

Appraisal Ratio Study

Dataset S:\ACP\Assessing\Current Projects\SALES-DATA-march-2022.NCSS
 Ratio Formula Ratio = Assessed_Value / Sale_Price

Ratio Summary Statistics Section

Neighbor	Count	Median	Mean	Wtd.		SD	COD	COV	PRD	PRB
				Mean	IQR					
Bow/ C E Jordan	2	0.4424	0.4424	0.3239	0.3663	0.2590	41.401	58.5505	1.3658	-0.5125
Broad Cove	46	0.6465	0.6290	0.6178	0.2274	0.1601	19.210	25.4557	1.0181	0.0538
Fowler	24	0.6295	0.6198	0.6128	0.1940	0.1649	19.510	26.6015	1.0114	0.1414
Mitchell	111	0.6516	0.6684	0.6288	0.2317	0.1593	19.859	23.8285	1.0630	-0.0367
OC HS/Bow	16	0.5851	0.5376	0.5308	0.1706	0.1654	20.873	30.7700	1.0129	0.1671
Ocean/Mitchell	35	0.6936	0.6813	0.6524	0.2108	0.1528	17.603	22.4231	1.0442	-0.0451
Ocean/Scott	90	0.5946	0.6210	0.6691	0.2063	0.1730	21.046	27.8557	0.9282	0.1073
Ocean/Spurwink	110	0.5928	0.5987	0.5867	0.1776	0.1487	18.381	24.8310	1.0205	0.0599
Old OC/SAC	28	0.6281	0.6347	0.5856	0.2581	0.1641	21.748	25.8632	1.0838	-0.1028
Peabbles Cove	9	0.7286	0.7669	0.7901	0.4222	0.2692	26.666	35.0975	0.9706	0.2539
Sawyer/Spurwink	64	0.6281	0.6342	0.6349	0.1605	0.1483	18.150	23.3783	0.9990	0.0829
Shore AC/WF	29	0.6004	0.6393	0.6328	0.1749	0.1568	19.490	24.5237	1.0104	0.0386
Shore/Lawson	31	0.6176	0.5996	0.5985	0.2515	0.1515	20.211	25.2746	1.0019	0.0374
Shore/Oakhurst	106	0.5645	0.5871	0.5564	0.2362	0.1604	22.681	27.3213	1.0553	-0.0586
Two Lights	28	0.5993	0.6126	0.6133	0.2184	0.1871	21.753	30.5396	0.9989	0.1096
Combined	729	0.6107	0.6240	0.6088	0.2162	0.1600	20.790	25.6376	1.0250	0.0225

Wtd. Mean: Weighted Mean

IQR: Interquartile Range

COD: Coefficient of Dispersion

COV: Coefficient of Variation

PRD: Price-Related Differential

PRB: Coefficient of Price-Related Bias

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Additional Ratio Summary Statistics Section

Neighbor	Count	Min	Max	Range	15% COC	Wtd. COD	Wtd. COV	MADM	MAPDM	5% Trim. Mean
Bow/ C E Jordan	2	0.2592	0.6256	0.3663	0.000	79.4093849.7598	0.1832	41.401	0.4424	
Broad Cove	46	0.1605	0.8923	0.7318	45.652	29.146 769.1416	0.1129	17.463	0.6363	
Fowler	24	0.1367	0.9012	0.7645	50.000	10.383 142.6754	0.0942	14.964	0.6283	
Mitchell	111	0.3799	1.1868	0.8069	41.441	24.528 444.2220	0.1160	17.803	0.6611	
OC HS/Bow	16	0.2277	0.8098	0.5820	56.250	16.487 447.2549	0.0730	12.476	0.5397	
Ocean/Mitchell	35	0.3483	1.0119	0.6635	48.571	13.979 295.8995	0.1046	15.079	0.6816	
Ocean/Scott	90	0.3512	1.2452	0.8940	46.667	23.483 922.7058	0.1039	17.476	0.6058	
Ocean/Spurwink	110	0.1663	1.1186	0.9523	49.091	14.986 308.3009	0.0956	16.126	0.5960	
Old OC/SAC	28	0.3136	0.9598	0.6462	28.571	32.263 629.5450	0.1326	21.108	0.6338	
Peabbles Cove	9	0.3171	1.1734	0.8564	44.444	28.4091354.7609	0.2032	27.883	0.7694	
Sawyer/Spurwink	64	0.2956	1.1293	0.8337	54.688	19.180 373.9435	0.0861	13.702	0.6333	
Shore AC/WF	29	0.3466	1.0736	0.7269	51.724	38.896 704.4415	0.0834	13.892	0.6339	
Shore/Lawson	31	0.2084	0.8637	0.6554	38.710	36.009 743.2024	0.1138	18.429	0.6046	
Shore/Oakhurst	106	0.3033	1.0766	0.7733	40.566	28.463 667.8104	0.1135	20.103	0.5813	
Two Lights	28	0.2032	1.2364	1.0332	42.857	24.380 527.5506	0.1090	18.196	0.6044	
Combined	729	0.1367	1.2452	1.1085	43.210	21.889 492.6359	0.1098	17.985	0.6200	

15% COC: Coefficient of Concentration (Percentage of Ratios within 15% of the Median)
 Wtd. COD: Weighted Coefficient of Dispersion
 Wtd. COV: Weighted Coefficient of Variation
 MADM: Median Absolute Deviation from the Median
 MAPDM: Median Absolute Percent Deviation from the Median
 5% Trim. Mean: 5% Trimmed Mean (Mean after the 5% most extreme Ratios of each side are removed)

Appraisal and Sale Price Summary Statistics Section

Neighbor	Count	Appraisal Mean	Sale Price Mean	Appraisal Median	Sale Price Median
Bow/ C E Jordan	2	491700.0	1518000.0	491700.0	1518000.0
Broad Cove	46	615263.0	995893.4	487200.0	753500.0
Fowler	24	234825.0	383218.8	214050.0	349500.0
Mitchell	111	427005.4	679082.4	332800.0	560000.0
OC HS/Bow	16	311518.8	586885.4	272000.0	524250.0
Ocean/Mitchell	35	278837.1	427372.9	264100.0	390000.0
Ocean/Scott	90	288590.0	431315.5	194950.0	340000.0
Ocean/Spurwink	110	304723.6	519421.8	316050.0	524277.5
Old OC/SAC	28	587628.6	1003475.0	473750.0	845000.0
Peabbles Cove	9	605622.2	766472.0	529100.0	767500.0
Sawyer/Spurwink	64	453773.4	714761.6	491050.0	732500.0
Shore AC/WF	29	718331.0	1135176.7	431500.0	762525.0
Shore/Lawson	31	783106.5	1308500.0	506300.0	886500.0
Shore/Oakhurst	106	440345.3	791443.4	355250.0	645750.0
Two Lights	28	641867.9	1046542.4	487300.0	835000.0
Combined	729	435195.7	714877.4	335300.0	575000.0

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Confidence Interval Section

Neighbor	Count	Ratio			Ratio			Ratio		
		Median	Lower	Upper	Mean	Lower	Upper	Wtd. Mean	Lower	Upper
Bow/ C E Jordan	2	0.4424			0.4424	-1.8849	2.7697	0.3239	-1.0294	1.6773
Broad Cove	46	0.6465	0.5933	0.6875	0.6290	0.5814	0.6765	0.6178	0.5456	0.6900
Fowler	24	0.6295	0.5463	0.6897	0.6198	0.5502	0.6894	0.6128	0.5588	0.6667
Mitchell	111	0.6516	0.6051	0.7014	0.6684	0.6385	0.6984	0.6288	0.5787	0.6789
OC HS/Bow	16	0.5851	0.4479	0.6173	0.5376	0.4495	0.6258	0.5308	0.4412	0.6204
Ocean/Mitchell	35	0.6936	0.6166	0.7519	0.6813	0.6288	0.7337	0.6524	0.5800	0.7249
Ocean/Scott	90	0.5946	0.5561	0.6274	0.6210	0.5848	0.6573	0.6691	0.5293	0.8089
Ocean/Spurwink	110	0.5928	0.5697	0.6172	0.5987	0.5706	0.6268	0.5867	0.5610	0.6123
Old OC/SAC	28	0.6281	0.4985	0.7462	0.6347	0.5710	0.6983	0.5856	0.5232	0.6480
Peabbles Cove	9	0.7286	0.5254	1.0721	0.7669	0.5600	0.9739	0.7901	0.5113	1.0689
Sawyer/Spurwink	64	0.6281	0.5884	0.6803	0.6342	0.5972	0.6713	0.6349	0.5917	0.6780
Shore AC/WF	29	0.6004	0.5537	0.6946	0.6393	0.5797	0.6990	0.6328	0.5413	0.7243
Shore/Lawson	31	0.6176	0.5341	0.7257	0.5996	0.5440	0.6552	0.5985	0.5386	0.6584
Shore/Oakhurst	106	0.5645	0.5240	0.5956	0.5871	0.5562	0.6180	0.5564	0.5111	0.6016
Two Lights	28	0.5993	0.5518	0.6997	0.6126	0.5401	0.6852	0.6133	0.5524	0.6743
Combined	729	0.6107	0.5963	0.6210	0.6240	0.6123	0.6356	0.6088	0.5890	0.6286

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Normality Assumption Section

Neighbor	Count	Skew	Kurt	----- P-Values (< 0.1 rejects Normality) -----						
				S-W	A-D	M-I	K-S	D-S	D-K	D-O
Bow/ C E Jordan	2					> 0.1	> 0.1		1.0000	
Broad Cove	46	-0.6543	0.3995	0.2096	0.3611	> 0.1	> 0.1	0.0632	0.4386	0.1319
Fowler	24	-0.7559	2.0954	0.2416	0.5060	< 0.1	> 0.1	0.1061	0.0634	0.0484
Mitchell	111	0.6529	0.4910	0.0034	0.0285	> 0.1	< 0.1	0.0064	0.2589	0.0129
OC HS/Bow	16	-0.4481	0.0527	0.2777	0.1968	> 0.1	> 0.1	0.4063	0.7794	0.6811
Ocean/Mitchell	35	-0.1332	-0.0636	0.9643	0.8970	> 0.1	> 0.1	0.7235	0.8895	0.9303
Ocean/Scott	90	1.3714	2.5800	0.0000	0.0000	< 0.1	< 0.1	0.0000	0.0026	0.0000
Ocean/Spurwink	110	0.3156	1.7885	0.0146	0.0365	< 0.1	> 0.1	0.1661	0.0084	0.0119
Old OC/SAC	28	0.0686	-0.7143	0.7962	0.6226	> 0.1	> 0.1	0.8688	0.3565	0.6449
Peabbles Cove	9	-0.0105	-0.3654	0.7703	0.5722	> 0.1	> 0.1	0.9880	0.9186	0.9947
Sawyer/Spurwink	64	0.2779	1.1174	0.4923	0.8175	< 0.1	> 0.1	0.3385	0.0968	0.1593
Shore AC/WF	29	0.6664	0.8751	0.3770	0.2673	< 0.1	> 0.1	0.1195	0.2563	0.1562
Shore/Lawson	31	-0.4626	-0.1506	0.4161	0.3862	> 0.1	> 0.1	0.2551	0.9819	0.5231
Shore/Oakhurst	106	0.5466	0.0848	0.0151	0.0319	> 0.1	< 0.1	0.0226	0.7120	0.0695
Two Lights	28	0.9994	3.9138	0.0417	0.1318	< 0.1	> 0.1	0.0281	0.0070	0.0024
Combined	729	0.4409	1.0032	0.0000	0.0001	< 0.1	< 0.1	0.0000	0.0001	0.0000

Skew: Skewness (Negative values indicate left skewness; positive values indicate right skewness; values close to 0 indicate little skewness.)

Kurt: Kurtosis (Negative values indicate fatter tails; positive values indicate a strong peak and lighter tails.)

S-W: Shapiro-Wilk W Test

A-D: Anderson-Darling Test

M-I: Martinez-Iglewicz Test

K-S: Kolmogorov-Smirnov (Lilliefors' adjusted) Test

D-S: D'Agostino Skewness Test

D-K: D'Agostino Kurtosis Test

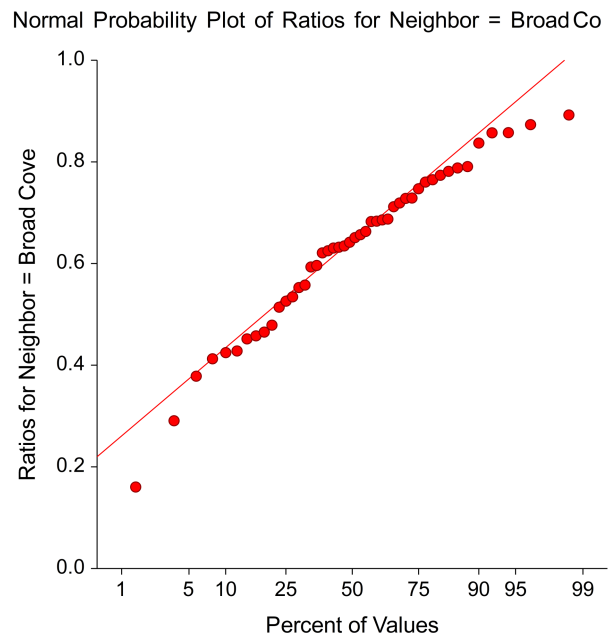
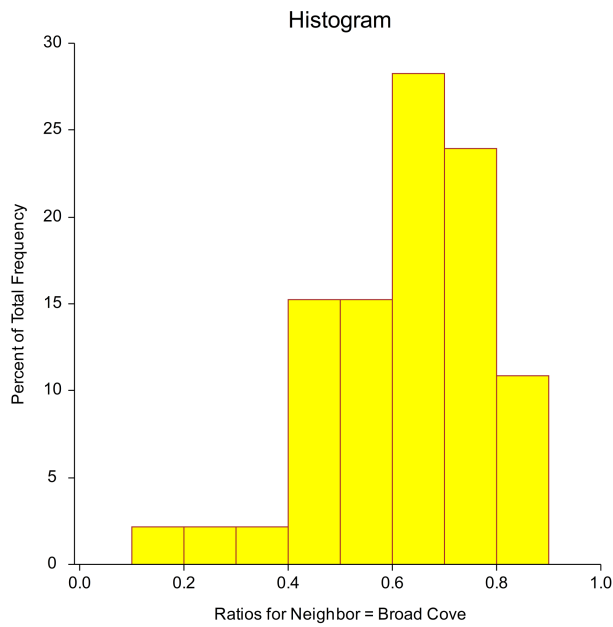
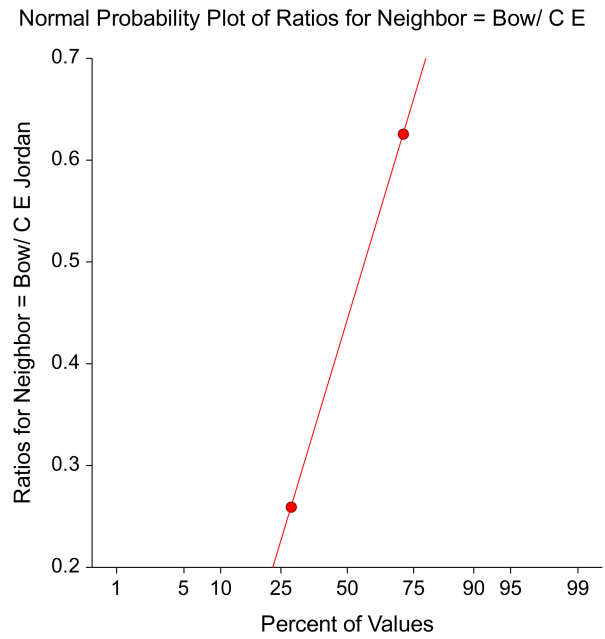
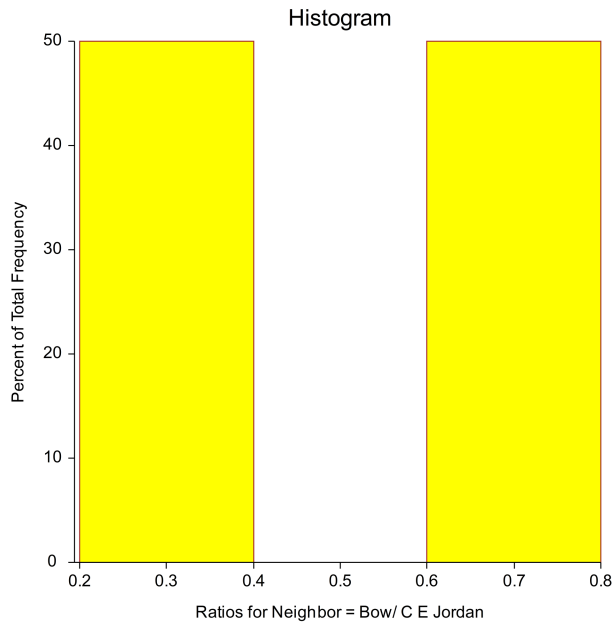
D-O: D'Agostino Omnibus (Skewness and Kurtosis) Test

Tests for which the Normality assumption is rejected are highlighted in red.

Appraisal Ratio Study

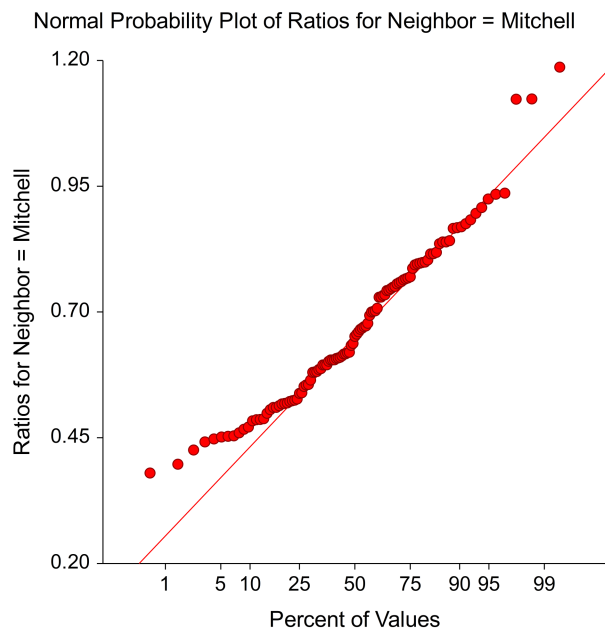
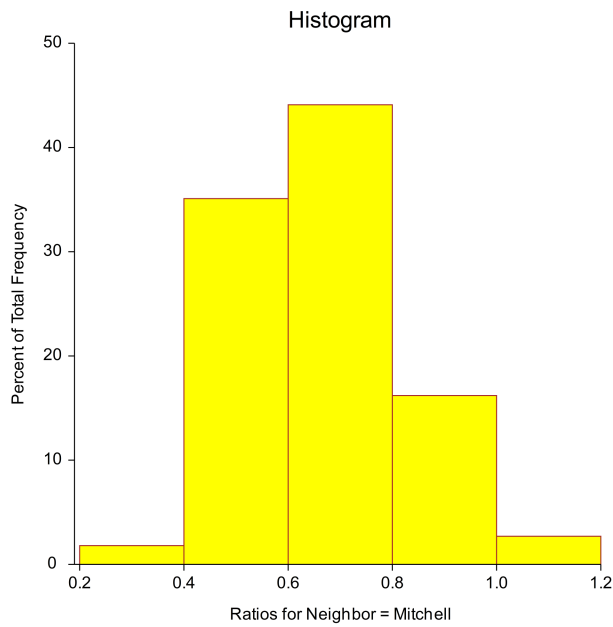
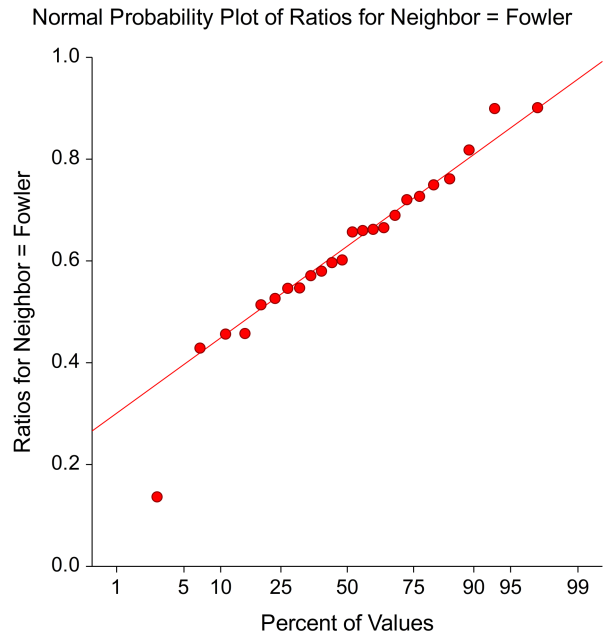
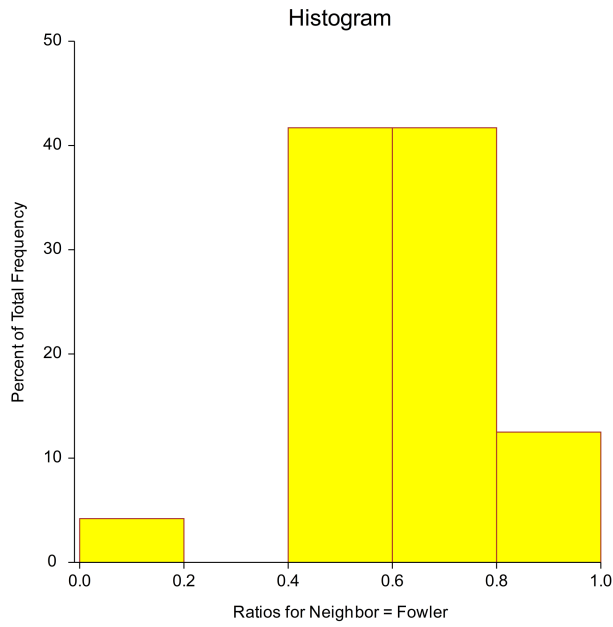
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Normality Assumption Plots



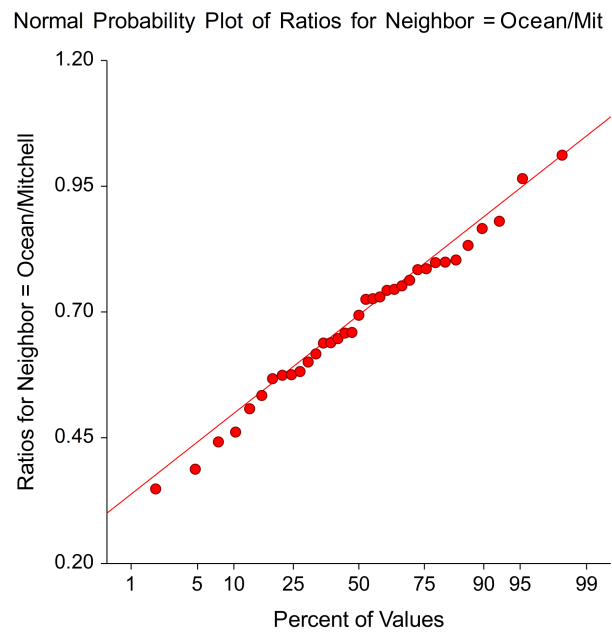
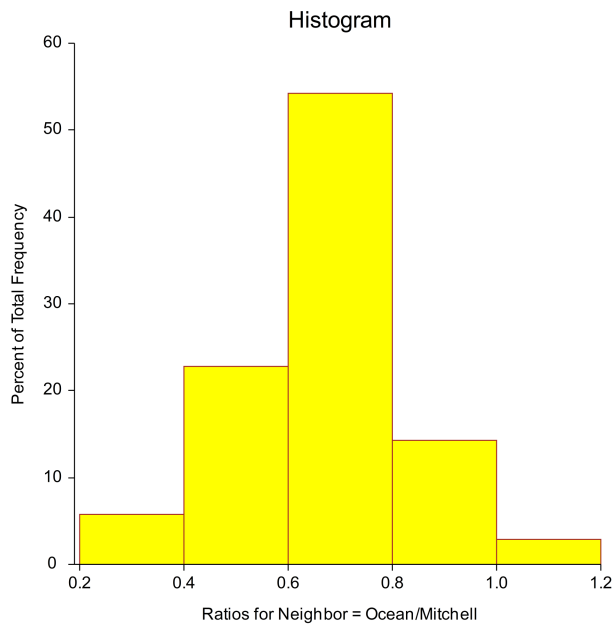
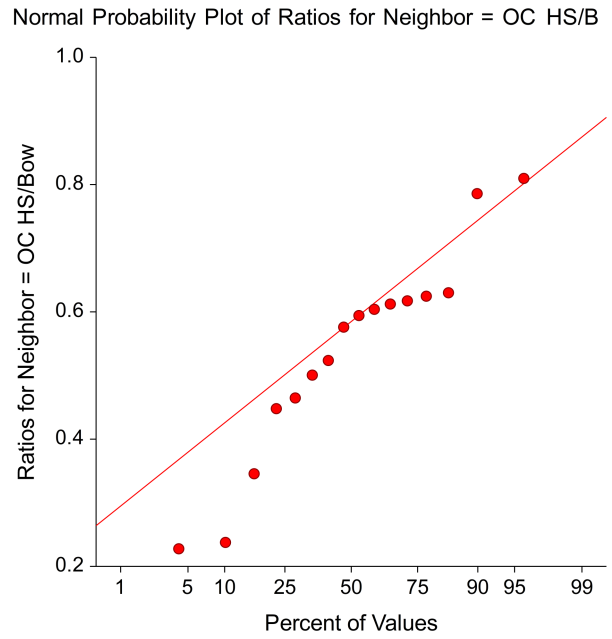
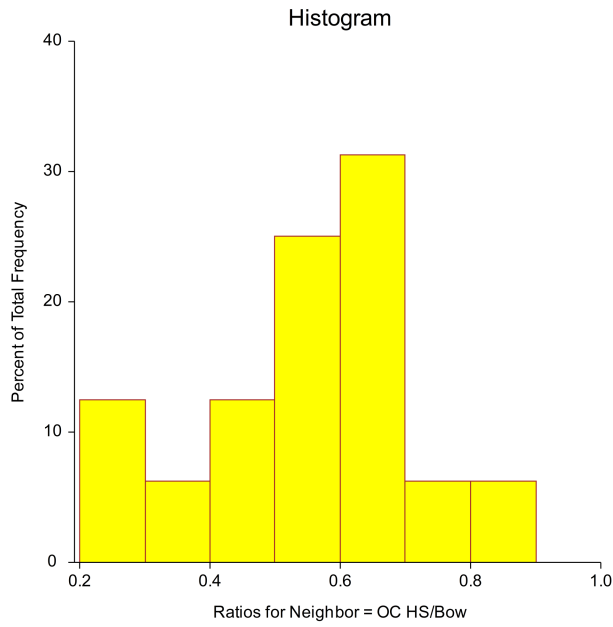
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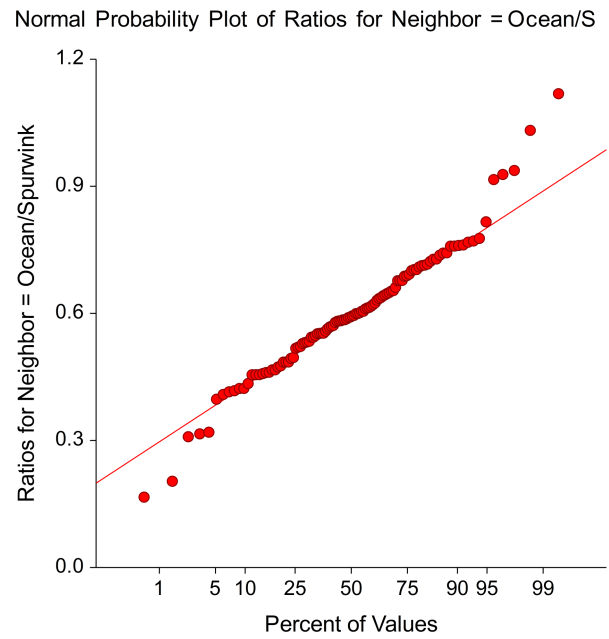
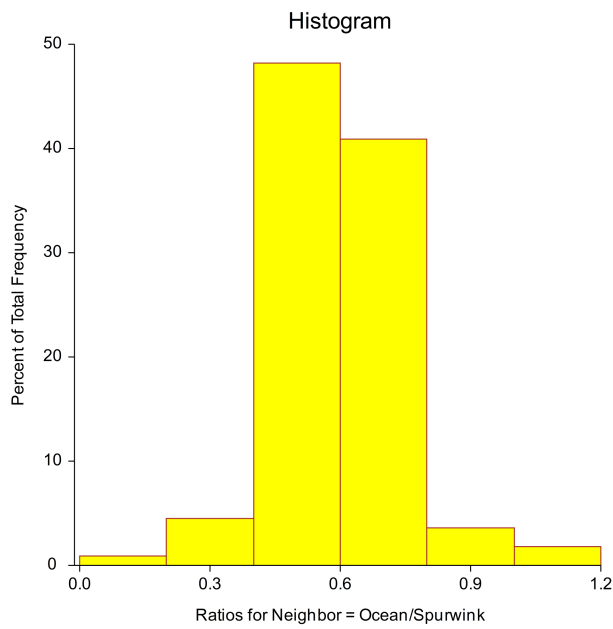
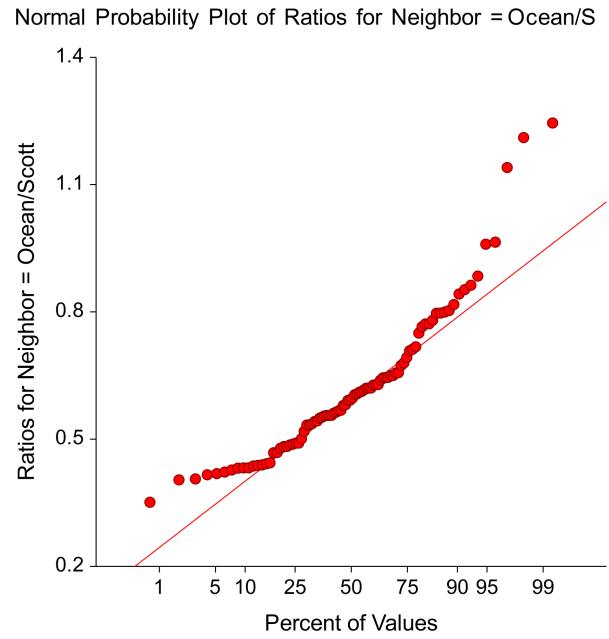
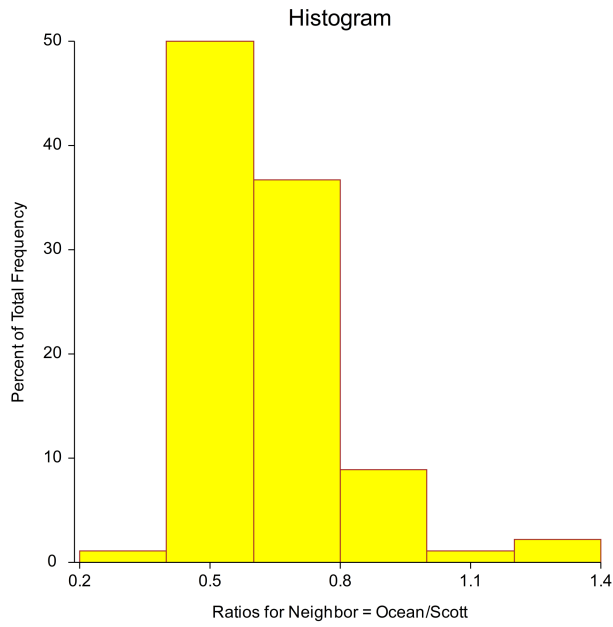
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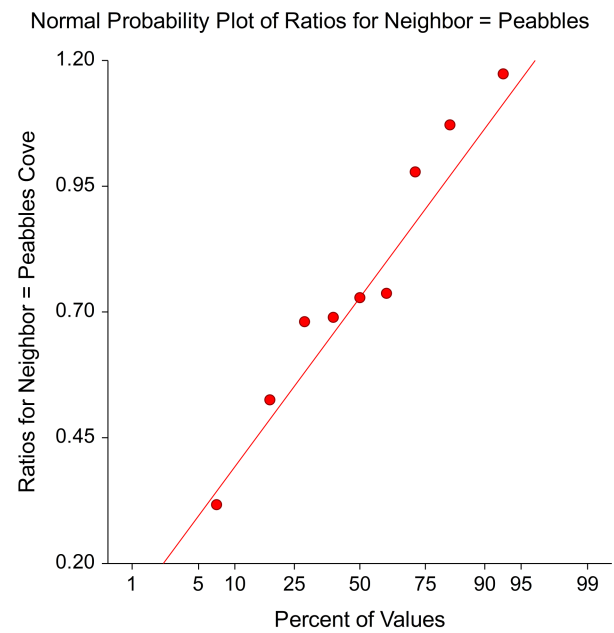
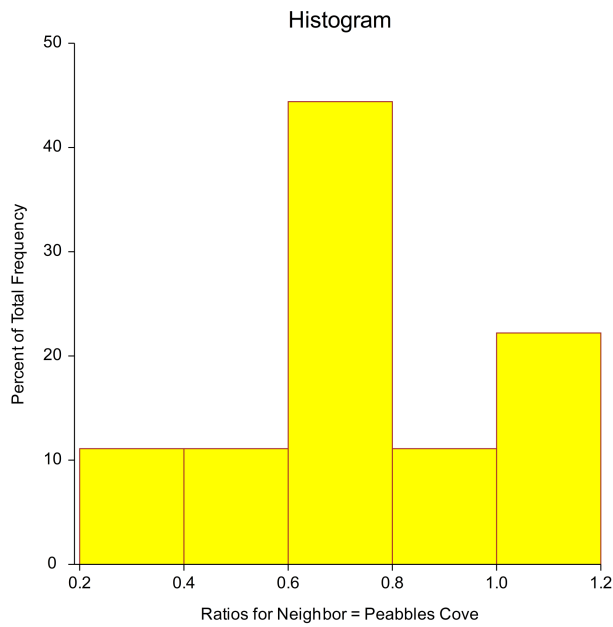
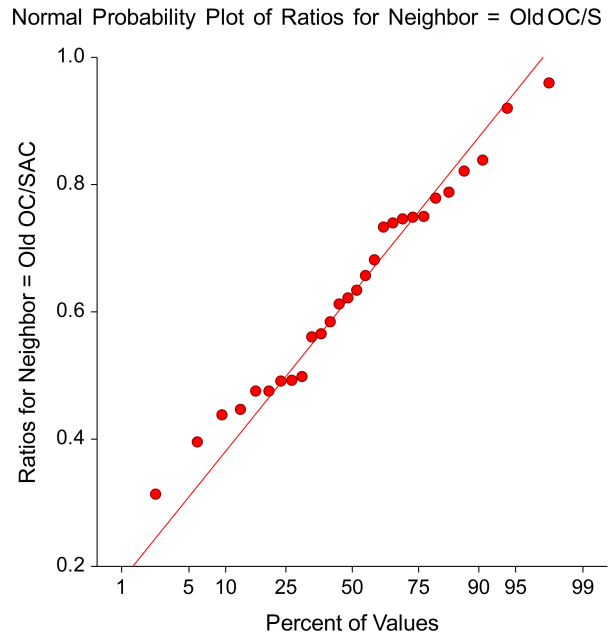
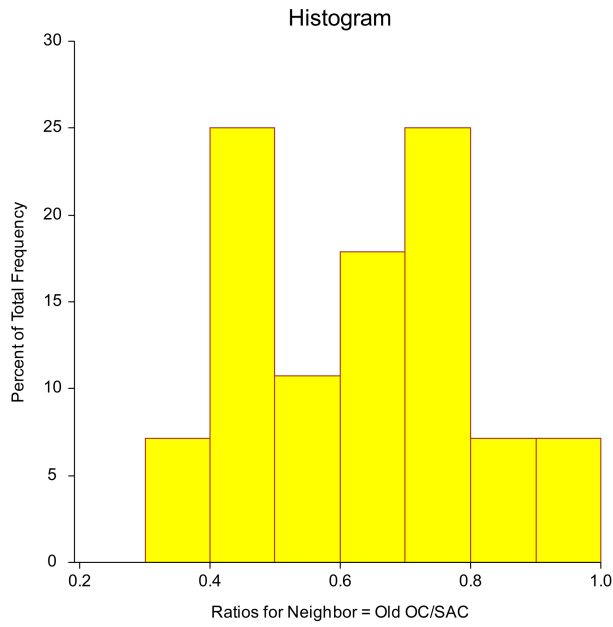
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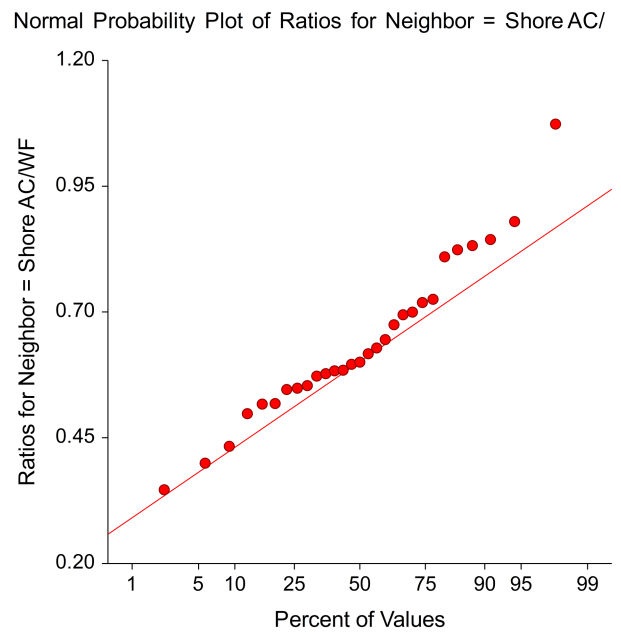
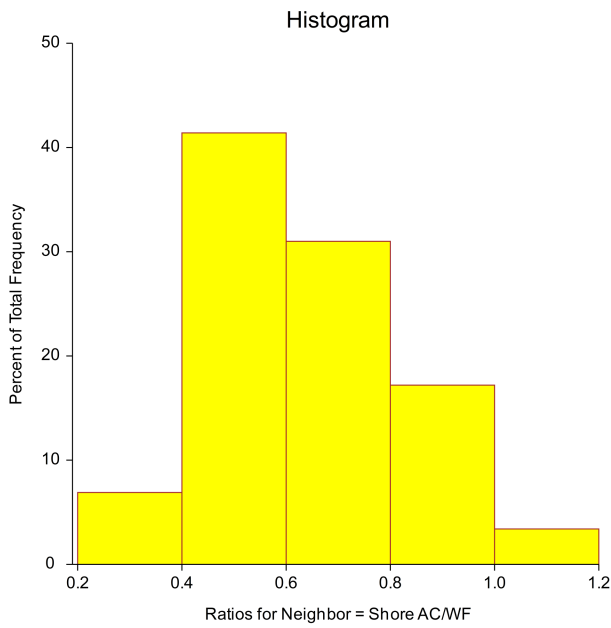
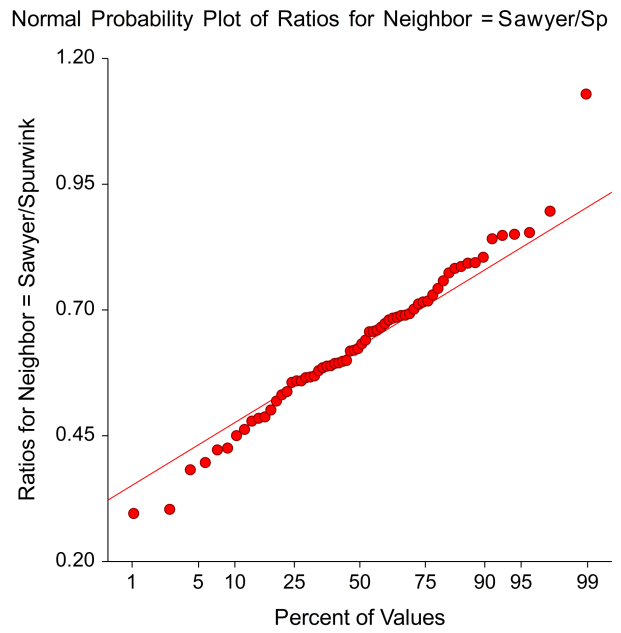
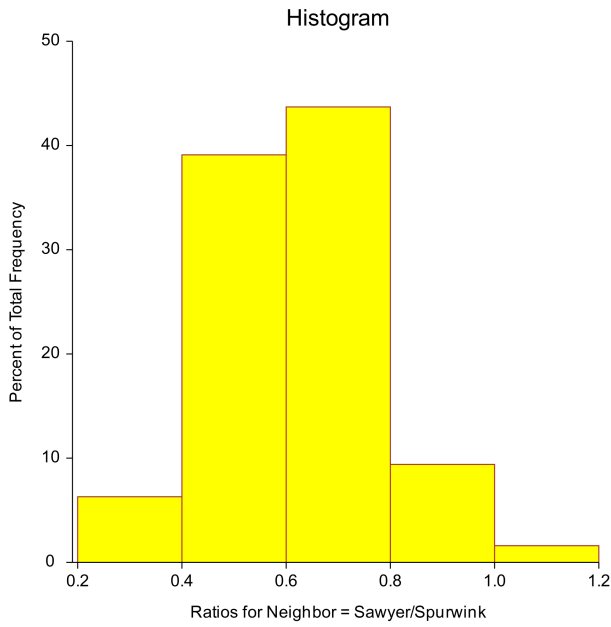
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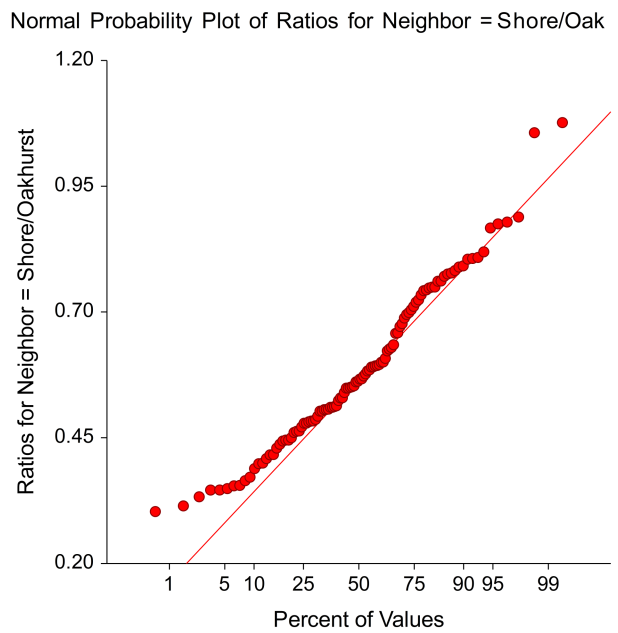
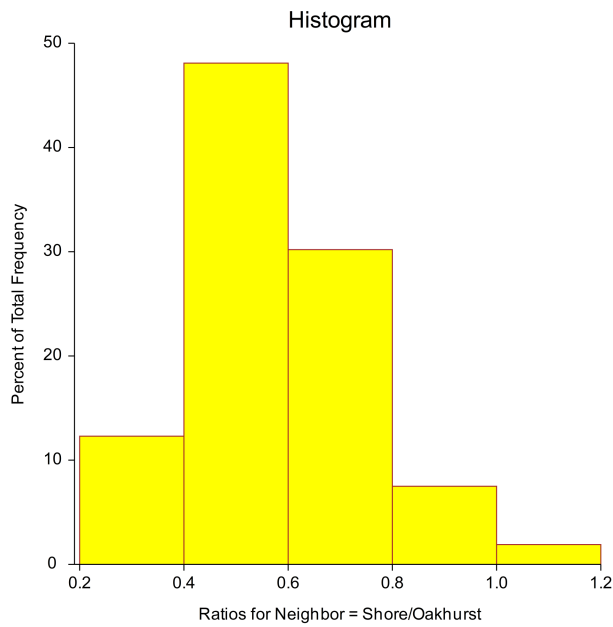
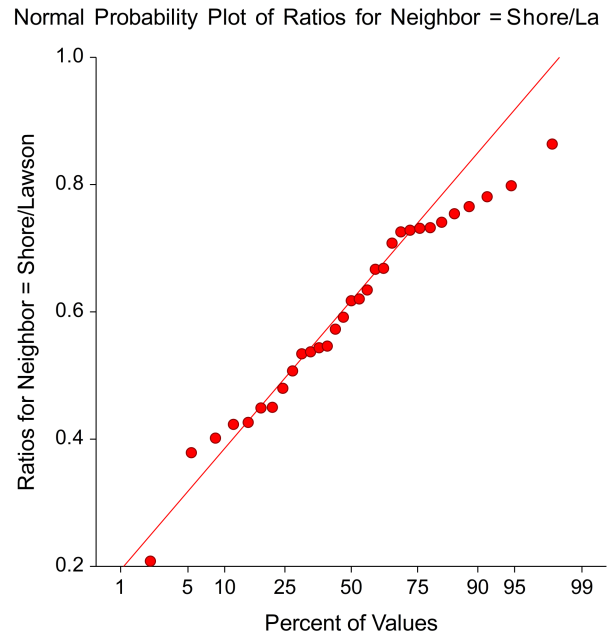
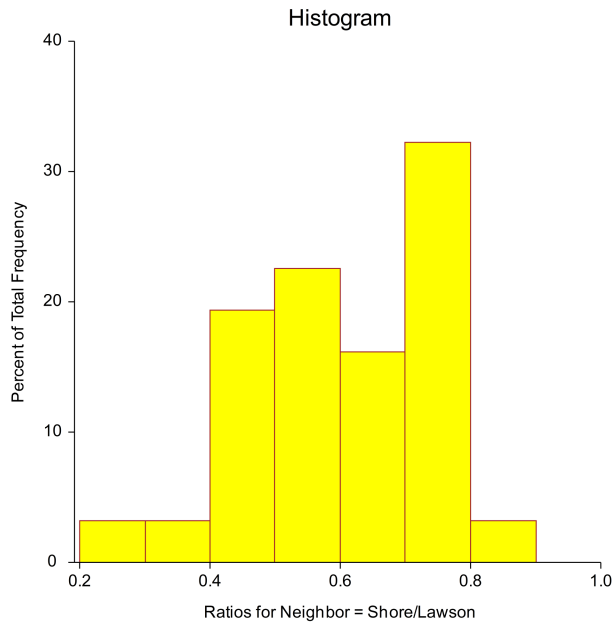
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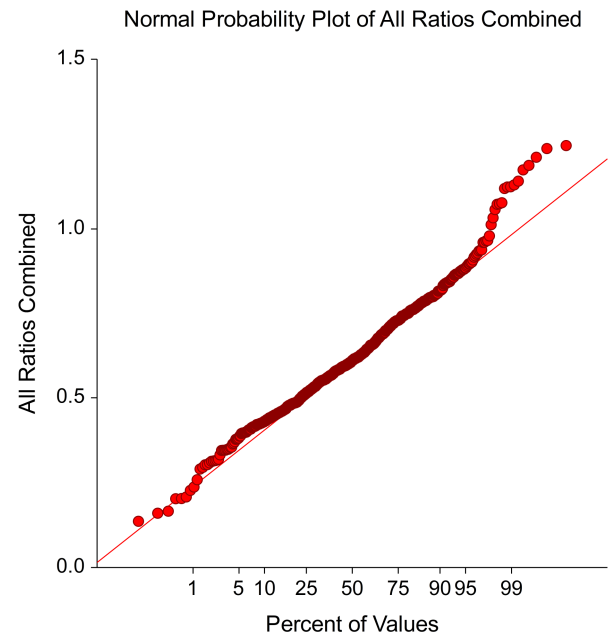
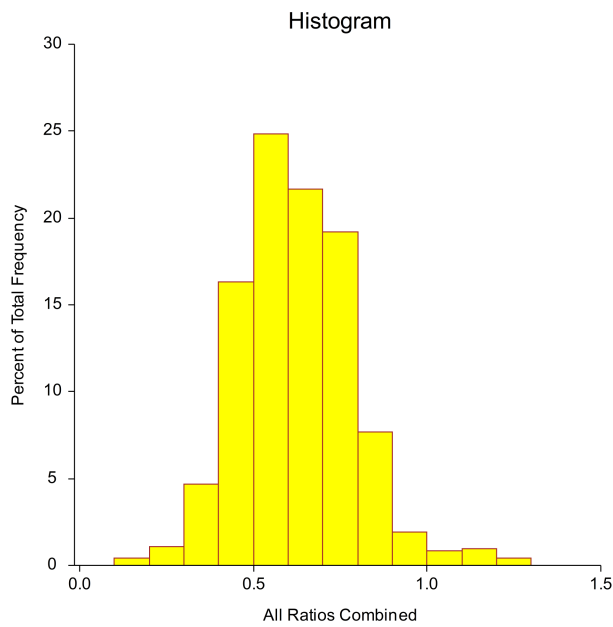
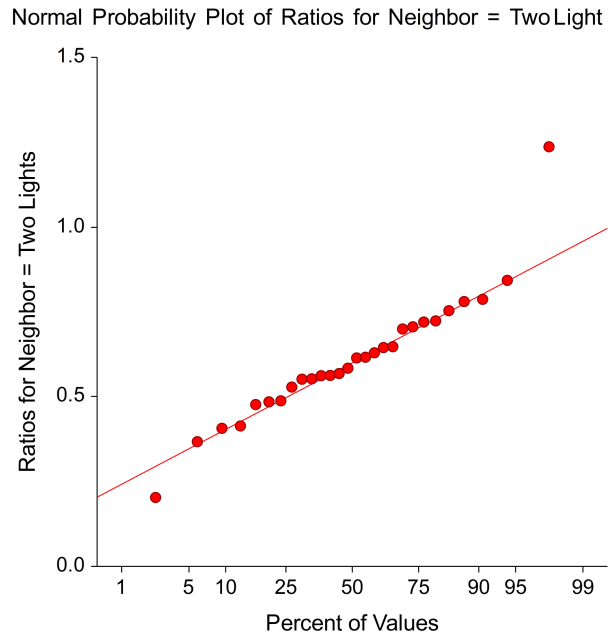
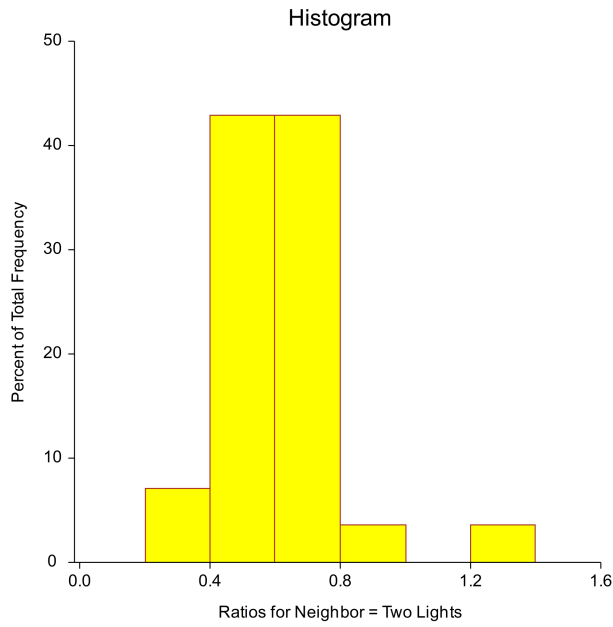
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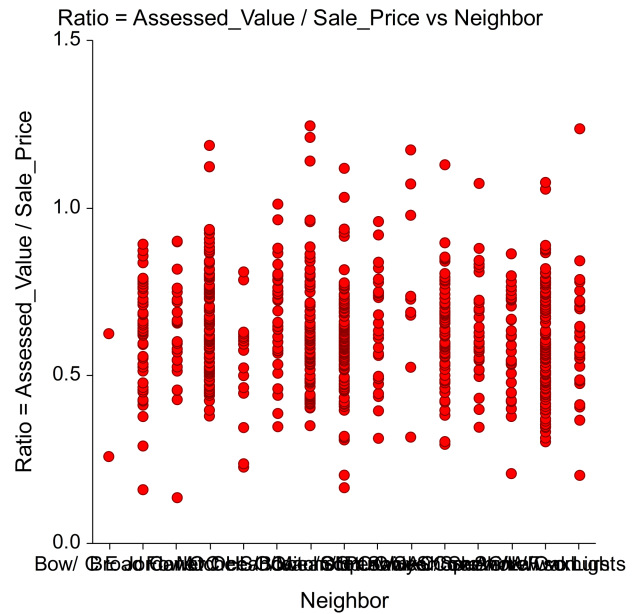
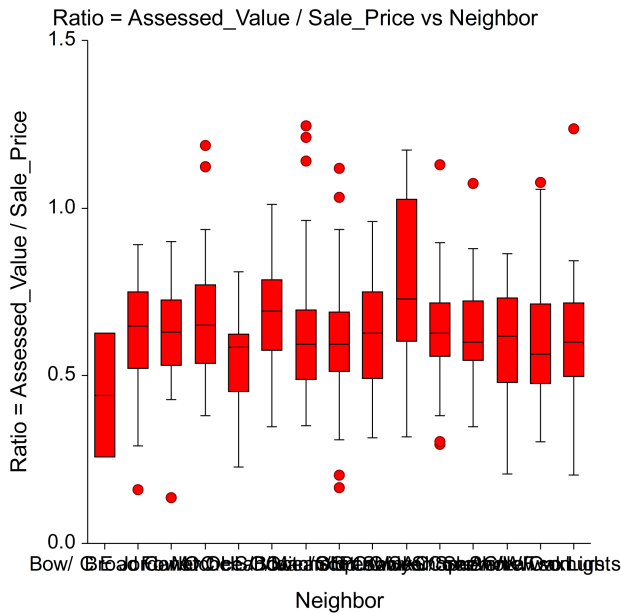
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Comparative (Horizontal Equity) Plots



Horizontal Equity Test Assumption: Normality

Normality Attributes	Test Value	P-Value	Reject Normality? (α = 0.1)
Skewness Test	4.5431	0.0000	Yes
Kurtosis Test	3.9320	0.0001	Yes
Skewness and Kurtosis (Omnibus)	36.1007	0.0000	Yes

Horizontal Equity Test Assumption: Equal Variance

Test Name	Test Value	P-Value	Reject Equal Variances? (α = 0.1)
Brown-Forsythe (Data - Medians)	0.6321	0.8281	No
Levene (Data - Means)	0.7866	0.6750	No
Conover (Ranks of Deviations)	13.6780	0.4740	No
Bartlett (Likelihood Ratio)	11.3317	0.6598	No

Appraisal Ratio Study

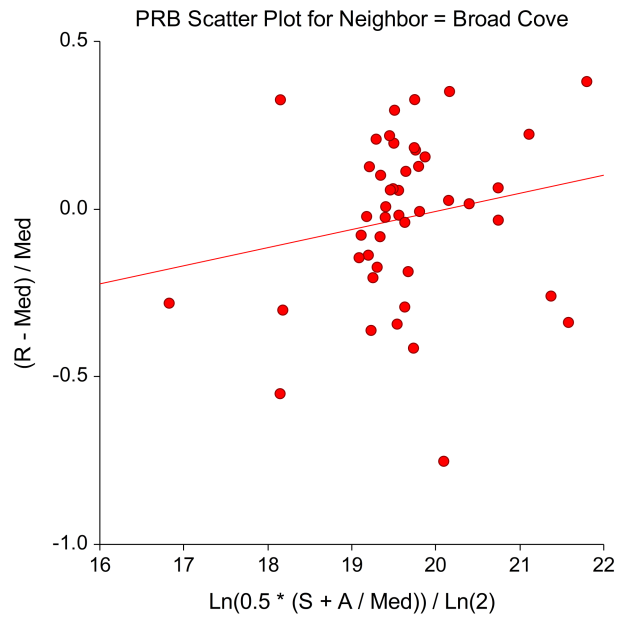
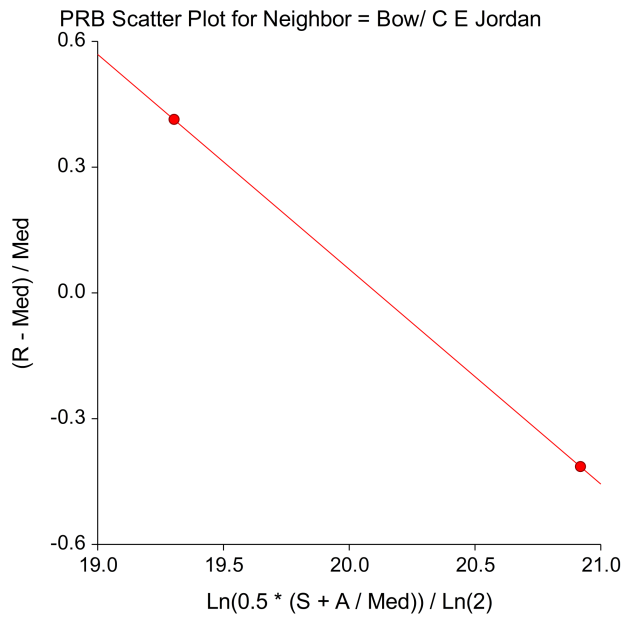
Dataset S:\ACP\Assessing\Current Projects\SALES-DATA-march-2022.NCSS
 Ratio Formula Ratio = Assessed_Value / Sale_Price

Tests of Horizontal Equity - Neighbor

Test Name	Test Statistic	P-Value	Conclusion ($\alpha = 0.05$)
Kruskal-Wallis Rank Test*	32.6116	0.0033	Reject Equality of Ratio Medians
ANOVA F-Test**	2.6239	0.0010	Reject Equality of Ratio Means
Welch's Test***	1.9503	0.0420	Reject Equality of Ratio Means

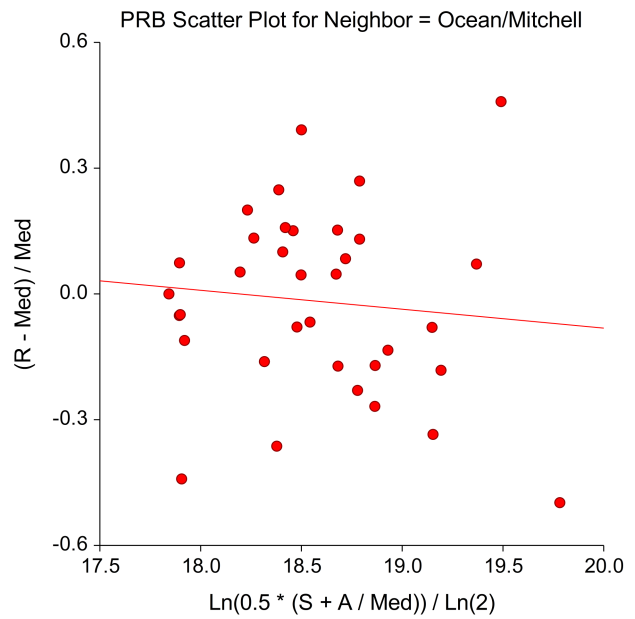
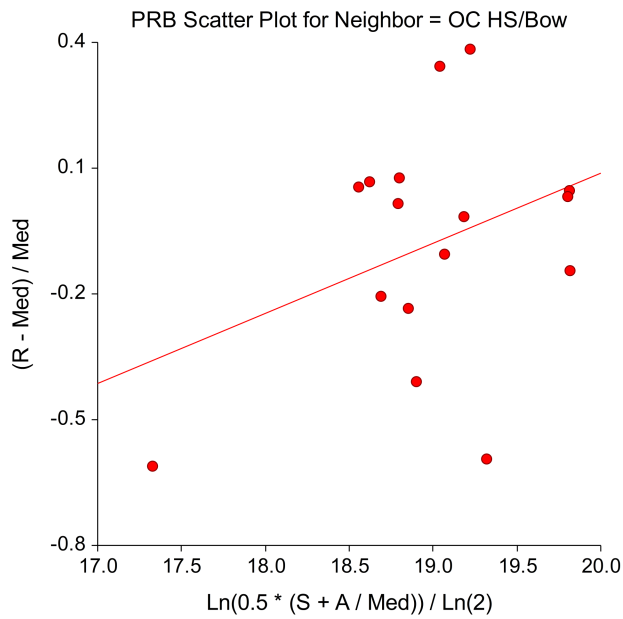
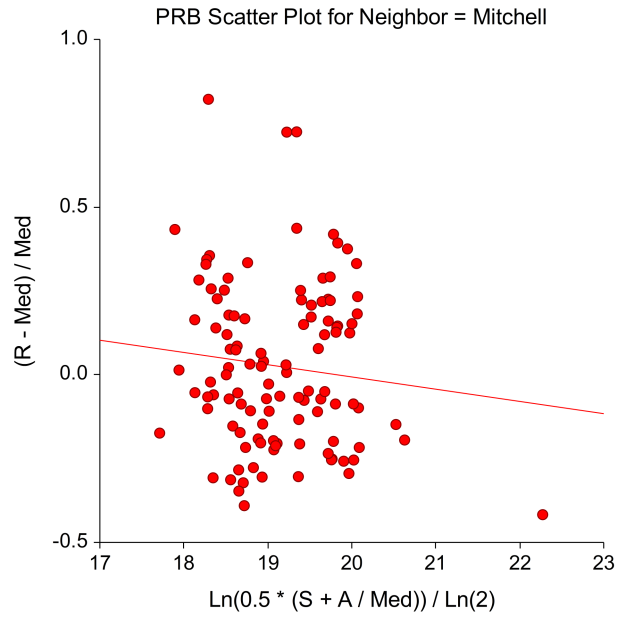
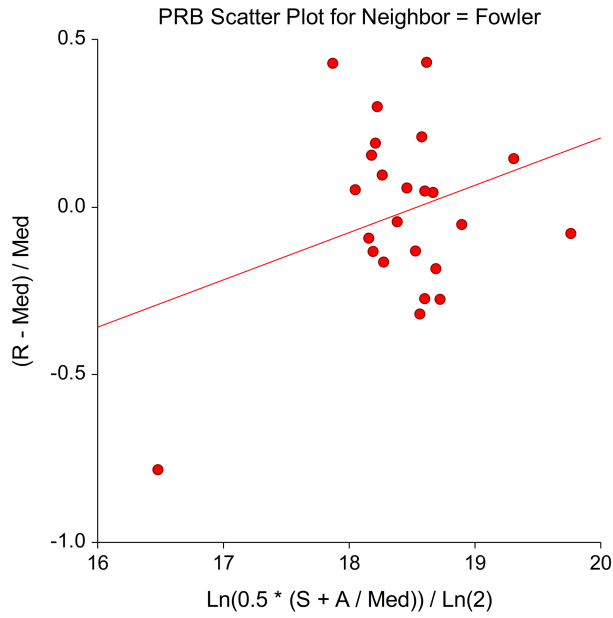
- * The Kruskal-Wallis Test is recommended when the Normality assumption is not met. The test statistic is the Z-Value.
- ** The ANOVA F-Test assumes the variances are similar across groups, and that the distribution of residuals is approximately Normal. The test statistic is the F-Value.
- *** Welch's Test is recommended when the data can be assumed to be approximately Normally distributed, but the variances are unequal. The test statistic is the F-Value.

Price-Related Bias (PRB) Scatter Plots



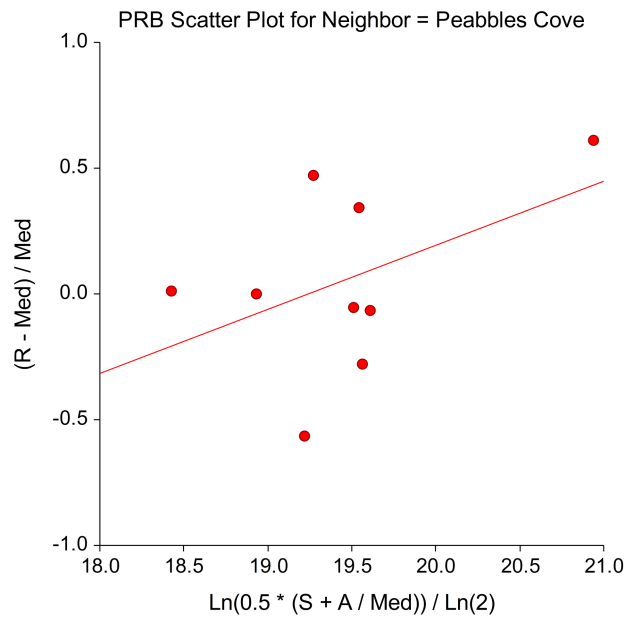
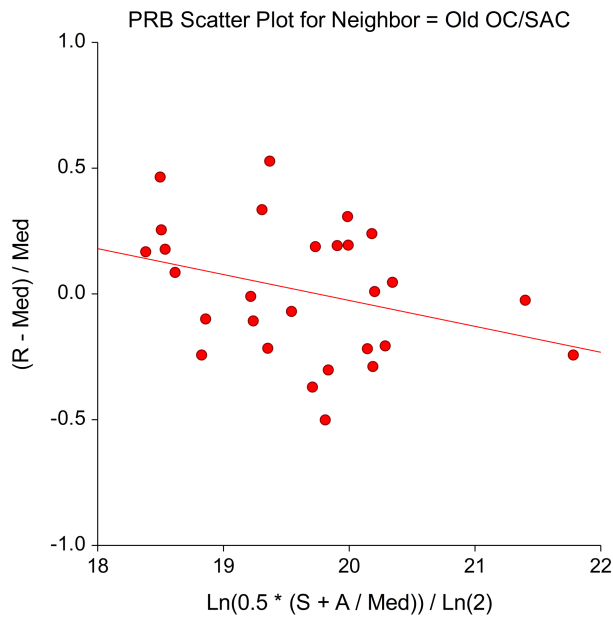
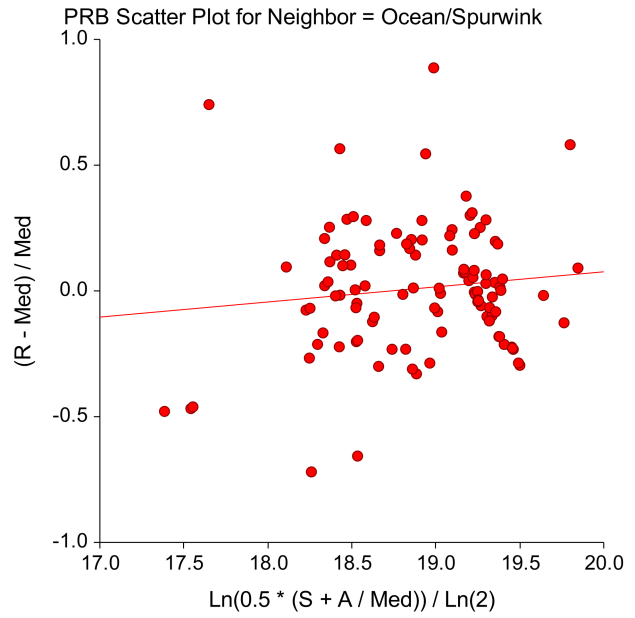
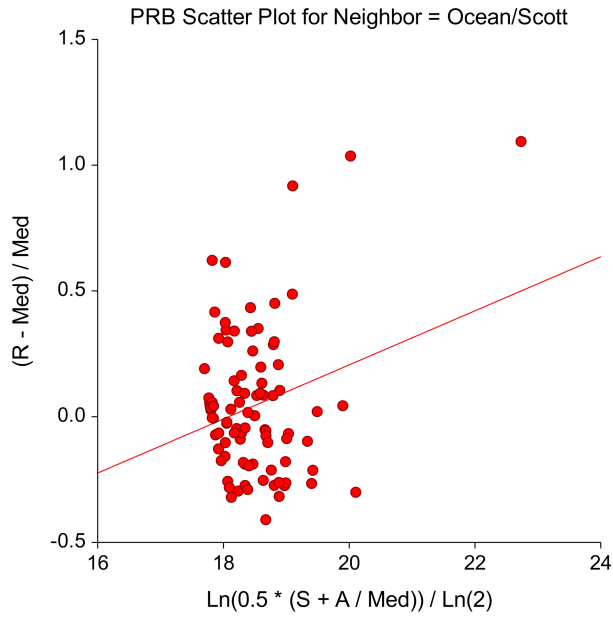
Appraisal Ratio Study

Dataset S:\ACP\Assessing\Current Projects\SALES-DATA-march-2022.NCSS
Ratio Formula Ratio = Assessed_Value / Sale_Price



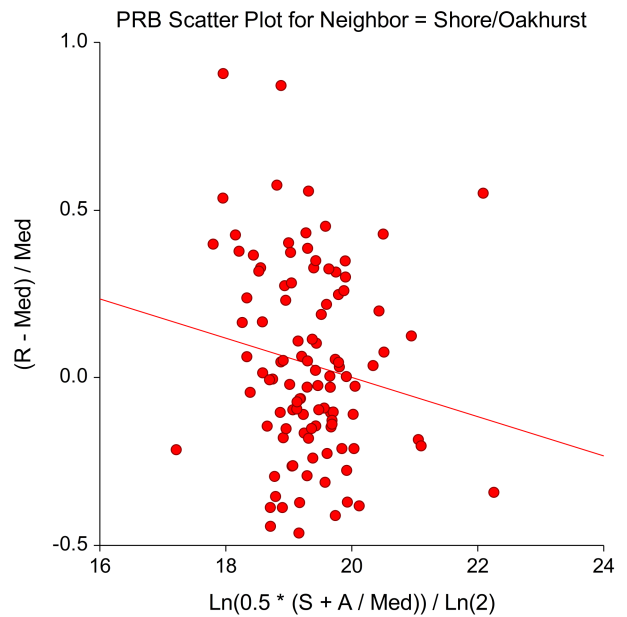
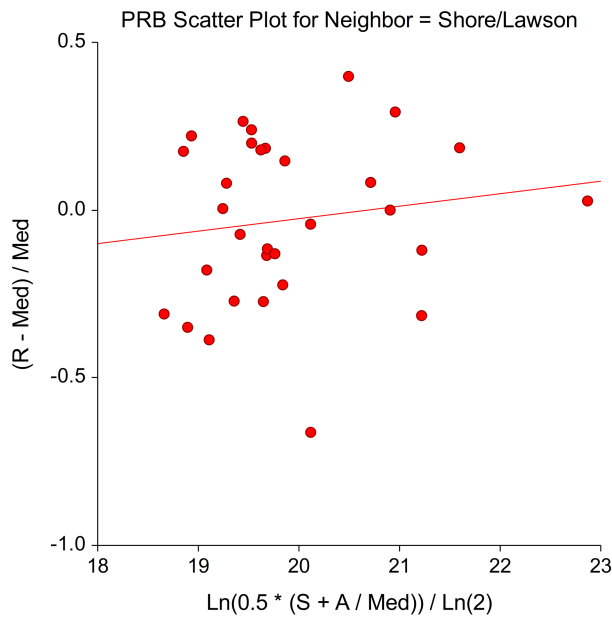
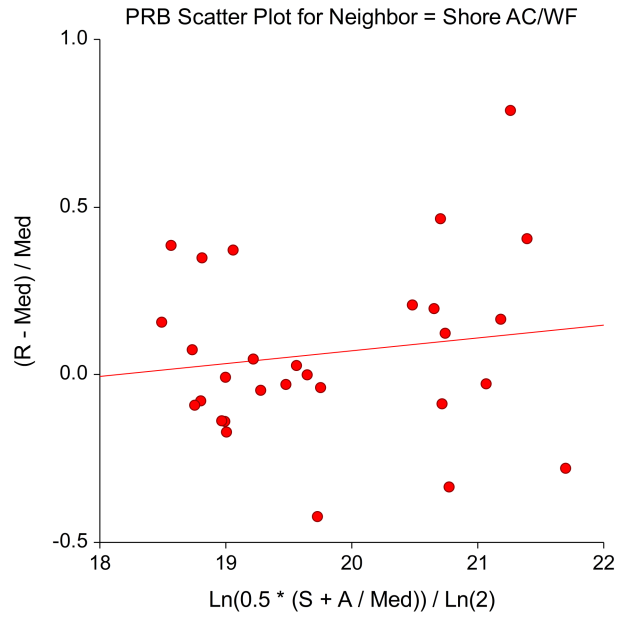
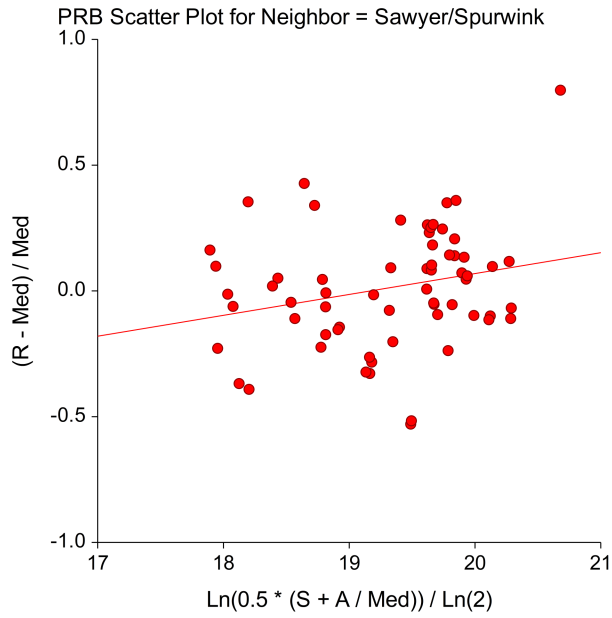
Appraisal Ratio Study

Dataset S:\ACP\Assessing\Current Projects\SALES-DATA-march-2022.NCSS
Ratio Formula Ratio = Assessed_Value / Sale_Price



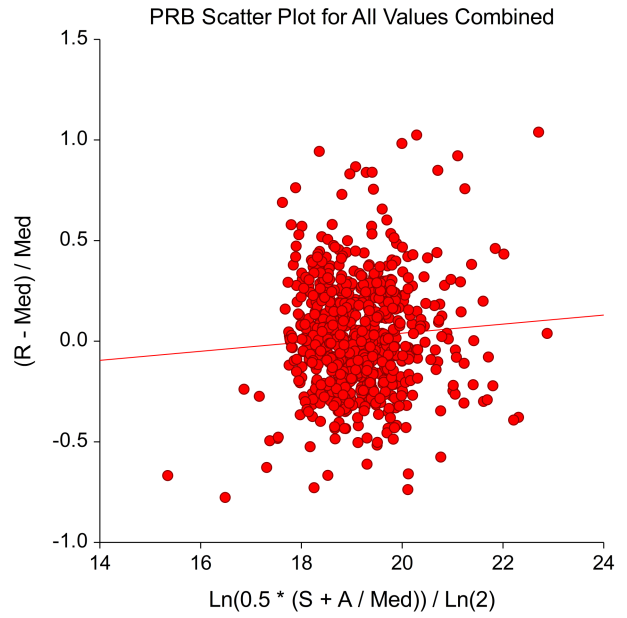
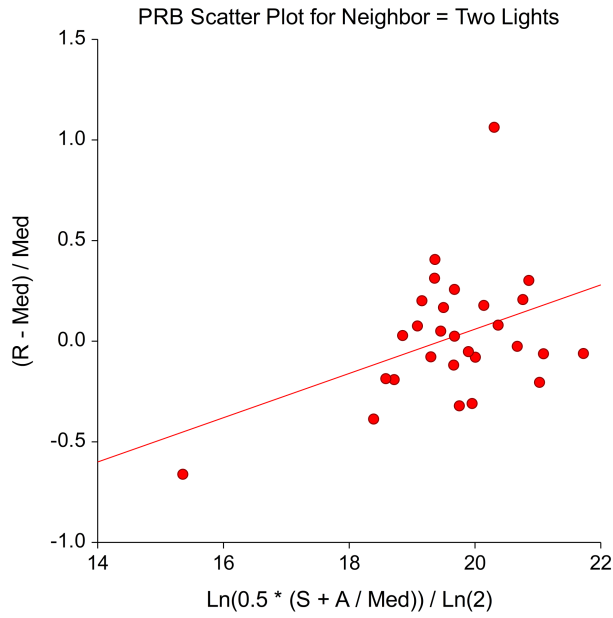
Appraisal Ratio Study

Dataset S:\ACP\Assessing\Current Projects\SALES-DATA-march-2022.NCSS
Ratio Formula Ratio = Assessed_Value / Sale_Price



Appraisal Ratio Study

Dataset S:\ACP\Assessing\Current Projects\SALES-DATA-march-2022.NCSS
Ratio Formula Ratio = Assessed_Value / Sale_Price



Appraisal Ratio Study

Dataset S:\ACP\Assessing\Current Projects\SALES-DATA-march-2022.NCSS
 Ratio Formula Ratio = Assessed_Value / Sale_Price

Price-Related Bias (PRB) Details

Y = (Ratio - Median Ratio) / Median Ratio
 X = Ln(0.5 * (Sale Price + Appraisal / Median Ratio)) / Ln(2)

Neighbor	Count	Pearson Correlation	PRB (Slope)	Std Error	T Value	PRB (Slope) Test	Reject Vertical Equity?	95% C.I. of PRB (Slope)	
						P-Value	(α = 0.05)	Lower	Upper
Bow/ C E Jordan	2	-1.0000	-0.5125	0.0000					
Broad Cove	46	0.1894	0.0538	0.0421	1.2796	0.2074	No	-0.0310	0.1386
Fowler	24	0.3128	0.1414	0.0915	1.5445	0.1367	No	-0.0485	0.3312
Mitchell	111	-0.1060	-0.0367	0.0329	-1.1132	0.2681	No	-0.1019	0.0286
OC HS/Bow	16	0.3582	0.1671	0.1164	1.4357	0.1731	No	-0.0825	0.4167
Ocean/Mitchell	35	-0.0983	-0.0451	0.0795	-0.5672	0.5744	No	-0.2069	0.1167
Ocean/Scott	90	0.2549	0.1073	0.0434	2.4726	0.0153	Yes	0.0211	0.1936
Ocean/Spurwink	110	0.1173	0.0599	0.0488	1.2272	0.2224	No	-0.0369	0.1567
Old OC/SAC	28	-0.3254	-0.1028	0.0586	-1.7548	0.0911	No	-0.2232	0.0176
Peabbles Cove	9	0.4656	0.2539	0.1824	1.3918	0.2066	No	-0.1775	0.6853
Sawyer/Spurwink	64	0.2427	0.0829	0.0421	1.9695	0.0534	No	-0.0012	0.1669
Shore AC/WF	29	0.1475	0.0386	0.0498	0.7748	0.4452	No	-0.0636	0.1408
Shore/Lawson	31	0.1430	0.0374	0.0481	0.7781	0.4428	No	-0.0609	0.1357
Shore/Oakhurst	106	-0.1592	-0.0586	0.0357	-1.6447	0.1030	No	-0.1293	0.0121
Two Lights	28	0.4113	0.1096	0.0476	2.3009	0.0297	Yes	0.0117	0.2075
Combined	729	0.0708	0.0225	0.0118	1.9132	0.0561	No	-0.0005	0.0456

Pearson Correlation: the common measure of the linear relationship of two variables.
 PRB (Slope): Coefficient of Price-Related Bias. This is the slope of the regression line (for example, a PRB of 0.032 indicates a 3.2% increase in assessment ratio for every 100% increase in value).
 Std Error: The standard error of the estimate of PRB.
 T Value: The test statistic for testing whether PRB is statistically different from 0.
 PRB (Slope) Test P-Value: This P-Value indicates the likelihood that the slope is flat (PRB = 0) given the sale price and appraisal values in question.
 Lower and Upper: Lower and upper confidence limits for the value of PRB.

Appraisal Ratio Study

Dataset S:\ACP\Assessing\Current Projects\SALES-DATA-march-2022.NCSS
 Ratio Formula Ratio = Assessed_Value / Sale_Price

Procedure Input Settings

Autosaved Template File

C:\Users\clinton.swett\Documents\NCSS 2020\Procedure Templates\Autosave\Appraisal Ratio Studies - Autosaved 2022_4_15-15_29_3.t370

Columns Tab

-- Ratio Values Specification -----

Ratio Specification: Appraisal Column, Sale Price Column
 Appraisal Column: Assessed_Value
 Sale Price Column*: Sale_Price

-- Horizontal Grouping -----

Break Column(s): Neighbor

-- Removing Extreme Ratios -----

Remove Ratios less than Unchecked
 Remove Ratios greater than Unchecked
 Remove Outliers using IQR Method Checked
 IQR Multiplier: 3.0

-- Filtering -----

Include Column: <Empty>
 Included Values: <Empty>

Summary Reports Tab

-- Sale Price Adjustment by Date -----

Sale Price Adjustment by Date Summary Unchecked

-- Removed Ratios -----

Removed Ratios Report Unchecked

-- Summary Statistics -----

Ratio Summary Statistics Checked
 Additional Summary Statistics Checked
 COC %: 15
 Trim %: 5
 Appraisal and Sale Price Summary Checked
 Confidence Intervals Checked
 Confidence Level: 95

-- Normality Assumptions for each Horizontal Group -----

Normality Assumptions Checked
 Normality Test Alpha: 0.10
 Histogram Checked
 Normal Probability Plot Checked

Appraisal Ratio Study

Dataset S:\ACP\Assessing\Current Projects\SALES-DATA-march-2022.NCSS
 Ratio Formula Ratio = Assessed_Value / Sale_Price

Procedure Input Settings (Continued)

Horizontal Equity Tab

-- Plots of Horizontal Equity -----

Box Plot	Checked
Dot Plot	Checked
Percentile Plot	Unchecked
Error-Bar Chart	Unchecked
Histograms	Unchecked
Density Plot	Unchecked
Combo Plot	Unchecked

-- Tests of Horizontal Equity -----

Horizontal Equity Test Assumptions - Normality	Checked
Alpha:	0.10
Horizontal Equity Test Assumptions - Equal Variance	Checked
Alpha:	0.10
Tests of Horizontal Equity	Checked
Alpha:	0.05

Vertical Equity Tab

-- Vertical Equity - Price Related Bias (PRB) -----

PRB Scatter Plots	Checked
Price-Related Bias Details	Checked
Alpha:	0.05
Confidence Level:	95
Include Spearman Rank Details	Unchecked

-- Vertical Equity - Ratio vs. Sale Price -----

R vs. S Scatter Plots	Unchecked
R vs. S Tests of Vertical Equity	Unchecked

-- Vertical Equity - Ratio vs. Appraisal -----

R vs. A Scatter Plots	Unchecked
R vs. A Tests of Vertical Equity	Unchecked

-- Vertical Equity - Ratio vs. 0.5(Sale Price + Appraisal / Median) -----

R vs. 0.5(S + A') Scatter Plots	Unchecked
R vs. 0.5(S + A') Tests of Vertical Equity	Unchecked

Report Options Tab

-- Report Options -----

Ratio Reporting Scale:	Ratio (1)
Show Definitions	Checked
Column Names:	Names
Value Labels:	Data Values

Appraisal Ratio Study

Dataset S:\ACP\Assessing\Current Projects\SALES-DATA-march-2022.NCSS
 Ratio Formula Ratio = Assessed_Value / Sale_Price

Procedure Input Settings (Continued)

Report Options Tab (Continued)

-- Decimal Places -----
 Ratio Statistics: 4
 Ratio Statistics (100 Scale): 2
 Percent Statistics: 3
 P-Values: 4
 Test Statistics: 4
 PRB: 4
 PRD: 4
 Correlation: 4
 Prices and Appraisals: 1
 α in Titles: Auto (Up to 7)

Sale Date Tab

-- Sale Date Specification -----
 Sale Date Column: Date_of_Sale

.. Removing Ratios by Date
 Remove Ratios with Date before Checked
 Date: 4/1/2018
 Remove Ratios with Date after Unchecked

.. Price Adjustment
 Adjust Prices To This Date: Unchecked

Storage Tab

-- Storage Columns -----
 Store Ratios in Column: <Empty>
 Store Time-Adjusted Sale Price in Column: <Empty>