

Can you spot an accurate assessment?

Assume a low equalization rate

Below are ten (10) sale prices with current assessed values. Review these sale prices and assessments then answer the questions below. NOTE: If an assessment is within 10% of the sale price it is considered to be accurately assessed.

Sale Number	Sale Price	Assessment	<i>Assessment to Sale Ratio</i>
1	150,000	6,800	0.53
2	198,000	10,500	0.62
3	85,000	11,000	1.51
4	267,800	21,800	0.95
5	200,000	11,900	0.70
6	129,700	11,720	1.06
7	57,000	6,000	1.23
8	174,900	13,890	0.93
9	310,500	21,960	0.83
10	283,000	18,500	0.76

- Which of the above sales are under-assessed?**
 - Sale 1, 2, and 5
 - Sale 1, 2, 5, 9, and 10 (by an average of 31%)**
 - Sale 1, 2, and 8
 - Sale 1, 2, and 10
- Which sale is the most over-assessed?**
 - Sale 7
 - Sale 3**
 - Sale 6
 - None. All are under-assessed or within 10% of sale price.
- Based on the above sales which statement below is true?**
 - Despite a low equalization rate there is equity among values.
Higher value properties are under-assessed in relation to lower value properties. (Should be between 0.98 and 1.03 but is 1.079)
 - Lower value properties are under-assessed in relation to Higher value properties.
 - High and low value properties are under-assessed except mid-range properties.