

April 1, 2024

The Honorable Debbie Critchfield
State Superintendent of Public Instruction
650 W. State Street, Room 200
Boise, Id 83720

Dear Superintendent Critchfield:

This letter is to certify the 2023 adjusted market value for the Boise School District, as required by section 63-315, Idaho Code. Attachments include the following:

- 1.) Tax Commission Rule 315, which describes procedures used in computing school district adjusted market value;
- 2.) Statistical information used in developing the adjusted market value; and
- 3.) Tax Commission rules 510 and 511, which indicate the titles of the property categories shown by number on the detailed report.

Urban renewal increment values were subtracted before computing actual and adjusted market values. As has been done for several years, value stratification was used to produce a ratio study deemed more representative of the distribution of property values in the school district. Additional supportive documentation again has been included. Complete listings of all sales used in the school district ratio study will be maintained by our agency and are available on request.

If you have any questions concerning this certification, please feel free to contact me at 334-7500, George Brown, the Division Administrator for the Property Tax Division, at 334-7733, or Alan Dornfest, who coordinated completion of this project, at 334-7742.

Sincerely,



Paul Woods
Commissioner, State Tax Commission

cc. George Brown, Property Tax Division Administrator
Alan S. Dornfest, Property Tax Policy Bureau Chief
County Auditors and Assessors

Enclosure

Calculations of Adjusted Market Values

	CATEGORY	2023 ACTUAL MARKET VALUE	RATIO*	2023 ADJUSTED MARKET VALUE
BOISE INDEPENDENT #1	1	2,356,300		2,356,300
	2	0		0
	3	934,900		934,900
	4	110,600		110,600
	5	4,572,050		4,572,050
	6	19,840		19,840
	7	0		0
	8	0		0
	9	25,600		25,600
	10	29,624,699		29,624,699
	11	10,906,700		11,533,707
	12	100,854,901		109,423,288
	13	8,005,300		8,563,906
	14	11,800,400		12,465,839
	15	977,325,788		1,052,900,909
	16	4,986,700		5,549,404
	17	17,807,800		19,974,516
	18	72,277,800		75,034,586
	19	300		300
	20	12,459,628,862		13,912,916,464
	21	3,134,658,167		3,285,684,663
	22	478,606,600		495,277,646
	25	275,600		275,600
	26	753,869,384		864,773,744
	27	564,515,700		598,438,168
	30	137,400		137,400
	31	40,817,725		40,817,725
	32	3,314,500		3,314,500
	33	11,894,100		12,189,413
	34	95,342,024		99,565,042
	35	9,946,200		10,016,123
	36	15,411,800		15,686,310
	37	1,000,069,802		1,062,536,312
	38	9,945,600		10,621,352
	39	28,078,700		29,996,336
	40	14,207,500		14,207,500
	41	12,553,425,389		14,278,626,110
	42	7,452,549,957		7,483,672,196
	43	1,110,722,800		1,127,985,987
	44	0		0
	45	27,211,000		27,211,000
	46	17,844,542		20,644,731
	47	0		0
	48	35,620,585		40,864,713
	49	0		0
	50	4,845,600		5,623,955
	51	109,984,800		112,049,423
	55	0		0
	56	1,108,100		1,108,100
	57	0		0
	59	514,096,800		514,096,800
	62	0		0
	63	0		0
	64	0		0
	65	89,109,294		103,423,043
	66	0		0
	68	219,349,900		219,349,900
	69	0		0
	70	0		0
	71	11,474,400		11,474,400
	72	7,458,800		7,458,800
	Utility Value	450,552,208		450,552,208
	TOTALS:	42,467,683,517	0.9193	46,193,686,106

- v. Location data, such as market area, neighborhood, site amenities and external nuisances; ()
- vi. Year built, effective age and/or condition of significant improvements and ()
- vii. Land size or diagram of all taxable parcels within the county. ()
- e. The plan must be submitted to the Tax Commission on or before the first Monday of February in 2017, and every fifth year thereafter. ()
- f. As provided in Section 63-314, Idaho Code, a county may request an extension to the current five (5) year county valuation plan. ()
- i. Any request for an extension must include an amended plan incorporating an inventory of the parcels to be appraised during the period of the approved extension. This inventory will constitute the schedule of required appraisals for the initial year or years of the subsequent five (5) year valuation program. Parcels appraised during the extension are considered appraised during both the current and subsequent five (5) year plan valuation program periods, maintaining the same five (5) year cycle for all counties. ()
- ii. A county is notified of the Tax Commission's decision regarding the granting of an extension as provided in Section 63-314, Idaho Code, within thirty (30) days of receipt of the written request for the extension when accompanied by an amended plan. ()
- iii. The Tax Commission's approval of any extension will specify timing and nature of progress reports. ()
- iv. The Tax Commission can void an extension unilaterally. ()

03. Field Inspections. The methods of observation of the physical attributes of property as described in the International Association of Assessing Officers (IAAO) "Standard on Mass Appraisal of Real Property" referenced in Rule 003 of these rules should be followed to the extent that resources are available. This includes the use of aerial photographs and other digital imaging technology tools, which may be used to supplement, but not replace physical inspections. ()

04. Testing for Current Market Value. Assessed values are tested annually by the Tax Commission as described in Section 63-109, Idaho Code, and Rule 131 of these rules to determine whether the level of assessment reflects "current market value." ()

315. USE OF RATIO STUDY TO EQUALIZE BOISE SCHOOL DISTRICT (RULE 315).
Sections 63-315, 33-802(6), 50-2903, Idaho Code

01. Procedures for Boise School District Ratio Studies. The Boise School District ratio study is conducted in accordance with the "Standard on Ratio Studies" referenced in Rule 003 of these rules. ()

a. Information on property sales, which meet the requirements of arm's length market value sales, is assembled into samples representing designations defined in Subsection 315.02 of this rule in the Boise School District. Except when sales or appraisals must be added or deleted to improve representativeness, sales used are those occurring within the Boise School District between October 1 of the year preceding the year for which adjusted market value is to be computed and September 30 of the next year. Each sale price is adjusted for time and compared to market value for assessment purposes for the year for which adjusted market value is to be computed. The Tax Commission may use sales from extended time periods and may add appraisals when data is lacking. ()

b. The market value for assessment purposes of the sale or appraised property is divided by the adjusted sale price or appraised value to determine the ratio. ()

c. A statistical analysis is conducted for the sales and appraisals in each property designation described in Subsection 315.02 of this rule in the Boise School District and appropriate measures of central tendency, uniformity, reliability, and normality computed. ()

d. If fewer than five (5) sales and appraisals are available, no adjustment to the net taxable value of the designation is made. ()

e. If it is determined with reasonable statistical certainty that the property designation is not at market value for assessment purposes, an adjusted market value is computed for the Boise School District by dividing the net taxable value for the year for which adjusted market value is to be determined by the appropriate ratio derived from the ratio study. The appropriate ratio to be used is the weighted mean ratio calculated from the sample for each designation, unless it can be clearly demonstrated that this statistic has been distorted by non-representative ratios. In this case the median may be substituted. ()

f. Within the Boise School District, adjusted market value for each secondary category of real, personal and operating property is summed to produce the adjusted market value for the Boise School District. The Boise School District net taxable value is divided by this adjusted market value to produce the overall ratio of assessment in the Boise School District. ()

g. Urban renewal increment values are not included in the net taxable value for the Boise School District. Upon receipt of an urban renewal agency's resolution recommending the adoption of an ordinance for termination of a revenue allocation area by December 31 of a given year, the increment value in the immediate prior year is included in the net taxable value for the Boise School District. If the resolution is received prior to the first Monday in April, the net taxable value for the immediate prior year is adjusted by adding the increment value. If any ratio study-based adjustments are warranted, they apply to the actual value including the increment value. If the resolution is received on or after the first Monday in April, but by September 1, a corrected certification of actual and adjusted values is provided as soon as practical. ()

h. "Reasonable statistical certainty," that the property designation in question is not at market value for assessment purposes is tested using ninety percent (90%) confidence intervals about the weighted mean or median ratios. If the appropriate confidence interval includes ninety-five percent (95%) or one hundred five percent (105%), there is not "reasonable statistical certainty" that the property designation is not at market value for assessment purposes. ()

i. Secondary categories are assigned to designations as follows: ()

i. Secondary categories 10, 12, 15, 18, 20, 26, 31, 34, 37, 40, 41, 46, 47, 48, 65, or 50 are residential; and ()

ii. Secondary categories 11, 13, 14, 16, 17, 21, 22, 27, 33, 35, 36, 38, 39, 42, 43, or 51 are commercial. ()

j. For all secondary categories, described in Rule 510, 511, or 512 of these rules but not contained in the list in Paragraph 315.01.i. of this rule, adjusted market value will equal taxable value. ()

k. "Appraisal" or "appraised value" refers to any Tax Commission provided property appraisal. ()

02. Use of Property Designations. In computing the ratio for the Boise School District, the Tax Commission will designate property as residential or commercial and will assign sales and appraisals to these designations as shown in Paragraph 315.01.i. of this rule. For the Boise School District, adjusted market value is computed by dividing the appropriate ratio ascertained for each of these designations into the sum of the net taxable values for each secondary category assigned to a designation. Except as provided in Subsection 315.05 of this rule, for the net taxable value in any secondary category to be included in said sum, at least one (1) observation (sale or appraisal) from that secondary category must be present in the ratio study. If the ratio for any given designation in the Boise School District indicates that the market value for assessment purposes cannot be determined with reasonable statistical certainty to differ from statutorily required market value, the net taxable value shown on the Boise School District abstract(s) required pursuant to Subsection 315.04 of this rule for each of the secondary categories included in that designation is the adjusted market value for said designation. ()

03. Assessor to Identify Location. Each county assessor will identify which sales submitted for the ratio study are located within the Boise School District. ()

04. Abstracts of Value for the Boise School District. Each applicable county auditor will provide to the Tax Commission abstracts of the net taxable value of all property within the portion of the Boise School District in that county. These abstracts are submitted in the same manner and at the same time as provided for county abstracts of value. ()

05. Exception from Requirement for at Least One Observation for Use of Secondary Category in Adjusted Value Determination. When there is an adjustment to be made to the net taxable values in the residential designation, such adjustment applies to any net taxable value in secondary category 10, provided there is at least one (1) observation (sale) of property identified in either secondary category 12 or 15. Such adjustment will also be applied to any net taxable value in secondary category 31, provided there is at least one (1) observation (sale) of property identified in either secondary category 34 or 37. ()

06. Certification of Values. The Tax Commission certifies values under Section 63-315, Idaho Code, by publication on the Tax Commission's web site or in an alternate format on request. ()

07. Cross References. See rules 130, 510, 511, and 512 of these rules. ()

316. COMPLIANCE OF CONTINUING VALUATION PROGRAM.
Sections 63-314, 63-316, Idaho Code

01. Definitions. ()

a. Continuing appraisal means the program by which each assessor completes the assessment of all taxable properties each year. This term includes any appraising or indexing done to accomplish the continuing program of valuation as defined in Rule 314 of these rules. ()

b. Monitor means collecting data and compiling statistical reports that show the number and percentage of parcels physically inspected at scheduled intervals within each year of each five (5) year appraisal cycle. The term "monitor" also includes an examination of and summary report of compliance with the most recently completed ratio study under Section 63-109, Idaho Code, and Rule 131 of these rules showing the status of appraisal and indexing to achieve market value. ()

c. Progress reports mean any informational or statistical report compiled and distributed by the Tax Commission regarding the physical appraisal progress of a county. ()

d. Appraisal cycle means consecutive five (5) year periods beginning with appraisals completed for the 1998 property roll, as established by the requirement in Section 63-314, Idaho Code. ()

e. Remediation plan means, a written statement of the actions that the county plans to bring its continuing program of valuation into compliance with Section 63-314, Idaho Code. ()

02. Monitoring Procedure. The Tax Commission will monitor compliance with the continuing program of valuation in each county no less than annually and prepare and distribute progress reports to each county assessor in the following manner: ()

a. The Tax Commission will compile a progress report each July to determine compliance with Section 63-314, Idaho Code. This report will consist of an analysis of the county's progress within the current appraisal cycle and a summary report of the most recently completed ratio study showing the status of appraisal and indexing to achieve market value. The Tax State Commission will notify each county assessor on or before August 15 each year of the current status of the continuing program of valuation progress and any necessary corrective action and notify the board of county commissioners that this report was provided to the county assessor. ()

b. Upon receipt of a written request from the county assessor, the Tax Commission will complete and distribute a six (6) month progress report in January. This January report will show the total parcels in the county, the

- c. Secondary Category 81. To list exempt land, improvements, or personal property use category 81. ()
- d. Abstract. A document summarizing net taxable value and market value for assessment purposes (full market value) by secondary category of property. Abstracts are submitted as required in Rule 115 of these rules. ()
02. **Additional Information to be Included.** The abstract must also report and subtract the value of exemptions required to be reported under Section 63-509, Idaho Code, increment value as defined in Section 50-2903, Idaho Code, and the value of any exemption provided under Sections 63-602W(4), 63-602GG, 63-602HH, 63-602II, 63-602NN, 63-4502, 63-606A, and 63-3029B, Idaho Code. ()
03. **Verification of Abstracts.** The abstract of the property rolls prepared by the county auditor will be considered duly verified provided that the auditor signs a document indicating: ()
- a. That the required summary information is based on the most current available information received from the assessor following the conclusion of the county board of equalization. ()
- b. That the assessor certifies to the auditor that all changes, corrections, additions, and exemptions entered onto the rolls as a result of county board of equalization action have been duly entered. ()
04. **Nature of Verification Document.** The abstract verification document is certified by the assessor to the auditor and includes the signatures of the county assessor and auditor or duly appointed representatives. ()
05. **Submittal of Corrections to Erroneous Abstracts or Related Documents.** When completing the procedures set forth in Section 63-810, Idaho Code, corrections to the net taxable values submitted on the abstracts or related documents are to be submitted with corrected levies. ()
06. **Cross Reference.** See Rules 115, 130, 510, 511, and 512 of these rules and 63-810 and 50-2903, Idaho Code. ()

510. SECONDARY CATEGORIES FOR LAND - LISTING AND REPORTING.

Section 63-509, Idaho Code

County assessors will use the following secondary categories to list land values on valuation assessment notices under Sections 63-301 and 63-308, Idaho Code, and to report land values to the Tax Commission on the abstracts under Section 63-509, Idaho Code, and Rule 509 of these rules. ()

01. **Secondary Category 1 - Irrigated Agricultural Land.** Irrigated land meeting the definition of "land actively devoted to agriculture" under Section 63-604, Idaho Code, or the requirements for "wildlife habitat" or "conservation agreement" under Section 63-605, Idaho Code, capable of and normally producing harvestable crops. ()
02. **Secondary Category 2 - Irrigated Grazing Land.** Land as defined in Secondary Category 1, but primarily used for grazing livestock. ()
03. **Secondary Category 3 - Non-Irrigated Agricultural Land.** Land as defined in Secondary Category 1, but non-irrigated and capable of and normally producing harvestable crops. ()
04. **Secondary Category 4 - Meadow Land.** Land as defined in Secondary Category 1, but is not irrigated, except through subsurface water table control, known as sub-irrigation, and is used for grazing livestock or producing grass hay. ()
05. **Secondary Category 5 - Dry Grazing Land.** Land as defined in Secondary Category 1, but non-irrigated, is not normally capable of supporting crops and is used primarily for grazing livestock. ()

06. **Secondary Category 6 - Productivity Forestland.** Land designated by the owner for assessment, appraisal, and taxation under Section 63-1703(a), Idaho Code. This land must be assessed as forest land under the productivity option. Also included is all land assessed under Section 63-1704, Idaho Code. ()

07. **Secondary Category 7 - Bare Forestland.** All land designated by the owner for assessment, appraisal, and taxation under Section 63-1703(b), Idaho Code. This land must be assessed as bare land with the yield tax option. ()

08. **Secondary Category 9 - Patented Mineral Land.** All land used solely for mines and mining claims. See Section 63-2801, Idaho Code. ()

09. **Secondary Category 10 - Homesite Land.** Rural non-subdivided land being utilized for homesites with secondary categories 1 through 9. ()

10. **Secondary Category 11 - Recreational Land.** Rural land used in conjunction with recreation but not individual homesites. ()

11. **Secondary Category 12 - Rural Residential Tracts.** Rural residential land not in a properly recorded subdivision. ()

12. **Secondary Category 13 - Rural Commercial Tracts.** Rural commercial land not in a properly recorded subdivision. ()

13. **Secondary Category 14 - Rural Industrial Tracts.** Rural industrial land not in a properly recorded subdivision. ()

14. **Secondary Category 15 - Rural Residential Subdivisions.** Rural residential land in a properly recorded subdivision. ()

15. **Secondary Category 16 - Rural Commercial Subdivisions.** Rural commercial land in a properly recorded subdivision. ()

16. **Secondary Category 17 - Rural Industrial Subdivisions.** Rural industrial land in a properly recorded subdivision. ()

17. **Secondary Category 18 - Other Land.** ()

18. **Secondary Category 19 - Waste.** Public Rights-of-Way including roads, ditches, and canals. Record total acres of land ownership. No assessed value should be assigned. ()

19. **Secondary Category 20 - Residential Lots or Acreages.** Land used for residential purposes and inside city limits. Also use this category for urban homesites when the remaining acreage qualifies as actively devoted to agriculture under Section 63-604, Idaho Code, or has been designated forestland under Chapter 17, Title 63, Idaho Code. ()

20. **Secondary Category 21 - Commercial Lots or Acreages.** Land used for commercial purposes and inside city limits. ()

21. **Secondary Category 22 - Industrial Lots or Acreages.** Land used for industrial purposes and inside city limits. ()

22. **Secondary Category 25 - Common Area Vacant Land.** Common area vacant land not included in individual property assessments. ()

23. **Cross Reference.** See Rules 130, 511 and 512 of these rules. ()

511. SECONDARY CATEGORIES FOR IMPROVEMENTS - LISTING AND REPORTING.

Sections 63-301, 63-308, 63-509, Idaho Code

County assessors will use the following secondary categories to list improved property values on the valuation assessment notice under Sections 63-301 and 63-308, Idaho Code, and abstracts under Section 63-509, Idaho Code, and Rule 509 of these rules. ()

01. Secondary Category 25 - Common Area Land and Improvements. Common area land and improvements on that land not included in individual property assessments. ()

02. Secondary Category 26 - Residential Condominiums. Land and improvements included in individual assessments of condominiums or townhouses and used for residential purposes. ()

03. Secondary Category 27 - Commercial or Industrial Condominiums. Land and improvements included in individual assessments of condominiums and used for commercial or industrial purposes. ()

04. Secondary Category 30 - Improvements. Improvements, other than residential, located on secondary category 20. ()

05. Secondary Category 31 - Improvements. Improvements used for residential purposes and located on secondary category 10. ()

06. Secondary Category 32 - Improvements. Improvements, other than residential, located on secondary categories 1 through 12 and 15. ()

07. Secondary Category 33 - Improvements. Improvements used in conjunction with recreation but not associated with homesites and located on secondary category 11. ()

08. Secondary Category 34 - Improvements. Improvements used for residential purposes and located on secondary category 12. ()

09. Secondary Category 35 - Improvements. Improvements used for commercial purposes and located on secondary category 13. ()

10. Secondary Category 36 - Improvements. Improvements used for industrial purposes and located on secondary category 14. ()

11. Secondary Category 37 - Improvements. Improvements used for residential purposes and located on secondary category 15. ()

12. Secondary Category 38 - Improvements. Improvements used for commercial purposes and located on secondary category 16. ()

13. Secondary Category 39 - Improvements. Improvements used for industrial purposes and located on secondary category 17. ()

14. Secondary Category 40 - Improvements. Improvements located on secondary category 18. ()

15. Secondary Category 41 - Improvements. Improvements used for residential purposes and located on secondary category 20. ()

16. Secondary Category 42 - Improvements. Improvements used for commercial purposes and located on secondary category 21. ()

17. Secondary Category 43 - Improvements. Improvements used for industrial purposes and located on secondary category 22. ()

18. Secondary Category 45 - Utility System. Locally assessed land improvements and other property

used as utility systems. ()

19. **Secondary Category 46 - Manufactured Housing.** Structures transportable in one (1) or more sections, built on a permanent chassis and located on land under the same ownership but assessed separately from the land. Include any manufactured home meeting these conditions, on which a statement of intent to declare as real property has been filed but becomes effective the following year. ()

20. **Secondary Category 47 - Improvements to Manufactured Housing.** Additions not typically moved with manufactured housing. ()

21. **Secondary Category 48 - Manufactured Housing.** Manufactured housing permanently affixed to land under the same ownership as the manufactured home or permanently affixed to leased land and on which a statement of intent to declare as real property has been filed and has become effective. ()

22. **Secondary Category 50 - Residential Improvements on Leased Land.** Improvements used for residential purposes and located on leased land, including railroad rights-of-way under separate ownership, exempt land, or any other land under different ownership than the improvements. ()

23. **Secondary Category 51 - Commercial or Industrial Improvements on Leased Land.** Improvements used for commercial or industrial purposes and located on leased land, including railroad rights-of-way under separate ownership, exempt land, or any other land under different ownership than the improvements. ()

24. **Secondary Category 65 - Manufactured Housing.** Manufactured housing not designated real property and located on exempt, rented or leased land under separate ownership. Include any manufactured home located on exempt, rented or leased land on which a statement of intent to declare as real property has been filed but becomes effective the following year. ()

25. **Secondary Category 69 - Recreational Vehicles.** Unlicensed recreational vehicles. ()

26. **Cross Reference.** See Rule 510 and 512 of these rules. ()

512. SECONDARY CATEGORIES, OTHER THAN LAND OR IMPROVEMENTS - LISTING AND REPORTING.

Sections 63-509, 63-2802, Idaho Code

County assessors will use the following secondary categories to list property values on assessment notices under Sections 63-301 and 63-308, Idaho Code, and the abstracts under Section 63-509, Idaho Code, and Rule 509 of these rules. ()

01. **Secondary Category 56 - Construction Machinery, Tools, and Equipment.** ()

02. **Secondary Category 59 - Furniture - Commercial Uses.** ()

03. **Secondary Category 63 - Logging Machinery, Tools, and Equipment.** ()

04. **Secondary Category 64 - Mining Machinery, Tools, and Equipment.** ()

05. **Secondary Category 66 - Net Profits of Mines.** See Section 63-2802, Idaho Code, and Rule 982 of these rules. ()

06. **Secondary Category 67 - Operating Property.** Property assessed by the Tax Commission. ()

07. **Secondary Category 68 - Other Miscellaneous Machinery, Tools, and Equipment.** ()

08. **Secondary Category 71 - Signs and Signboards.** ()

School District 1 – Adjustment Report
March 25, 2024

The figures for Adjustment1 and value of Outliers for ADA County are in the table following this sheet.

NOTE: ADJUSTMENTS ONLY TO ADA COUNTY
PORTION OF SCHOOL DISTRICT 1.

There were NO SALES in School District 1 in Boise County.
Boise County assessment roll data in School District 1 contains non-
studied categories or exempt properties.
There are NO ADJUSTMENTS to the values of the categories in
Boise County.

These are the steps used for ADA County included in School District #1 for 2024:

If there are no sales in a particular category no adjustment will be given

If the Value of the Outliers is GREATER THAN \$0 for a category:

1. *Abstract Assessed Value for Abstract Category **minus** value of Outliers= Preliminary Assessed Value(1) for Abstract Category*
2. *Preliminary Assessed Value(1) for Abstract Category **divided by** Adjustment1 = Preliminary Assessed Value(2) for Abstract Category*
3. *Preliminary Assessed Value(2) for Abstract Category **plus** value of Outliers = Final Adjusted Assessed Value for Abstract Category (ADA COUNTY)*

If the Value of the Outliers is EQUAL TO \$0 for a category:

1. *Abstract Assessed Value for Abstract Category **divided by** Adjustment1 = Final Assessed Value for Abstract Category (ADA COUNTY)*

FINAL STEP:

Final Adjusted Assessed Value for Abstract Category (ADA COUNTY)

plus

Assessed Value for Abstract Category (BOISE COUNTY)

equals

***Final Adjusted Assessed Value for Abstract Category for BOISE
INDEPENDENT School District #1***

School District 1 – Adjustment Report
March 25, 2024

ADA COUNTY

Abstract Category	Adjustment1	Value of Outliers
11	0.945637	\$0
12	0.921230	\$0
13	0.934772	\$0
14	0.946619	\$0
15	0.928222	\$0
16	0.898601	\$0
17	0.891526	\$0
18	0.942652	\$26,963,400
20	0.895544	\$0
21	0.954035	\$0
22	0.966340	\$0
26	0.869621	\$14,143,200
27	0.943315	\$0
33	0.975773	\$0
34	0.955101	\$5,509,100
35	0.993019	\$0
36	0.982500	\$0
37	0.941210	\$0
38	0.936378	\$0
39	0.936071	\$0
40	1.000000	\$0
41	0.879176	\$0
42	0.995770	\$126,169,000
43	0.982610	\$135,278,300
46	0.864363	\$0
48	0.871671	\$0
50	0.861600	\$0
51	0.981574	\$0
65	0.861600	\$0

School District 1 - 2023 - Commercial Properties Analysis

Commercial Properties	Total AV	\$12,938,919.100
	Average AV	\$1,819.052
	Standard Deviation of AV	\$5,288.813

Commercial Value Group Statistics

Value Group	(Sold and Unsold) Average Assessed Value	(Sold and Unsold) Stdev of Assessed Value	Weighted Mean Sales Ratio	Stdev (Ratio)	Lower 90% CI around the Weighted Mean Ratio	Upper 90% CI around the Weighted Mean Ratio	Sales Counts from Current Ratio Study Data files	Sales - Outliers: Value, Z-Score of 3 or more	Sales - Outliers: Ratio, Z-Score of 3 or more	Total Sales Used by Value Group
1	\$476,294	\$416,972	87.15%	27.50%	80.15%	94.14%	70	0	0	
2	\$2,536,582	\$711,788	78.00%	22.61%	51.16%	104.84%	11	0	0	
3	\$6,041,411	\$1,437,549	101.23%	4.15%	96.32%	106.25%	4	0	0	
4	\$14,863,495	\$4,090,664					0	0	0	
5	\$47,254,313	\$24,769,831					0	0	0	
Total Sales Available							85	0	0	85

Value Group	(Sold and Unsold) Parcel Count from data file	(Sold and Unsold) Total AV from data file	(Sold and Unsold) Adjusted Total AV from data file with Outlier (VG)	(Sold and Unsold) 3 SD +/- OUTLIER, Adjusted Total AV from data file without Outliers	
1	5,435	\$2,588,655,800	\$2,970,345,152	\$2,970,345,152	<== AV adjusted by Weighted Mean Sales Ratio
2	1,019	\$2,584,777,000	\$2,584,777,000	\$2,584,777,000	<== No adjustment to AV, Value Group is in compliance.
3	428	\$2,585,723,900	\$2,585,723,900	\$2,585,723,900	<== No adjustment to AV, Value Group is in compliance.
4	176	\$2,580,775,200	\$2,580,775,200	\$2,580,775,200	<== No adjustment to AV, Value Group is in compliance.
5	55	\$2,598,987,200	\$2,598,987,200	\$2,598,987,200	<== No adjustment to AV, Value Group is in compliance.
		\$5,173,432,800	\$5,555,122,152	\$5,555,122,152	

A valid ratio study must contain at least five (5) sales.

See Combined (row 20).

POPULATION (Sold and Unsold) Outlier Review - Based on Value

Value Group	# >3 SD	# >4 SD	# >5 SD	# >6 SD	# >7 SD	# >8 SD
1	0	0	0	0	0	0
2	0	0	0	0	0	0
3	0	0	0	0	0	0
4	0	0	0	0	0	0
5	2	0	0	0	0	0
\$ AV of Outliers	\$261,447,300	\$0	\$0	\$0	\$0	\$0

Value Group	# >9 SD	# >10 SD	# >15 SD	Value of Outliers with Std. Score >= 3
1	0	0	0	\$0
2	0	0	0	\$0
3	0	0	0	\$0
4	0	0	0	\$0
5	0	0	0	\$261,447,300
\$ AV of Outliers	\$0	\$0	\$0	\$261,447,300

School District 1 - 2023 - Commercial Properties Analysis

Commercial Properties

POPULATION (Sold and Unsold) Distribution

Abstract Category	Total AV	Category in Value Group 1 as % of Population, based on Value	Category in Value Group 2 as % of Population, based on Value	Category in Value Group 3 as % of Population, based on Value	Category in Value Group 4 as % of Population, based on Value	Category in Value Group 5 as % of Population, based on Value
11	\$10,839,700	0.0327%	0.0511%	0.0000%	0.0000%	0.0000%
13	\$6,770,000	0.0248%	0.0076%	0.0199%	0.0000%	0.0000%
14	\$11,576,800	0.0342%	0.0078%	0.0116%	0.0359%	0.0000%
16	\$5,193,000	0.0307%	0.0094%	0.0000%	0.0000%	0.0000%
17	\$16,815,700	0.1072%	0.0227%	0.0000%	0.0000%	0.0000%
21	\$3,105,924,800	7.8437%	5.6347%	4.2858%	4.0764%	2.1639%
22	\$467,436,600	0.8535%	0.8229%	0.8958%	0.7911%	0.2494%
27	\$564,515,700	1.7781%	0.5474%	0.9673%	0.3612%	0.7090%
33	\$11,894,100	0.0155%	0.0764%	0.0000%	0.0000%	0.0000%
35	\$9,946,200	0.0037%	0.0457%	0.0275%	0.0000%	0.0000%
36	\$15,411,800	0.0144%	0.0372%	0.0286%	0.0389%	0.0000%
38	\$9,945,600	0.0354%	0.0414%	0.0000%	0.0000%	0.0000%
39	\$28,078,700	0.1005%	0.1165%	0.0000%	0.0000%	0.0000%
42	\$7,453,862,800	8.2449%	10.7056%	10.8495%	12.6748%	15.1332%
43	\$1,110,722,800	0.7794%	1.5893%	2.5855%	1.7991%	1.8310%
51	\$109,984,800	0.1082%	0.2609%	0.3125%	0.1684%	0.0000%

Abstract Category	Divisor	Suggested Divisor - Weighted Mean Sales Ratio from Value Group 1 - Commercial Property	Suggested Divisor - Weighted Mean Sales Ratio from Value Group 2 - Commercial Property	Suggested Divisor - Weighted Mean Sales Ratio from Value Group 3 - Commercial Property	Suggested Divisor - Weighted Mean Sales Ratio from Value Group 4 - Commercial Property	Suggested Divisor - Weighted Mean Sales Ratio from Value Group 5 - Commercial Property
11	0.8715	0.8715	1.0000	1.0000	1.0000	1.0000
13	0.8715	0.8715	1.0000	1.0000	1.0000	1.0000
14	0.8715	0.8715	1.0000	1.0000	1.0000	1.0000
16	0.8715	0.8715	1.0000	1.0000	1.0000	1.0000
17	0.8715	0.8715	1.0000	1.0000	1.0000	1.0000
21	0.8715	0.8715	1.0000	1.0000	1.0000	1.0000
22	0.8715	0.8715	1.0000	1.0000	1.0000	1.0000
27	0.8715	0.8715	1.0000	1.0000	1.0000	1.0000
33	0.8715	0.8715	1.0000	1.0000	1.0000	1.0000
35	0.8715	0.8715	1.0000	1.0000	1.0000	1.0000
36	0.8715	0.8715	1.0000	1.0000	1.0000	1.0000
38	0.8715	0.8715	1.0000	1.0000	1.0000	1.0000
39	0.8715	0.8715	1.0000	1.0000	1.0000	1.0000
42	0.8715	0.8715	1.0000	1.0000	1.0000	1.0000
43	0.8715	0.8715	1.0000	1.0000	1.0000	1.0000
51	0.8715	0.8715	1.0000	1.0000	1.0000	1.0000

School District 1 - 2023 - Commercial Properties Analysis

**Commercial Properties
POPULATION (Sold and Unsold) AV**

Only those categories affected by ratio study results are shown.

Abstract Category	Total AV (Value Outliers Removed)	AV attributed to VG 1	Value of Outliers in Value Group 1	AV attributed to VG 2	Value of Outliers in Value Group 2	AV attributed to VG 3	Value of Outliers in Value Group 3	AV attributed to VG 4	Value of Outliers in Value Group 4	AV attributed to VG 5	Value of Outliers in Value Group 5	Total Value of Value Group Outliers
11	\$10,839,700	\$4,226,300	\$0	\$6,613,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
13	\$6,770,000	\$3,203,900	\$0	\$984,900	\$0	\$2,581,200	\$0	\$0	\$0	\$0	\$0	\$0
14	\$11,576,800	\$4,427,600	\$0	\$1,008,500	\$0	\$1,496,900	\$0	\$4,643,800	\$0	\$0	\$0	\$0
16	\$5,193,000	\$3,974,200	\$0	\$1,218,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
17	\$16,815,700	\$13,876,200	\$0	\$2,939,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
21	\$3,105,924,800	\$1,014,884,400	\$0	\$729,066,000	\$0	\$554,538,100	\$0	\$527,447,400	\$0	\$279,988,900	\$0	\$0
22	\$467,436,600	\$110,427,600	\$0	\$106,479,800	\$0	\$115,903,500	\$0	\$102,356,300	\$0	\$32,269,400	\$0	\$0
27	\$564,515,700	\$230,064,200	\$0	\$70,821,600	\$0	\$125,154,100	\$0	\$46,734,300	\$0	\$91,741,500	\$0	\$0
33	\$11,894,100	\$2,002,800	\$0	\$9,891,300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
35	\$9,946,200	\$474,200	\$0	\$5,913,300	\$0	\$3,558,700	\$0	\$0	\$0	\$0	\$0	\$0
36	\$15,411,800	\$1,861,800	\$0	\$4,809,700	\$0	\$3,705,100	\$0	\$5,035,200	\$0	\$0	\$0	\$0
38	\$9,945,600	\$4,583,000	\$0	\$5,362,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
39	\$28,078,700	\$13,005,700	\$0	\$15,073,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
42	\$7,327,693,800	\$1,066,799,900	\$0	\$1,385,195,100	\$0	\$1,403,809,100	\$0	\$1,639,988,100	\$0	\$1,958,070,600	\$126,169,000	\$126,169,000
43	\$840,166,200	\$100,841,900	\$0	\$205,637,700	\$0	\$334,540,000	\$0	\$232,786,400	\$0	\$101,638,500	\$135,278,300	\$135,278,300
51	\$109,984,800	\$14,002,100	\$0	\$33,761,800	\$0	\$40,437,200	\$0	\$21,783,700	\$0	\$0	\$0	\$0
Total AV**	\$12,542,193,500	\$2,588,655,800	\$0	\$2,584,777,000	\$0	\$2,585,723,900	\$0	\$2,580,775,200	\$0	\$2,463,708,900	\$261,447,300	\$261,447,300
** Value of Outliers Removed												
		\$2,588,655,800		\$2,584,777,000		\$2,585,723,900		\$2,580,775,200		\$2,463,708,900	\$261,447,300	\$261,447,300

Abstract Category	Adjusted Total AV	Adjusted AV for VG 1	Value of Outliers - VG 1	Adjusted AV for VG 2	Value of Outliers - VG 2	Adjusted AV for VG 3	Value of Outliers - VG 3	Adjusted AV for VG 4	Value of Outliers - VG 4	Adjusted AV for VG 5	Value of Outliers - VG 5	Total Value of Value Group Outliers
11	\$11,462,855	\$4,849,455	\$0	\$6,613,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
13	\$7,242,405	\$3,676,305	\$0	\$984,900	\$0	\$2,581,200	\$0	\$0	\$0	\$0	\$0	\$0
14	\$12,229,636	\$5,080,436	\$0	\$1,008,500	\$0	\$1,496,900	\$0	\$4,643,800	\$0	\$0	\$0	\$0
16	\$5,778,984	\$4,560,184	\$0	\$1,218,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
17	\$18,861,703	\$15,922,203	\$0	\$2,939,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
21	\$3,255,566,390	\$1,164,525,990	\$0	\$729,066,000	\$0	\$554,538,100	\$0	\$527,447,400	\$0	\$279,988,900	\$0	\$0
22	\$483,718,811	\$126,709,811	\$0	\$106,479,800	\$0	\$115,903,500	\$0	\$102,356,300	\$0	\$32,269,400	\$0	\$0
27	\$598,437,960	\$263,986,460	\$0	\$70,821,600	\$0	\$125,154,100	\$0	\$46,734,300	\$0	\$91,741,500	\$0	\$0
33	\$12,189,407	\$2,298,107	\$0	\$9,891,300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
35	\$10,016,119	\$544,119	\$0	\$5,913,300	\$0	\$3,558,700	\$0	\$0	\$0	\$0	\$0	\$0
36	\$15,886,317	\$2,136,317	\$0	\$4,809,700	\$0	\$3,705,100	\$0	\$5,035,200	\$0	\$0	\$0	\$0
38	\$10,821,349	\$5,258,749	\$0	\$5,362,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
39	\$29,996,351	\$14,923,351	\$0	\$15,073,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
42	\$7,358,821,171	\$1,224,096,271	\$0	\$1,385,195,100	\$0	\$1,403,809,100	\$0	\$1,639,988,100	\$0	\$1,831,901,600	\$126,169,000	\$126,169,000
43	\$855,035,029	\$115,710,729	\$0	\$205,637,700	\$0	\$334,540,000	\$0	\$232,786,400	\$0	\$101,638,500	\$135,278,300	\$135,278,300
51	\$112,049,367	\$16,066,667	\$0	\$33,761,800	\$0	\$40,437,200	\$0	\$21,783,700	\$0	\$0	\$0	\$0
		\$2,970,345,152	\$0	\$2,584,777,000	\$0	\$2,585,723,900	\$0	\$2,580,775,200	\$0	\$2,337,539,900	\$261,447,300	\$261,447,300
Adjusted Total AV	\$12,797,713,852	\$2,970,345,152		\$2,584,777,000		\$2,585,723,900		\$2,580,775,200		\$2,337,539,900	\$261,447,300	\$261,447,300
AV of Value Outliers	\$261,447,300											

Estimated Adjusted Total AV, including Outliers	\$13,059,161,152
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School District 1 - 2023 - Commercial Properties Analysis

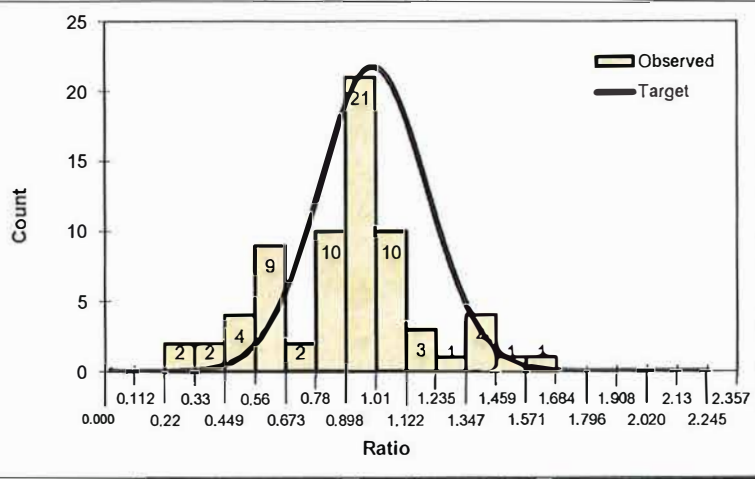
Commercial Properties

Abtract Category	Adjustment	Value of Outflow
11	0.945637	\$0
13	0.934772	\$0
14	0.946619	\$0
16	0.898601	\$0
17	0.891526	\$0
21	0.954035	\$0
22	0.966340	\$0
27	0.943315	\$0
33	0.975773	\$0
35	0.993019	\$0
36	0.982500	\$0
38	0.936378	\$0
39	0.936071	\$0
42	0.985770	\$126,169,000
43	0.982610	\$135,278,300
51	0.981574	\$0

Boise Independent #1 - See Secondary Category(ies) Section below for details.

Boise Independent #1	See Secondary Category(ies) Section below for details.	Combined Categories	<i>TIME PERIOD STUDIED</i>	
RATIO STUDY Not Official until 'FINAL' dated & initialed	Using 2023 Assessed Values	Assessment Date:	From:	To:
		01/01/2023	10/03/2022	09/30/2023
Sales Price is Time Adjusted	Time Adjustment Considered, but not Applied.			

SAMPLE STATISTICS	
Sample size (n)	70
Total Assessed Value	\$41,671,500
Total Adjusted Sales Price	\$47,816,905
Mean Assessed Value	\$595,307
Mean Adjusted Sales Price	\$683,099
Standard Deviation AV	\$430,055
Standard Deviation SP	\$487,535
Median Assessed Value	\$556,800
Median Sales Price	\$620,000
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	90.66%
Median Ratio	95.73%
Weighted Mean Ratio	87.15%
Geometric Mean Ratio	85.86%
UNIFORMITY	
Lowest Ratio	24.56%
Highest Ratio	162.35%
Coefficient of Dispersion	21.68%
Standard Deviation	27.50%
Coefficient of Variation	30.33%
Price-Related Bias	0.0073
Price-Related Differential	1.04
RELIABILITY	
90% Confidence Intervals:	Lower Upper
Around the Mean	85.26% 96.07%
Around the Median	88.89% 99.51%
Around the Weighted Mean	80.15% 94.14%
Around the COD	17.26% 28.34%
Around the PRB	-0.0448 0.0594
Probability True Mean 90-110	57.93%
80% Confidence Intervals:	Lower Upper
Around the Mean	86.45% 94.88%
Around the Median	90.41% 99.12%
Around the Weighted Mean	81.70% 92.60%
NORMALITY Test Results:	
Chi Square Test	N/A
Binomial Test	Normal
i.e., Insufficient evidence of Non-Normality	
Mann-Whitney Test	-1.1646
Significance of Value Related Inequity - Weak	
D'Agostino-Pearson	Normal
Shapiro-Wilk W	N/A
Kurtosis (2 - 5) = 3.15	Acceptable
Skew (-0.5 - 1) = -0.04	Acceptable
COD Standard	Maximum
See Secondary Category(ies) Section	20.00%



Compliance Checks:	
Level:	Compliance Met?
90% Confidence Interval:	<input type="checkbox"/> YES <input type="checkbox"/> NO
80% Confidence Interval:	<input type="checkbox"/> YES <input type="checkbox"/> NO
Uniformity:	COD Standards met? N/A
	COD: Poor
	COV: Very Poor
	PRD: Favors High Priced
PRB:	Meets IAAO Standard, No Significant Bias

COMMENTS:
Comme... /
Water Group /

No data 'lost' to trim.
 Outliers TRIMMED using IQR - Outer Fence @ 3.0
 Below 0 (0 sales) and Above 2.056 (0 sales)

Secondary Category(ies) with sales		
Count	Category	Description
9	21	Unimproved Urban Com Lot/Acre
21	27	Com Condominiums
2	1335	Improved Rural Com Tract
37	2142	Improved Urban Com
1	2243	Improved Urban Ind

PRELIMINARY
 FINAL

Date Analyst
 3/22/2024 Shaundra Roeber
3/25/24

COVICOD	
Expected	125%
Observed	140%

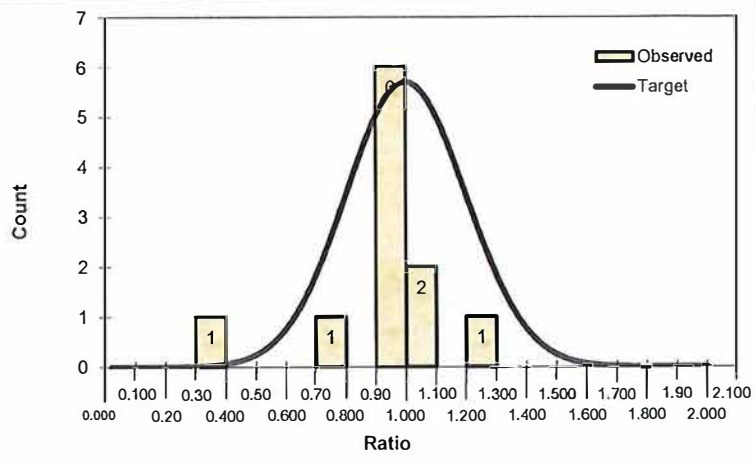
May be a Non-Representative Sample

PRB is inconclusive

Boise Independent #1 - See Secondary Category(ies) Section below for details.

Boise Independent #1	See Secondary Category(ies) Section below for details.	Combined Categories	<i>TIME PERIOD STUDIED</i>	
RATIO STUDY Not Official until 'FINAL' dated & initialed	Using 2023 Assessed Values	Assessment Date:	From:	To:
		01/01/2023	10/03/2022	09/30/2023
Sales Price is Time Adjusted	Time Adjustment Considered, but not Applied.			

SAMPLE STATISTICS	
Sample size (n)	11
Total Assessed Value	\$25,444,700
Total Adjusted Sales Price	\$32,620,841
Mean Assessed Value	\$2,313,155
Mean Adjusted Sales Price	\$2,965,531
Standard Deviation AV	\$680,950
Standard Deviation SP	\$2,554,703
Median Assessed Value	\$2,096,300
Median Sales Price	\$2,017,500
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	93.48%
Median Ratio	98.61%
Weighted Mean Ratio	78.00%
Geometric Mean Ratio	89.96%
UNIFORMITY	
Lowest Ratio	36.62%
Highest Ratio	129.58%
Coefficient of Dispersion	14.05%
Standard Deviation	22.61%
Coefficient of Variation	24.19%
Price-Related Bias	-0.3122
Price-Related Differential	1.20
T-Score:	-4.3089
RELIABILITY	
90% Confidence Intervals:	Lower Upper
Around the Mean	81.13% 105.83%
Around the Median	91.28% 101.16%
Around the Weighted Mean	51.16% 104.84%
Around the COD	5.94% 36.41%
Around the PRB	-0.4717 -0.1527
Probability True Mean 90-110	67.16%
80% Confidence Intervals:	Lower Upper
Around the Mean	84.13% 102.83%
Around the Median	92.25% 99.98%
Around the Weighted Mean	59.01% 96.99%
NORMALITY Test Results:	
Chi Square Test	N/A
Binomial Test	Normal
i.e., Insufficient evidence of Non-Normality	
Mann-Whitney Test	N/A
Unable to Calculate	
D'Agostino-Pearson	Normal
Shapiro-Wilk W	Non-Normal
Kurtosis (1 - 6) = 5.15	Acceptable
Skew (-1.5 - 1.5) = -1.25	Acceptable
COD Standard	Maximum
See Secondary Category(ies) Section	20.00%



Compliance Checks:	
Level:	Compliance Met?
90% Confidence Interval:	<input type="checkbox"/> YES <input type="checkbox"/> NO
80% Confidence Interval:	<input type="checkbox"/> YES <input type="checkbox"/> NO
Uniformity:	COD Standards met? N/A
	COD: Good
	COV: Somewhat Poor
	PRD: Favors High Priced
	PRB: Unacceptable Bias towards High Priced

COMMENTS:
Commercial
 Value Group: 2

No data 'lost' to trim.
 Outliers TRIMMED using IQR - Outer Fence @ 3.0
 Below .10 (0 sales) and Above 1.337 (0 sales)

Secondary Category(ies) with sales		
Count	Category	Description
1	22	Unimproved Urban Ind Lot/Acre
10	2142	Improved Urban Com

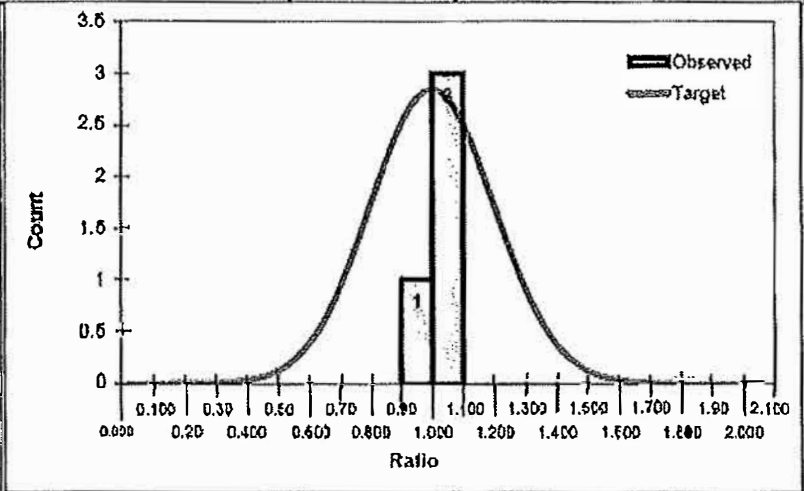
PRELIMINARY
 FINAL

Date Analyst
 3/22/2024 Shauna Roerber
 3/25/24

COV/COD	
Expected	125%
Observed	172%
May be a Non-Representative Sample	
Price Related Bias Exists	
PRB is SIGNIFICANT @ 90%	

Boise Independent #1	See Secondary Category(ies) Section below for details.	Improved Urban Com	TIME PERIOD STUDIED	
RATIO STUDY Not Official until 'FINAL' dated & Initialed	Using 2023 Assessed Values	Assessment Date: 01/01/2023	From: 10/03/2022	To: 09/30/2023
Not Time Adjusted				

SAMPLE STATISTICS	
Sample size (n)	4
Total Assessed Value	\$22,384,400
Total Adjusted Sales Price	\$22,100,000
Mean Assessed Value	\$5,596,100
Mean Adjusted Sales Price	\$5,525,000
Standard Deviation AV	\$945,075
Standard Deviation SP	\$825,128
Median Assessed Value	\$5,717,200
Median Sales Price	\$5,625,000
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	101.11%
Median Ratio	100.76%
Weighted Mean Ratio	101.26%
Geometric Mean Ratio	#NAME?
UNIFORMITY	
Lowest Ratio	98.44%
Highest Ratio	108.44%
Coefficient of Dispersion	2.87%
Standard Deviation	4.16%
Coefficient of Variation	4.11%
Price-Related Bias	0.0935
Price-Related Differential	1.00
RELIABILITY	
90% Confidence Intervals:	Lower Upper
Around the Mean	98.22% 108.00%
Around the Median	#N/A #N/A
Around the Weighted Mean	98.32% 108.25%
Around the COD	1.38% 10.60%
Around the PRB	-0.2178 0.3947
Probability True Mean 90-110	98.13%
80% Confidence Intervals:	Lower Upper
Around the Mean	97.71% 104.51%
Around the Median	#N/A #N/A
Around the Weighted Mean	98.68% 103.90%
NORMALITY Test Results:	
Chi Square Test	N/A
Binomial Test	Normal
i.e., Insufficient evidence of Non-Normality	
Mann-Whitney Test	N/A
Unable to Calculate	
D'Agostino-Pearson	Normal
Shapiro-Wilk W	Normal
Kurtosis (1 - 6) = 1.93	Acceptable
Skew (-1.5 - 1.5) = 0.26	Acceptable
COD Standard	Maximum
See Secondary Category(ies) Section	20.00%



T-Score: 0.7688		Compliance Checks:	
Level:	90% Confidence Interval:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
	80% Confidence Interval:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Uniformity:	COD Standards met?	N/A	
	COD:	Questionable	
	COV:	Questionable	
	PRD:	No Observed Bias	
	PRB:	Some Bias towards Low Priced	
COMMENTS:			
<i>Commercial</i>			
Value Group: 3			
<i>not a sample too small for complete statistics and analysis</i>			
Data not checked for outliers			

Secondary Category(ies) with sales		
Count	Category	Description
3	2142	Improved Urban Com
1	2243	Improved Urban Ind

PRELIMINARY

FINAL

Date	Analyst
3/22/2024	Shaunna Roeder
3/22/24	ll

COVICOD	
Expected	126%
Observed	143%
May be a Non-Representative Sample	

PRB is Inconclusive

School District 1 - 2023 - Residential Properties Analysis

Residential Properties	Total AV	\$34,516,217,000
	Average AV	\$459,066
	Standard Deviation of AV	\$283,542

Residential Value Group Statistics

Value Group	(Sold and Unsold) Average Assessed Value	(Sold and Unsold) Stdov of Assessed Value	Weighted Mean Sales Ratio	Stdov (Ratio)	Lower 90% CI around the Weighted Mean Ratio	Upper 90% CI around the Weighted Mean Ratio	Sales Counts from Current Ratio Study Data files	Sales - Outliers: Value, Z-Score of 3 or more	Sales - Outliers: Ratio, Z-Score of 3 or more	Total Sales Used by Value Group
1	\$241,520	\$122,449	86.16%	19.05%	85.41%	86.90%	848	0		848
2	\$407,202	\$26,698	88.56%	9.82%	87.89%	89.24%	625	0		625
3	\$521,049	\$38,034	90.17%	9.92%	89.38%	90.95%	489	0		489
4	\$680,180	\$59,227	88.92%	10.22%	87.99%	89.85%	367	0		367
5	\$1,105,480	\$399,262	85.75%	13.55%	84.25%	87.25%	269	4	55	210
Total Sales Available							2,598	4	55	2,539

Value Group	(Sold and Unsold) Parcel Count from data file	(Sold and Unsold) Total AV from data file	(Sold and Unsold) Adjusted Total AV from data file with Outlier (VG)	(Sold and Unsold) 3 SD +/- OUTLIER, Adjusted Total AV from data file without Outliers
1	28,596	\$6,906,503,800	\$8,015,905,060	\$8,015,905,060
2	16,953	\$6,903,295,800	\$7,795,049,458	\$7,795,049,458
3	13,248	\$6,902,859,200	\$7,655,383,387	\$7,655,383,387
4	10,149	\$6,903,149,200	\$7,763,325,686	\$7,763,325,686
5	6,242	\$6,900,409,000	\$8,047,124,198	\$7,994,487,623
		\$34,516,217,000	\$39,276,787,790	\$38,907,408,314

<== AV adjusted by Weighted Mean Sales Ratio
 <== AV adjusted by Weighted Mean Sales Ratio
 <== AV adjusted by Weighted Mean Sales Ratio
 <== AV adjusted by Weighted Mean Sales Ratio
 <== AV adjusted by Weighted Mean Sales Ratio

POPULATION (Sold and Unsold) Outlier Review - Based on Value

Value Group	# >3 SD	# >4 SD	# >5 SD	# >6 SD	# >7 SD	# >8 SD
1	0	0	0	0	0	0
2	0	0	0	0	0	0
3	0	0	0	0	0	0
4	0	0	0	0	0	0
5	106	56	27	11	10	6
\$ AV of Outliers	\$316,742,900	\$193,509,000	\$111,481,700	\$58,890,200	\$55,239,300	\$38,777,600

Value Group	# >9 SD	# >10 SD	# >15 SD	Value of Outliers with Std. Score >= 3
1	0	0	0	\$0
2	0	0	0	\$0
3	0	0	0	\$0
4	0	0	0	\$0
5	6	4	2	\$316,742,900
\$ AV of Outliers	\$38,777,600	\$29,116,500	\$18,744,000	\$316,742,900

School District 1 - 2023 - Residential Properties Analysis

Residential
POPULATION (Sold and Unsold) Statistics

Average Assessed Value	Stdev of Assessed Value	Weighted Mean Sales Ratio	Stdev (Ratio)	Lower 90% CI around the Weighted Mean Ratio	Upper 90% CI around the Weighted Mean Ratio	Sales Counts from Current Ratio Study Data files	Sales that are Value Outliers, Z-Score of 3 or more	Sales that are Ratio Outliers, Z-Score of 3 or more
\$459,066	\$283,542					2,598		2,598
Parcel Count		Total AV				Sales Used		
75,188		\$34,516,217,000						
	# >3 SD	# >4 SD	# >5 SD	# >6 SD	# >7 SD	# >8 SD		
	1,133	520	268	135	80	51		
\$ AV of Outliers	\$1,960,217,000	\$1,081,660,100	\$646,874,700	\$381,039,100	\$255,089,200	\$179,918,000		
	# >9 SD	# >10 SD	# >15 SD	# >20 SD	# >30 SD	# >40 SD	Value of Outliers with Std. Score >= 3	
	29	19	6	2	1	0	\$1,960,217,000	
\$ AV of Outliers	\$117,578,500	\$86,027,700	\$38,777,600	\$18,744,000	\$9,791,900	\$0		

School District 1 - 2023 - Residential Properties Analysis

**Residential Properties
Sales**

Categories in Ratio Study	Abstract Category	Total AV	Average AV	Standard Deviation AV	Sales Count	Sales Count after Value Outlier Removed used in Value Group Studies	Sales Count after Value Group Outlier Removed Count used in Population Study
12	12	\$0	#DIV/0!	\$0	0	0	0
15	15	\$1,008,000	\$336,000	\$12,204	3	0	3
18	18	\$0	#DIV/0!	\$0	0	0	0
20	20	\$8,598,200	\$268,694	\$32,479	32	0	32
26	26	\$53,696,200	\$383,544	\$97,461	140	0	140
46	46	\$28,800	\$28,800	\$565	1	0	1
50	50	\$2,356,000	\$294,500	\$16,328	8	0	8
65	65	\$13,101,700	\$83,985	\$25,057	156	0	156
1234	34	\$1,692,900	\$564,300	\$19,545	3	0	3
1537	37	\$0	#DIV/0!	\$0	0	0	0
2041	41	\$1,204,705,400	\$538,777	\$327,320	2,240	4	2,236
2046	46	\$1,942,300	\$176,573	\$11,670	11	0	11
2048	48	\$2,394,300	\$299,288	\$17,255	8	0	8
					2,602	4	2,598

Categories in Ratio Study	Total AV from Sales	Sales - Value Group 1 Only Count	From Sales data file Total AV	Sales - Value Group 2 Only Count	From Sales data file Total AV	Sales - Value Group 3 Only Count	From Sales data file Total AV	Sales - Value Group 4 Only Count	From Sales data file Total AV	Sales - Value Group 5 Only Count	From Sales data file Total AV
12	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
15	\$1,008,000	2	\$497,700	0	\$0	1	\$510,300	0	\$0	0	\$0
18	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
20	\$8,598,200	27	\$6,114,900	1	\$401,000	4	\$2,082,300	0	\$0	0	\$0
26	\$53,696,200	81	\$21,363,000	29	\$11,550,700	10	\$5,104,700	11	\$7,425,700	9	\$8,252,100
46	\$28,800	1	\$28,800	0	\$0	0	\$0	0	\$0	0	\$0
50	\$2,356,000	8	\$2,356,000	0	\$0	0	\$0	0	\$0	0	\$0
65	\$13,101,700	156	\$13,101,700	0	\$0	0	\$0	0	\$0	0	\$0
1234	\$1,692,900	0	\$0	1	\$418,700	1	\$582,000	1	\$692,200	0	\$0
1537	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
2041	\$1,204,705,400	556	\$175,732,200	592	\$242,515,300	473	\$245,565,800	355	\$241,946,500	260	\$298,945,600
2046	\$1,942,300	11	\$1,942,300	0	\$0	0	\$0	0	\$0	0	\$0
2048	\$2,394,300	6	\$1,862,400	2	\$831,900	0	\$0	0	\$0	0	\$0
		848		625		489		367		269	

School District 1 - 2023 - Residential Properties Analysis

Residential Properties

POPULATION (Sold and Unsold) Distribution

Abstract Category	Total AV	Category In Value Group 1 as % of Population, based on Value	Category In Value Group 2 as % of Population, based on Value	Category In Value Group 3 as % of Population, based on Value	Category In Value Group 4 as % of Population, based on Value	Category In Value Group 5 as % of Population, based on Value
12	\$91,584,200	0.0293%	0.0263%	0.0662%	0.0591%	0.0844%
15	\$1,005,950,200	0.4050%	0.5933%	0.7675%	0.8493%	0.2993%
18	\$70,435,500	0.0389%	0.0037%	0.0085%	0.0072%	0.1457%
20	\$13,295,356,900	9.2370%	8.3662%	7.5493%	6.7148%	6.6518%
26	\$869,962,800	1.4766%	0.3523%	0.2462%	0.1202%	0.3251%
34	\$116,743,900	0.0120%	0.0098%	0.0383%	0.0624%	0.2157%
37	\$1,444,199,000	0.4108%	0.6836%	0.9820%	1.4407%	0.6670%
40	\$14,207,500	0.0304%	0.0011%	0.0000%	0.0000%	0.0097%
41	\$17,378,530,500	7.7517%	9.9363%	10.3281%	10.7408%	11.5920%
46	\$24,227,800	0.0650%	0.0033%	0.0013%	0.0006%	0.0000%
48	\$57,750,800	0.1263%	0.0242%	0.0113%	0.0046%	0.0010%
50	\$7,793,500	0.0226%	0.0000%	0.0000%	0.0000%	0.0000%
65	\$133,537,500	0.3869%	0.0000%	0.0000%	0.0000%	0.0000%

Abstract Category	Divisor	Value Group 1 Weight	Value Group 2 Weight	Suggested Divisor - Weighted Mean Sales Ratio from Value Group 1 - Residential Property	Suggested Divisor - Weighted Mean Sales Ratio from Value Group 2 - Residential Property	Suggested Divisor - Weighted Mean Sales Ratio from Value Group 3 - Residential Property	Suggested Divisor - Weighted Mean Sales Ratio from Value Group 4 - Residential Property	Suggested Divisor - Weighted Mean Sales Ratio from Value Group 5 - Residential Property
12	0.8616	0.0003	0.9997	0.8616	0.8856	0.9017	0.8892	1.0000
15	0.8616	0.0035	0.9965	0.8616	0.8856	0.9017	1.0000	1.0000
18	0.8616	0.0003	0.9997	0.8616	0.8856	0.9017	1.0000	1.0000
20	0.8575	0.0796	0.9204	0.8616	0.8856	0.9017	1.0000	0.8575
26	0.8575	0.0127	0.9873	0.8616	0.8856	0.9017	0.8892	0.8575
34	0.8616	0.0001	0.9999	0.8616	0.8856	0.9017	0.8892	1.0000
37	0.8616	0.0035	0.9965	0.8616	0.8856	0.9017	1.0000	1.0000
40	1.0000	0.0003	0.9997	1.0000	1.0000	1.0000	1.0000	1.0000
41	0.8575	0.0668	0.9332	0.8616	0.8856	0.9017	0.8892	0.8575
46	0.8616	0.0005	0.9994	0.8616	0.8856	0.9017	1.0000	1.0000
48	0.8616	0.0011	0.9989	0.8616	0.8856	0.9017	1.0000	1.0000
50	0.8575	0.0002	0.9998	0.8616	0.8856	0.9017	0.8892	0.8575
65	0.8616	0.0033	0.9967	0.8616	1.0000	1.0000	1.0000	1.0000

School District 1 - 2023 - Residential Properties Analysis

**Residential Properties
Computation**

Only those categories affected by ratio study results are shown.

Abstract Category	Total AV (Value Outliers Removed)	AV attributed to VG 1	Value of Outliers in Value Group 1	AV attributed to VG 2	Value of Outliers in Value Group 2	AV attributed to VG 3	Value of Outliers in Value Group 3	AV attributed to VG 4	Value of Outliers in Value Group 4	AV attributed to VG 5	Value of Outliers in Value Group 5	Total Value of Value Group Outliers
12	\$91,584,200	\$10,106,500	\$0	\$9,087,300	\$0	\$22,842,200	\$0	\$20,412,100	\$0	\$29,136,100	\$0	\$0
15	\$1,005,950,200	\$139,777,100	\$0	\$204,788,100	\$0	\$264,927,600	\$0	\$293,152,500	\$0	\$103,303,900	\$0	\$0
18	\$43,472,100	\$13,432,400	\$0	\$1,282,100	\$0	\$2,948,400	\$0	\$2,481,700	\$0	\$50,290,900	\$26,963,400	\$26,963,400
20	\$13,295,356,900	\$3,188,259,700	\$0	\$2,887,699,900	\$0	\$2,605,746,700	\$0	\$2,317,693,900	\$0	\$2,295,956,700	\$0	\$0
26	\$855,819,600	\$509,670,300	\$0	\$121,593,500	\$0	\$84,995,900	\$0	\$41,489,200	\$0	\$112,213,900	\$14,143,200	\$14,143,200
34	\$111,234,800	\$4,154,500	\$0	\$3,382,700	\$0	\$13,228,800	\$0	\$21,528,900	\$0	\$74,449,000	\$5,509,100	\$5,509,100
37	\$1,444,199,000	\$141,776,600	\$0	\$235,963,300	\$0	\$338,961,300	\$0	\$497,284,800	\$0	\$230,213,000	\$0	\$0
40	\$14,207,500	\$10,498,900	\$0	\$376,800	\$0	\$0	\$0	\$0	\$0	\$3,331,800	\$0	\$0
41	\$17,378,530,500	\$2,675,577,600	\$0	\$3,429,627,700	\$0	\$3,564,869,600	\$0	\$3,707,328,100	\$0	\$4,001,127,500	\$0	\$0
46	\$24,227,800	\$22,436,300	\$0	\$1,155,700	\$0	\$445,700	\$0	\$190,100	\$0	\$0	\$0	\$0
48	\$57,750,800	\$43,582,800	\$0	\$8,337,700	\$0	\$3,893,000	\$0	\$1,587,900	\$0	\$349,400	\$0	\$0
50	\$7,793,500	\$7,793,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
65	\$133,537,500	\$133,537,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total AV**	\$34,463,664,400	\$6,900,603,700	\$0	\$6,903,295,800	\$0	\$6,902,859,200	\$0	\$6,903,149,200	\$0	\$6,900,372,200	\$46,615,700	\$46,615,700
** Value of Outliers Removed		\$6,900,603,700		\$6,903,295,800		\$6,902,859,200		\$6,903,149,200		\$6,946,987,900		

Abstract Category	Adjusted Total AV	Adjusted AV for VG 1	Value of Outliers - VG 1	Adjusted AV for VG 2	Value of Outliers - VG 2	Adjusted AV for VG 3	Value of Outliers - VG 3	Adjusted AV for VG 4	Value of Outliers - VG 4	Adjusted AV for VG 5	Value of Outliers - VG 5	Total Value of Value Group Outliers
12	\$99,415,150	\$11,729,921	\$0	\$10,261,179	\$0	\$25,332,372	\$0	\$22,955,578	\$0	\$29,136,100	\$0	\$0
15	\$1,083,738,454	\$162,229,689	\$0	\$231,243,338	\$0	\$293,809,027	\$0	\$293,152,500	\$0	\$103,303,900	\$0	\$0
18	\$46,116,808	\$15,590,065	\$0	\$1,447,719	\$0	\$3,269,824	\$0	\$2,481,700	\$0	\$23,327,500	\$26,963,400	\$26,963,400
20	\$14,846,131,340	\$3,700,394,266	\$0	\$3,260,727,078	\$0	\$2,889,815,571	\$0	\$2,317,693,900	\$0	\$2,677,500,525	\$0	\$0
26	\$984,129,067	\$591,539,345	\$0	\$137,300,700	\$0	\$94,261,939	\$0	\$46,659,019	\$0	\$114,368,163	\$14,143,200	\$14,143,200
34	\$116,463,907	\$4,821,843	\$0	\$3,819,670	\$0	\$14,670,955	\$0	\$24,211,538	\$0	\$68,939,900	\$5,509,100	\$5,509,100
37	\$1,534,406,336	\$164,550,371	\$0	\$266,444,557	\$0	\$375,913,608	\$0	\$497,284,800	\$0	\$230,213,000	\$0	\$0
40	\$14,207,500	\$10,498,900	\$0	\$376,800	\$0	\$0	\$0	\$0	\$0	\$3,331,800	\$0	\$0
41	\$19,766,840,602	\$3,105,359,331	\$0	\$3,872,660,005	\$0	\$3,953,498,503	\$0	\$4,169,284,863	\$0	\$4,666,037,901	\$0	\$0
46	\$28,029,653	\$26,040,274	\$0	\$1,304,991	\$0	\$494,289	\$0	\$190,100	\$0	\$0	\$0	\$0
48	\$66,253,013	\$50,583,565	\$0	\$9,414,747	\$0	\$4,317,400	\$0	\$1,587,900	\$0	\$349,400	\$0	\$0
50	\$9,045,381	\$9,045,381	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
65	\$154,987,813	\$154,987,813	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$8,007,370,766	\$0	\$7,795,000,784	\$0	\$7,655,383,387	\$0	\$7,375,501,899	\$0	\$7,916,508,189	\$46,615,700	\$46,615,700
Adjusted Total AV	\$38,749,765,025	\$8,007,370,766		\$7,795,000,784		\$7,655,383,387		\$7,375,501,899		\$7,963,123,889		\$46,615,700
AV of Value Outliers	\$46,615,700											

Estimated Adjusted Total AV, Including Outliers	\$38,796,380,725
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School District 1 - 2023 - Residential Properties Analysis

Residential Properties

<u>Abstract Category</u>	<u>Adjustment1</u>	<u>Value of Outliers</u>
12	0.921230	\$0
15	0.928222	\$0
18	0.942652	\$26,963,400
20	0.895544	\$0
26	0.869621	\$14,143,200
34	0.955101	\$5,509,100
37	0.941210	\$0
40	1.000000	\$0
41	0.879176	\$0
46	0.864363	\$0
48	0.871671	\$0
50	0.861600	\$0
65	0.861600	\$0

VALUE GROUP (Sales) - VALUE OUTLIERS

Value Group	Parcel Number	Sale Date	Ass'd Value	Time Adjusted Sale Price	Category	VG_Z- Score
5	R1035210200	2/28/2023	\$2,809,300	\$3,646,574	2041	4.26742
5	R5983350440	1/31/2023	\$2,331,600	\$2,985,096	2041	3.07096
5	R3616420396	11/22/2022	\$3,425,500	\$3,716,376	2041	5.81077
5	R3161640120	9/25/2023	\$3,899,500	\$3,932,353	2041	6.99796

BOISE INDEPENDENT #1 - 2023 ANALYSIS - RESIDENTIAL VALUE OUTLIER LISTING

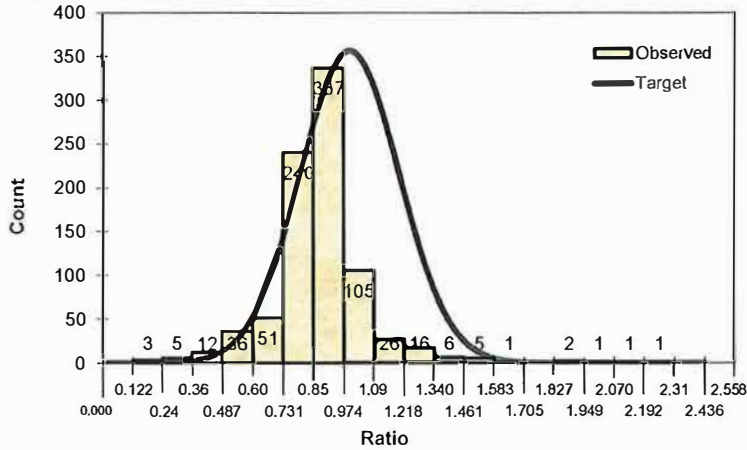
POPULATION (Sales)

Parcel Number	Sale Date	Ass'd Value	Time Adjusted Sale Price	Category	Population Z_SCORE
R1035220420	9/26/2023	1668900	2811578.505	2041	4.2669
R7475830610	6/28/2023	1728100	2838661.271	2041	4.4756
R1035220560	4/20/2023	1990500	3087772.92	2041	5.4011
R1035220360	5/16/2023	1489000	2265972.658	2041	3.6324
R2690400140	10/7/2022	1544800	2271465.618	2041	3.8292
R0310000145	5/30/2023	1442200	2065736.067	2041	3.4673
R5983890220	1/4/2023	1575100	2249254.872	2041	3.9360
R1035200030	9/22/2023	1875800	2671000.989	2041	4.9966
R5207000345	8/22/2023	1325200	1851745.883	2041	3.0547
R8079560320	5/9/2023	1400200	1922636.074	2041	3.3192
R2690410060	10/17/2022	1341300	1832685.687	2041	3.1115
R8037540290	8/10/2023	1982300	2631989.342	2041	5.3722
R3369360270	5/30/2023	1685200	2213288.643	2041	4.3243
R1035220520	10/14/2022	1747500	2288761.226	2041	4.5441
R1035210200	2/28/2023	2809300	3646573.724	2041	8.2888
R1035210180	12/6/2022	1545700	2004746.569	2041	3.8324
R5983350440	1/31/2023	2331600	2985096.288	2041	6.6041
R1035220680	11/3/2022	1407600	1799109.398	2041	3.3453
R1035220040	3/1/2023	1361100	1738637.463	2041	3.1813
R8037270200	12/27/2022	1683200	2101159.6	2041	4.3173
R3641500048	12/23/2022	1328300	1626615.514	2041	3.0656
R5983920080	10/28/2022	2192600	2618725.998	2041	6.1139
R3369390170	4/26/2023	1474200	1752605.519	2041	3.5802
R3482130620	2/23/2023	2189300	2590414.487	2041	6.1022
R1013500250	6/30/2023	1679000	1985153.68	2041	4.3025
R3369360260	6/16/2023	1667000	1963678.536	2041	4.2602
R8037570020	5/8/2023	1610100	1886481.873	2041	4.0595
R6641120140	3/10/2023	1325900	1533444.011	2041	3.0572
R3482130540	5/22/2023	2086600	2407232.268	2041	5.7400
R7476730220	11/16/2022	1322300	1507637.503	2041	3.0445
R5983400010	3/1/2023	1412000	1609481.537	2041	3.3608
R3369390070	3/1/2023	1655000	1877728.46	2041	4.2178
R3482130760	11/16/2022	1982000	2223339.158	2041	5.3711
R8037540600	3/31/2023	1436200	1584354.95	2041	3.4462
R5820560220	12/14/2022	1591500	1753481.298	2041	3.9939
R3482130160	5/12/2023	1757600	1925061.744	2041	4.5797
R3482130400	11/30/2022	1983200	2162727.528	2041	5.3753
R6641120040	9/12/2023	1925300	2090543.983	2041	5.1711
R3616420396	11/22/2022	3425500	3716376.46	2041	10.4621
R3482100230	3/29/2023	1469100	1584704.838	2041	3.5622

Boise Independent #1 - See Secondary Category(ies) Section below for details.

Boise Independent #1	See Secondary Category(ies) Section below for details.	Combined Categories	<i>TIME PERIOD STUDIED</i>	
RATIO STUDY Not Official until 'FINAL' dated & initialed	Using 2023 Assessed Values	Assessment Date:	From:	To:
		01/01/2023	10/03/2022	09/30/2023
Sales Price is Time Adjusted	Time Adjustment Considered, but not Applied.			

SAMPLE STATISTICS	
Sample size (n)	848
Total Assessed Value	\$222,699,000
Total Adjusted Sales Price	\$258,483,001
Mean Assessed Value	\$262,617
Mean Adjusted Sales Price	\$304,815
Standard Deviation AV	\$98,973
Standard Deviation SP	\$120,321
Median Assessed Value	\$300,900
Median Sales Price	\$339,578



ASSESSMENT LEVEL	
Arithmetic Mean Ratio	87.91%
Median Ratio	87.71%
Weighted Mean Ratio	86.16%
Geometric Mean Ratio	85.74%
UNIFORMITY	
Lowest Ratio	15.24%
Highest Ratio	219.22%
Coefficient of Dispersion	13.61%
Standard Deviation	19.05%
Coefficient of Variation	21.67%

Price-Related Bias	-0.0126	T-Score: -1.7295
Price-Related Differential	1.02	

RELIABILITY		
90% Confidence Intervals:	Lower	Upper
Around the Mean	86.83%	88.98%
Around the Median	86.89%	88.32%
Around the Weighted Mean	85.41%	86.90%
Around the COD	12.54%	14.84%
Around the PRB	-0.0269	0.0017
Probability True Mean 90-110	Approx. 100%	

80% Confidence Intervals:	Lower	Upper
Around the Mean	87.07%	88.75%
Around the Median	87.06%	88.17%
Around the Weighted Mean	85.57%	86.74%

Compliance Checks:		
Level:	Compliance Met?	
90% Confidence Interval:	<input type="checkbox"/> YES	<input type="checkbox"/> NO
80% Confidence Interval:	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Uniformity:	COD Standards met? N/A	
	COD:	Good
	COV:	Somewhat Poor
	PRD:	No Observed Bias
PRB:	Meets IAAO Standard, No Significant Bias	

COMMENTS:
Residential
Value Group: 1

NORMALITY Test Results:	Non-Normal
Chi Square Test	Non-Normal
Binomial Test	N/A

No data 'lost' to trim.
Outliers TRIMMED using IQR - Outer Fence @ 3.0
Below 0.05 (0 sales) and Above 2.75 (0 sales)

Mann-Whitney Test	-4.9406
Significance of Value Related Inequality - Strong	
D'Agostino-Pearson	Non-Normal
Shapiro-Wilk W	N/A
Kurtosis (2.5 - 4) = 12.19	Not Trimmed?
Skew (-0.5 - 1) = 1.18	Possible Outliers
COD Standard See Secondary Category(ies) Section	Maximum 20.00%

Count	Category	Description
2	15	Unimproved Rural Res Sub
27	20	Unimproved Urban Res Lot/Acre
81	26	Res Condominiums
1	46	Manufactured House (46)
156	65	Mfg. House (65) on Leased Land
556	2041	Improved Urban Res
11	2046	Mfg. House on Urban Res
6	2048	Dec.Mfg. House on Urban Res
8	50	Res Imps on Exempt Land

COV/COD	
Expected	125%
Observed	159%

PRELIMINARY

FINAL

Date: 3/22/2024 Analyst: Shauna Roebber
3/25/24

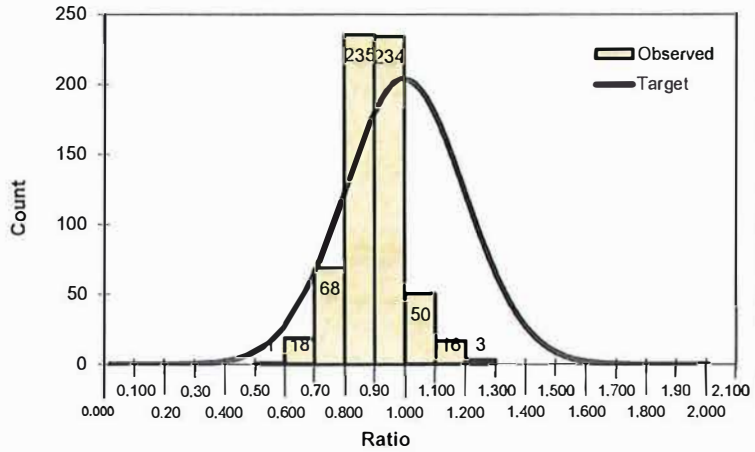
May be a Non-Representative Sample

PRB is inconclusive

Boise Independent #1 - See Secondary Category(ies) Section below for details.

Boise Independent #1	See Secondary Category(ies) Section below for details.	Combined Categories	TIME PERIOD STUDIED	
RATIO STUDY Not Official until 'FINAL' dated & initialed	Using 2023 Assessed Values	Assessment Date:	From:	To:
		01/01/2023	10/03/2022	09/30/2023
Sales Price is Time Adjusted	Time Adjustment Considered, but not Applied.			

SAMPLE STATISTICS	
Sample size (n)	625
Total Assessed Value	\$255,717,600
Total Adjusted Sales Price	\$288,737,317
Mean Assessed Value	\$409,148
Mean Adjusted Sales Price	\$461,980
Standard Deviation AV	\$26,903
Standard Deviation SP	\$60,209
Median Assessed Value	\$407,000
Median Sales Price	\$457,266
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	89.65%
Median Ratio	89.86%
Weighted Mean Ratio	88.56%
Geometric Mean Ratio	89.10%
UNIFORMITY	
Lowest Ratio	59.84%
Highest Ratio	124.90%
Coefficient of Dispersion	8.29%
Standard Deviation	9.82%
Coefficient of Variation	10.95%
Price-Related Bias	-0.5665
Price-Related Differential	1.01
T-Score:	-20.7186
RELIABILITY	
90% Confidence Intervals:	Lower Upper
Around the Mean	89.01% 90.30%
Around the Median	89.32% 90.61%
Around the Weighted Mean	87.89% 89.24%
Around the COD	7.74% 8.87%
Around the PRB	-0.6201 -0.5129
Probability True Mean 90-110	18.67%
80% Confidence Intervals:	Lower Upper
Around the Mean	89.15% 90.15%
Around the Median	89.38% 90.45%
Around the Weighted Mean	88.04% 89.09%
NORMALITY Test Results:	Normal
Chi Square Test	Normal
Binomial Test	N/A
i.e., Insufficient evidence of Non-Normality	
Mann-Whitney Test	-16.0016
Significance of Value Related Inequity - Strong	
D'Agostino-Pearson	Normal
Shapiro-Wilk W	N/A
Kurtosis (2.5 - 4) = 3.93	Acceptable
Skew (-0.5 - 1) = 0	Acceptable
COD Standard	Maximum
See Secondary Category(ies) Section	20.00%



Compliance Checks:				
Level:	Compliance Met?			
90% Confidence Interval:	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
80% Confidence Interval:	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
Uniformity:	COD Standards met? N/A			
	COD:	Excellent		
	COV:	Very Good		
	PRD:	No Observed Bias		
PRB:	Unacceptable Bias towards High Priced			

COMMENTS:
Value Group 2 Residential
 No data 'lost' to trim.
 Outliers TRIMMED using IQR - Outer Fence @ 3.0
 Below 0.491 (0 sales) and Above 1.303 (0 sales)

Count	Category	Description
1	20	Unimproved Urban Res Lot/Acre
29	26	Res Condominiums
1	1234	Improved Rural Res Tract
592	2041	Improved Urban Res
2	2048	Dec.Mfg. House on Urban Res

PRELIMINARY
 FINAL

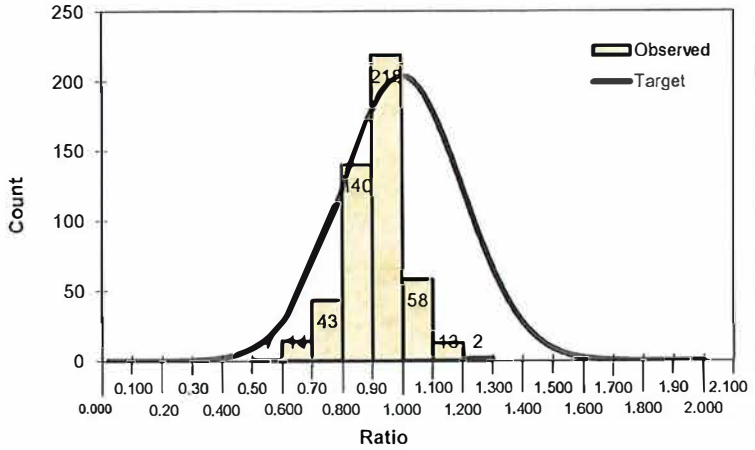
Date: 3/22/2024
 Analyst: Shaunna Roerber
SR/ky

COV/COD	
Expected	125%
Observed	132%
May be a Non-Representative Sample	
Price Related Bias Exists	
PRB is SIGNIFICANT @ 90%	

Boise Independent #1 - See Secondary Category(ies) Section below for details.

Boise Independent #1	See Secondary Category(ies) Section below for details.	Combined Categories	<i>TIME PERIOD STUDIED</i>	
RATIO STUDY Not Official until 'FINAL' dated & initialed	Using 2023 Assessed Values	<i>Assessment Date:</i>	<i>From:</i>	<i>To:</i>
		01/01/2023	10/03/2022	09/30/2023
<i>Sales Price is Time Adjusted</i>	<i>Time Adjustment Considered, but not Applied.</i>			

SAMPLE STATISTICS	
Sample size (n)	489
Total Assessed Value	\$253,845,100
Total Adjusted Sales Price	\$281,526,035
Mean Assessed Value	\$519,111
Mean Adjusted Sales Price	\$575,718
Standard Deviation AV	\$37,718
Standard Deviation SP	\$78,788
Median Assessed Value	\$514,700
Median Sales Price	\$562,840
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	91.29%
Median Ratio	92.22%
Weighted Mean Ratio	90.17%
Geometric Mean Ratio	90.73%
UNIFORMITY	
Lowest Ratio	55.07%
Highest Ratio	127.13%
Coefficient of Dispersion	8.24%
Standard Deviation	9.92%
Coefficient of Variation	10.87%
Price-Related Bias	-0.4896
Price-Related Differential	1.01
RELIABILITY	
90% Confidence Intervals:	
Around the Mean	90.55%
Around the Median	91.46%
Around the Weighted Mean	89.38%
Around the COD	7.60%
Around the PRB	-0.5480
Probability True Mean 90-110	99.79%
80% Confidence Intervals:	
Around the Mean	90.71%
Around the Median	91.60%
Around the Weighted Mean	89.55%
NORMALITY Test Results:	Normal
Chi Square Test	Normal
Binomial Test	N/A
i.e., Insufficient evidence of Non-Normality	
Mann-Whitney Test	-15.0071
Significance of Value Related Inequity - Strong	
D'Agostino-Pearson	Normal
Shapiro-Wilk W	N/A
Kurtosis (2.5 - 4) = 3.8	Acceptable
Skew (-0.5 - 1) = -0.2	Acceptable
COD Standard	Maximum
See Secondary Category(ies) Section	20.00%



Compliance Checks:	
Level:	Compliance Met?
90% Confidence Interval:	<input type="checkbox"/> YES <input type="checkbox"/> NO
80% Confidence Interval:	<input type="checkbox"/> YES <input type="checkbox"/> NO
Uniformity:	COD Standards met? N/A
	COD: Excellent
	COV: Very Good
	PRD: No Observed Bias
	PRB: Unacceptable Bias towards High Priced

COMMENTS:
Residential Home Group

No data 'lost' to trim.
 Outliers TRIMMED using IQR - Outer Fence @ 3.0
 Below 0.486 (0 sales) and Above 1.339 (0 sales)

Secondary Category(ies) with sales		
Count	Category	Description
1	15	Unimproved Rural Res Sub
4	20	Unimproved Urban Res Lot/Acre
10	26	Res Condominiums
1	1234	Improved Rural Res Tract
473	2041	Improved Urban Res

PRELIMINARY
 FINAL

Date Analyst
 3/22/2024 Shaunna Roeber
 3/25/24 [Signature]

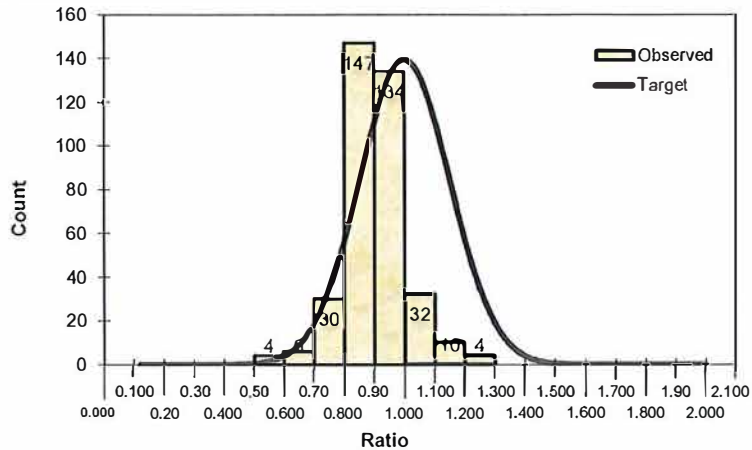
COV/COD	
Expected	125%
Observed	132%

May be a Non-Representative Sample
 Price Related Bias Exists
 PRB is SIGNIFICANT @ 90%

Boise Independent #1 - See Secondary Category(ies) Section below for details.

Boise Independent #1	See Secondary Category(ies) Section below for details.	Combined Categories	<i>TIME PERIOD STUDIED</i>	
RATIO STUDY Not Official until 'FINAL' dated & initialed	Using 2023 Assessed Values	Assessment Date:	From:	To:
		01/01/2023	10/03/2022	09/30/2023
Sales Price is Time Adjusted	Time Adjustment Considered, but not Applied.			

SAMPLE STATISTICS	
Sample size (n)	367
Total Assessed Value	\$250,064,400
Total Adjusted Sales Price	\$281,227,267
Mean Assessed Value	\$681,374
Mean Adjusted Sales Price	\$766,287
Standard Deviation AV	\$58,660
Standard Deviation SP	\$111,770
Median Assessed Value	\$675,400
Median Sales Price	\$758,514



ASSESSMENT LEVEL	
Arithmetic Mean Ratio	90.09%
Median Ratio	89.90%
Weighted Mean Ratio	88.92%
Geometric Mean Ratio	89.50%

UNIFORMITY	
Lowest Ratio	54.44%
Highest Ratio	123.94%
Coefficient of Dispersion	8.38%
Standard Deviation	10.22%
Coefficient of Variation	11.34%

Price-Related Bias	-0.4226	T-Score: -12.5721
Price-Related Differential	1.01	

RELIABILITY		
90% Confidence Intervals:	Lower	Upper
Around the Mean	89.22%	90.97%
Around the Median	88.96%	90.66%
Around the Weighted Mean	87.99%	89.85%
Around the COD	7.66%	9.23%
Around the PRB	-0.4885	-0.3568
Probability True Mean 90-110	56.75%	
80% Confidence Intervals:	Lower	Upper
Around the Mean	89.41%	90.78%
Around the Median	89.28%	90.44%
Around the Weighted Mean	88.20%	89.64%

Compliance Checks:		
Level:	Compliance Met?	
90% Confidence Interval:	<input type="checkbox"/> YES	<input type="checkbox"/> NO
80% Confidence Interval:	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Uniformity:	COD Standards met? N/A	
	COD: Excellent	
	COV: Very Good	
	PRD: No Observed Bias	
PRB:	Unacceptable Bias towards High Priced	

NORMALITY Test Results:	
Chi Square Test	Non-Normal
Binomial Test	N/A
i.e., Insufficient evidence of Non-Normality	
Mann-Whitney Test	-10.4320
Significance of Value Related Inequity - Strong	
D'Agostino-Pearson	Normal
Shapiro-Wilk W	N/A
Kurtosis (2.5 - 4) = 4.56	Not Trimmed?
Skew (-0.5 - 1) = 0.07	Acceptable

COMMENTS:		
<i>Residential Value Group 4</i>		
No data 'lost' to trim.		
Outliers TRIMMED using IQR - Outer Fence @ 3.0		
Below 0.494 (0 sales) and Above 1.306 (0 sales)		

COD Standard	Maximum
See Secondary Category(ies) Section	15.00%

Secondary Category(ies) with sales		
Count	Category	Description
11	26	Res Condominiums
1	1234	Improved Rural Res Tract
355	2041	Improved Urban Res

PRELIMINARY

FINAL

Date	Analyst
3/22/2024	Shaunna Roerber
<i>3/25/24</i>	<i>[Signature]</i>

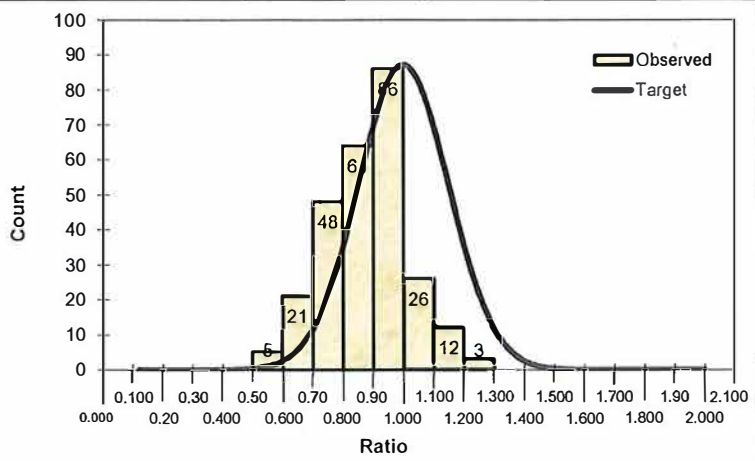
COVICOD	
Expected	125%
Observed	135%

May be a Non-Representative Sample
Price Related Bias Exists
PRB is SIGNIFICANT @ 90%

Boise Independent #1 - See Secondary Category(ies) Section below for details.

Boise Independent #1	See Secondary Category(ies) Section below for details.	Combined Categories	<i>TIME PERIOD STUDIED</i>	
RATIO STUDY Not Official until 'FINAL' dated & initialed	Using 2023 Assessed Values	<i>Assessment Date:</i>	<i>From:</i>	<i>To:</i>
		01/01/2023	10/03/2022	09/30/2023
<i>Sales Price is Time Adjusted</i>	<i>Time Adjustment Considered, but not Applied.</i>			

SAMPLE STATISTICS		
Sample size (n)	265	
Total Assessed Value	\$294,731,800	
Total Adjusted Sales Price	\$343,704,241	
Mean Assessed Value	\$1,112,195	
Mean Adjusted Sales Price	\$1,296,997	
Standard Deviation AV	\$315,459	
Standard Deviation SP	\$438,833	
Median Assessed Value	\$997,600	
Median Sales Price	\$1,170,557	
ASSESSMENT LEVEL		
Arithmetic Mean Ratio	88.13%	
Median Ratio	89.23%	
Weighted Mean Ratio	85.75%	
Geometric Mean Ratio	87.06%	
UNIFORMITY		
Lowest Ratio	52.59%	
Highest Ratio	126.92%	
Coefficient of Dispersion	12.03%	
Standard Deviation	13.55%	
Coefficient of Variation	15.38%	
Price-Related Bias	-0.1390	T-Score: -6.079
Price-Related Differential	1.03	
RELIABILITY		
90% Confidence Intervals:	<i>Lower</i>	<i>Upper</i>
Around the Mean	86.76%	89.50%
Around the Median	87.73%	90.76%
Around the Weighted Mean	84.25%	87.25%
Around the COD	10.90%	13.25%
Around the PRB	-0.1839	-0.0942
Probability True Mean 90-110		1.22%
80% Confidence Intervals:	<i>Lower</i>	<i>Upper</i>
Around the Mean	87.06%	89.20%
Around the Median	87.99%	90.56%
Around the Weighted Mean	84.58%	86.92%
NORMALITY Test Results:	Normal	
Chi Square Test	Normal	
Binomial Test	N/A	
i.e., Insufficient evidence of Non-Normality		
Mann-Whitney Test	-7.3672	
Significance of Value Related Inequity - Strong		
D'Agostino-Pearson	Normal	
Shapiro-Wilk W	N/A	
Kurtosis (2.5 - 4) = 3	Acceptable	
Skew (-0.5 - 1) = -0.01	Acceptable	
COD Standard	Maximum	
See Secondary Category(ies) Section	15.00%	



Compliance Checks:	
Level:	Compliance Met?
90% Confidence Interval:	<input type="checkbox"/> YES <input type="checkbox"/> NO
80% Confidence Interval:	<input type="checkbox"/> YES <input type="checkbox"/> NO
Uniformity:	COD Standards met? N/A
	COD: Very Good
	COV: Good
	PRD: No Observed Bias
	PRB: Some Bias towards High Priced

COMMENTS:
Residential Value Group 5
 No data 'lost' to trim.
 Outliers TRIMMED using IQR - Outer Fence @ 3.0
 Below 0.216 (0 sales) and Above 1.539 (0 sales)

Secondary Category(ies) with sales		
Count	Category	Description
9	26	Res Condominiums
256	2041	Improved Urban Res

PRELIMINARY
 FINAL

Date: 3/22/2024
 Analyst: Shaugna Rdeber
3/25/24

COV/COD	
Expected	125%
Observed	128%

Price Related Bias Exists
 PRB is SIGNIFICANT @ 90%