differential	1.0644	1.1110

North East

	<u>New</u>	<u>Old</u>
Measures of Appraisal Level		
<i>Upper Bound</i>	106.29%	94.77%
Median Assessment Ratio	103.71%	86.86%
<i>Lower Bound</i>	101.58%	81.33%
<i>Upper Bound</i>	110.00%	97.24%
Mean Assessment Ratio	106.14%	91.43%
<i>Lower Bound</i>	102.28%	85.61%
<i>Upper Bound</i>	103.45%	84.34%
Weighted Mean Assessment Ratio	98.89%	78.69%
<i>Lower Bound</i>	94.32%	73.05%
Measure of Appraisal Uniformity		
Coefficient of Dispersion	15.9892	30.7389
Standard Deviation	0.2260	0.3629
Price Related Differential	1.0734	1.1619

South West

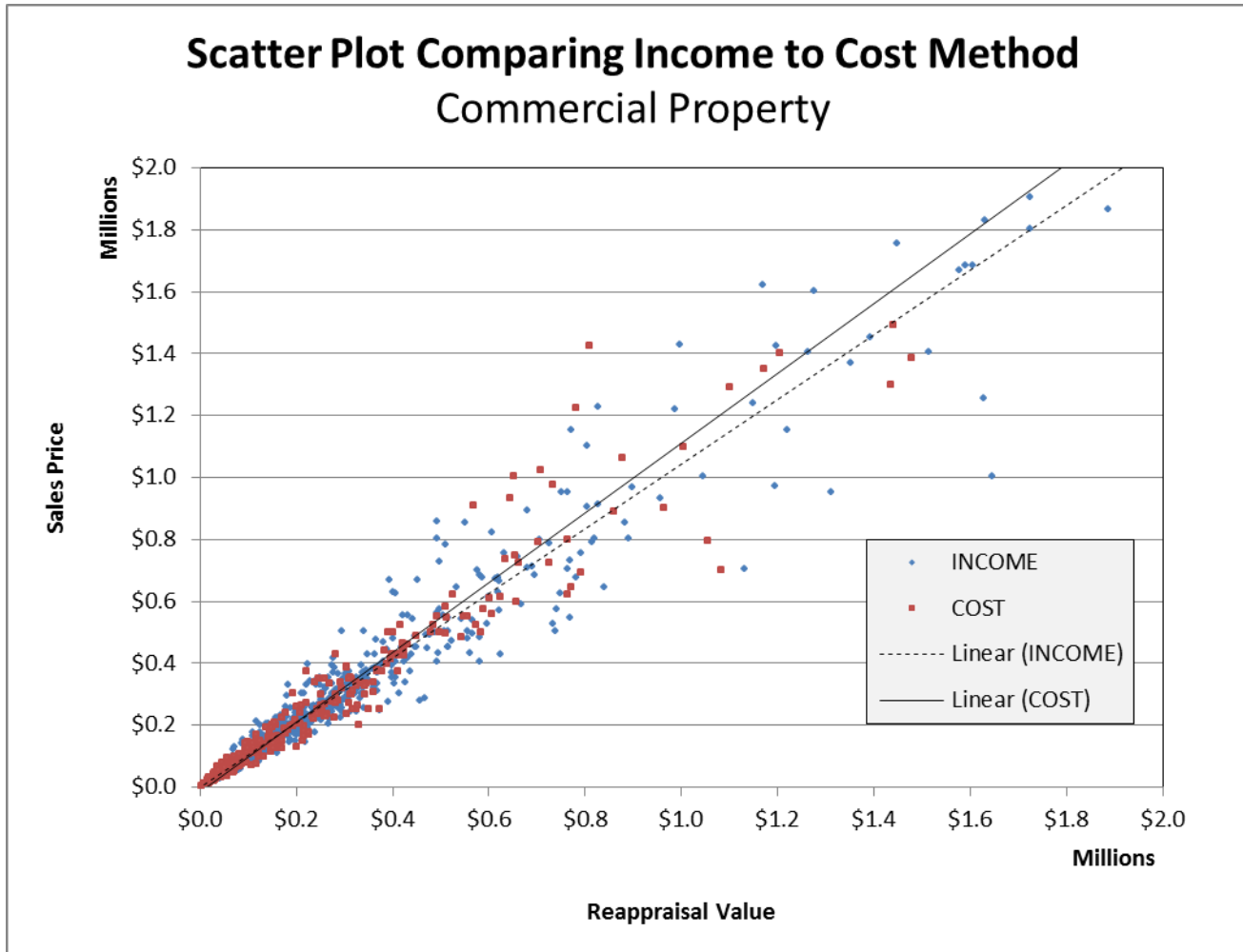
	<u>New</u>	<u>Old</u>
Measures of Appraisal Level		
<i>Upper Bound</i>	99.09%	79.49%
Median Assessment Ratio	96.22%	75.89%
<i>Lower Bound</i>	93.71%	71.84%
<i>Upper Bound</i>	98.43%	83.34%
Mean Assessment Ratio	95.90%	79.73%
<i>Lower Bound</i>	93.38%	76.12%
<i>Upper Bound</i>	97.09%	82.40%
Weighted Mean Assessment Ratio	93.10%	77.03%
<i>Lower Bound</i>	89.11%	71.65%
Measure of Appraisal Uniformity		
Coefficient of Dispersion	15.8455	28.4273
Standard Deviation	0.1960	0.2892
Price Related Differential	1.0301	1.0352

South East

	<u>New</u>	<u>Old</u>
Measures of Appraisal Level		
<i>Upper Bound</i>	98.26%	103.09%
Median Assessment Ratio	95.97%	99.79%
<i>Lower Bound</i>	94.96%	96.50%
<i>Upper Bound</i>	101.07%	107.55%
Mean Assessment Ratio	99.16%	104.15%
<i>Lower Bound</i>	97.26%	100.74%
<i>Upper Bound</i>	98.99%	98.64%
Weighted Mean Assessment Ratio	95.99%	95.81%
<i>Lower Bound</i>	92.99%	92.99%
Measure of Appraisal Uniformity		
Coefficient of Dispersion	14.9517	25.8180
Standard Deviation	0.1927	0.3546
Price Related Differential	1.0331	1.0870



Appraisal Method Income Vs Cost



Questions

