

## Appendix C – Complete Ratio Study

Ratio studies are commonly used to express the overall health of a set of assessments. They typically measure assessment performance in three ways:

- Central tendency of the level of assessment. The median ratio is most often used to determine the overall level of assessment. The median ratio should be close to 1.00. IAAO standards consider a median of between .90 and 1.10 to be acceptable. By North Carolina statute, a median of less than .85 or greater than 1.15 will require the county to reassess.
- Measure of vertical equity. Properties in all price ranges or categories should be assessed at the same level. This is typically measured by the Price Related Differential (PRD) or the Price Related Bias (PRB). PRD scores between .98 and 1.03 are considered to indicate no bias. PRD scores greater than .05 or less than -.05 may indicate inequity. Higher or lower scores do not necessarily indicate bias, but suggest that further study is needed.
- Measure of horizontal equity. All properties that sell for the same price should have close to the same assessed value. This is usually measured by the Coefficient of Dispersion (COD), which is the average percentage of deviation from the median ratio. Lower scores are generally better. Desirable levels vary depending on the type of inventory.

**Table 1-3.** Ratio Study Uniformity Standards indicating acceptable general quality\*

Type of property—General	Type of property—Specific	COD Range**
Single-family residential (including residential condominiums)	Newer or more homogeneous areas	5.0 to 10.0
Single-family residential	Older or more heterogeneous areas	5.0 to 15.0
Other residential	Rural, seasonal, recreational, manufactured housing, 2–4 unit family housing	5.0 to 20.0
Income-producing properties	Larger areas represented by large samples	5.0 to 15.0
Income-producing properties	Smaller areas represented by smaller samples	5.0 to 20.0
Vacant land		5.0 to 25.0
Other real and personal property		Varies with local conditions

*These types of property are provided for guidance only and may not represent jurisdictional requirements.*

*\* Appraisal level for each type of property shown should be between 0.90 and 1.10, unless stricter local standards are required.*

*PRD's for each type of property should be between 0.98 and 1.03 to demonstrate vertical equity.*

*PRD standards are not absolute and may be less meaningful when samples are small or when wide variation in prices exist. In such cases, statistical tests of vertical equity hypotheses should be substituted (see table 1-2).*

*\*\* CODs lower than 5.0 may indicate sales chasing or non-representative samples.*

This study was based on 15,848 sales, dating from January of 2020 through December of 2023, for single family residences that were validated by the assessment office.

Attributes at time of sale were captured and validated by the assessment office.

Transactions where the attributes at the time of sale were different than attributes at the time of valuation were disqualified.

Outliers were identified and disqualified using the Studentized Residual technique.

Analyses of ratio statistics and distributions were performed using

- Current Market Values and Prices
- Current Market Values and Time-Adjusted Sale Prices (TASP)
- Values projected by regression models and Time-Adjusted Sale Prices (TASP)

To demonstrate the impact and importance of disqualifying transactions where the attributes at the time of sale were different than attributes at the time of valuation, each set of ratios was analyzed both including and excluding the disqualified transactions. 41.2% of the transactions were disqualified in this process. While this may seem high, this is similar to what I have seen in other jurisdictions. Many people who buy houses make some significant change to the property to make it more suitable for their use. It is much more common for properties in higher price ranges or more affluent communities to make changes to the property. In the lowest price category, only 13.5% were disqualified. In the highest price category, that number is 67%. In the Biltmore community, 59.2% of transactions were disqualified. In Southside, the number is 28.9%. Tables showing the disqualification rates for each community and for each price category are attached to this report.

Additional analysis using values projected for the 2025 reappraisal will be run when those values are available (estimated as December of 2024).

Ratio studies are typically used to report to oversight agencies and in those cases only one set of statistics is reported for the entire jurisdiction. When used for diagnostic purposes, ratio studies need to be stratified so that assessment performance can be analyzed by various sub-markets so that the jurisdiction can determine where they are doing well and where improvement is needed. It must be emphasized that the median ratio and COD are good indicators for submarkets. Measures of vertical equity (PRD or PRB) only indicate equity *within* the strata or submarket. As such, they are less useful in diagnosing submarkets.

Ratios were stratified by

- Development class as determined by the Assessment Office (Urban / Suburban / Rural)
- Twenty-seven commonly recognized communities
- One hundred and sixty eight Census Block Groups
- Eleven types of buildings recognized in the Assessment data files
- Six different Conditions codes that are used by the Assessment Office to describe buildings
- Eight Quality of construction categories that are used by the Assessment Office
- Five construction time periods

- Five income classes based on the 2022 America Community Survey data (published by the Census Bureau)
- Five racial distribution classes determined by the Analyst based on the 2022 America Community Survey data (published by the Census Bureau)
- Seventeen (out of a possible twenty five) combinations of race and income classes that are present in the Buncombe county Census data
- Each of the four years of sales that were used in the analysis

Comparison of Ratio Statistics															
Set	Value	Price	Disq Sales	Cases	Mean	Median	Wtd Mean	Min Ratio	Max Ratio	PRB	PRD	COD	Within 10%	Within 20%	Within 50%
1	CMV	Price	No	15848	0.834	0.825	0.806	0.071	12.831	-0.02	1.04	0.178	32.8	53	97.8
2	CMV	Price	Yes	8373	0.81	0.806	0.794	0.084	1.747	0.006	1.02	0.165	30.8	50	98.4
3	CMV	TASP	No	15848	0.663	0.655	0.654	0.069	11.234	0.007	1.01	0.123	1.7	7	94.6
4	CMV	TASP	Yes	8373	0.649	0.649	0.649	0.084	1.208	0.051	1	0.110	0.9	5.1	94.5
5	CMV	TASP2021	No	15848	0.935	0.925	0.923	0.098	15.997	0.007	1.01	0.122	49.0	80.8	99.0
6	CMV	TASP2021	Yes	8373	0.914	0.914	0.914	0.12	1.717	0.048	1	0.108	47.8	81.0	99.6
7	Modeled	TASP	No	15848	1.009	0.998	0.99	0.634	1.723	-0.03	1.02	0.108	53.2	80	92.7
8	Modeled	TASP	Yes	8373	1.015	1.004	0.998	0.664	1.723	-0.04	1.02	0.106	58.3	86.7	98.6

This report contains the entirety of the statistical analyses, charts, and graphs for all eight sets of ratios and is for the benefit of those who desire a deeper understanding. **Section 13** of the Equity Report includes the most important results from this study and is recommended for most readers.

\*MEASURE CURRENT RATIOS WITH AND WITHOUT DISQUALIFIED SALES

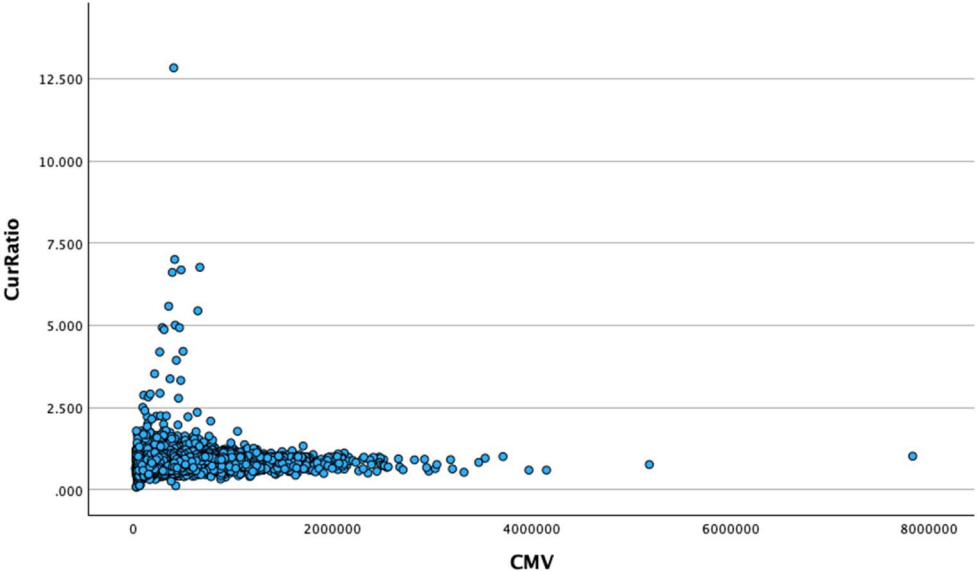
\*Set 1 - Establishes baselines. Compares with studies that do not time adjust sales or disqualify transactions.

\*Because Values were set in 2021 and prices are current, serves to show how the market has changed.

GRAPH/SCATTER=CMV WITH CurRatio.

## Graph

[DataSet1] /Users/kevinkeene/Documents/KMAC/Clients/Buncombe/Ratio Study/RatioStudySales20240523.sav



RATIO STATS CMV WITH PRICE/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

Ratio Statistics

Case Processing  
Summary

	Count
Overall	15848
Excluded	0
Total	15848

Ratio Statistics for CMV / Price

Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
.834	.825	.806	.071	12.831	-.022	1.035	.178

RATIO STATS CMV WITH PRICE BY COMMUNITY/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

Ratio Statistics



**Case Processing Summary**

		Count	Percent
Community	BILTMORE	98	0.6%
	BROAD RIVER	135	0.9%
	CANDLER	276	1.7%
	CBD	35	0.2%
	EAST ASHEVILLE	922	5.8%
	EAST BUNCOMBE	939	5.9%
	ENKA	967	6.1%
	FAIRVIEW	366	2.3%
	FRENCH BROAD	390	2.5%
	IVY	152	1.0%
	LEICESTER	786	5.0%
	MONTFORD	192	1.2%
	NORTH ASHEVILLE	941	5.9%
	NORTH BUNCOMBE	443	2.8%
	NORTH WEST ASHEVILLE	759	4.8%
	OAKLEY	339	2.1%
	REEMS CREEK	536	3.4%
	REYNOLDS	512	3.2%
	SANDY MUSH	150	0.9%
	SHILOH / SWEETEN CREEK	390	2.5%
	SOUTH ASHEVILLE	1937	12.2%
	SOUTH WEST BUNCOMBE	1422	9.0%
	SOUTHSIDE	83	0.5%
	SWANNANOA	955	6.0%
	WEAVERVILLE	347	2.2%
	WEST ASHEVILLE	1133	7.1%
	WOODFIN	643	4.1%
Overall		15848	100.0%
Excluded		0	
Total		15848	

**Ratio Statistics for CMV / Price**

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential
BILTMORE	.856	.913	.828	.491	1.172	-.062	1.035
BROAD RIVER	.833	.822	.796	.374	1.530	-.042	1.048
CANDLER	.785	.769	.762	.371	1.677	-.023	1.030
CBD	.949	.982	.955	.745	1.125	.030	.993
EAST ASHEVILLE	.848	.851	.821	.456	3.933	-.059	1.033
EAST BUNCOMBE	.839	.837	.821	.271	1.738	-.012	1.022
ENKA	.804	.782	.786	.108	4.925	.006	1.024
FAIRVIEW	.815	.801	.786	.235	2.223	-.032	1.037
FRENCH BROAD	.824	.809	.792	.353	2.908	-.036	1.041
IVY	.840	.814	.811	.252	1.759	-.023	1.035
LEICESTER	.837	.809	.787	.071	12.831	-.036	1.064
MONTFORD	.894	.904	.871	.461	2.084	-.040	1.026
NORTH ASHEVILLE	.871	.864	.827	.393	4.928	-.065	1.054
NORTH BUNCOMBE	.815	.788	.797	.402	1.775	-.016	1.022
NORTH WEST ASHEVILLE	.811	.796	.785	.114	2.930	-.063	1.034
OAKLEY	.835	.832	.816	.483	1.412	-.036	1.023
REEMS CREEK	.853	.853	.828	.406	1.433	-.024	1.030
REYNOLDS	.833	.819	.801	.437	3.524	-.061	1.040
SANDY MUSH	.788	.753	.753	.337	1.737	-.035	1.046
SHILOH / SWEETEN CREEK	.810	.791	.792	.479	1.247	-.061	1.023
SOUTH ASHEVILLE	.839	.837	.802	.146	5.578	-.035	1.046
SOUTH WEST BUNCOMBE	.812	.800	.780	.115	6.683	-.019	1.042
SOUTHSIDE	.830	.857	.785	.456	1.180	-.145	1.057
SWANNANOA	.857	.856	.831	.257	2.818	-.038	1.031
WEAVERVILLE	.858	.849	.826	.502	5.002	-.123	1.039
WEST ASHEVILLE	.841	.825	.809	.476	7.002	-.094	1.040
WOODFIN	.831	.831	.801	.321	1.967	-.012	1.037
Overall	.834	.825	.806	.071	12.831	-.022	1.035

**Ratio Statistics for CMV / Price**

Group	Coefficient of Dispersion
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BILTMORE	.141
BROAD RIVER	.221
CANDLER	.188
CBD	.059
EAST ASHEVILLE	.158
EAST BUNCOMBE	.169
ENKA	.186
FAIRVIEW	.207
FRENCH BROAD	.200
IVY	.229
LEICESTER	.229
MONTFORD	.138
NORTH ASHEVILLE	.176
NORTH BUNCOMBE	.179
NORTH WEST ASHEVILLE	.186
OAKLEY	.169
REEMS CREEK	.161
REYNOLDS	.183
SANDY MUSH	.263
SHILOH / SWEETEN CREEK	.160
SOUTH ASHEVILLE	.170
SOUTH WEST BUNCOMBE	.170
SOUTHSIDE	.150
SWANNANOA	.167
WEAVERVILLE	.154
WEST ASHEVILLE	.169
WOODFIN	.178
Overall	.178

RATIO STATS CMV WITH PRICE BY DEVCLASS/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD

## Ratio Statistics

### Case Processing Summary

		Count	Percent
DevClass	Rural	1270	8.0%
	Suburban	12796	80.7%
	Urban	1782	11.2%
Overall		15848	100.0%
Excluded		0	
Total		15848	

**Ratio Statistics for CMV / Price**

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
Rural	.819	.799	.792	.252	2.908	-.028	1.034	.206
Suburban	.834	.825	.804	.071	12.831	-.022	1.037	.178
Urban	.847	.843	.824	.456	7.002	-.037	1.029	.164
Overall	.834	.825	.806	.071	12.831	-.022	1.035	.178

RATIO STATS CMV WITH PRICE BY SYEAR/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

**Ratio Statistic****Case Processing Summary**

		Count	Percent
SYear	2020	4085	25.8%
	2021	4867	30.7%
	2022	4025	25.4%
	2023	2871	18.1%
Overall		15848	100.0%
Excluded		0	
Total		15848	

**Ratio Statistics for CMV / Price**

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
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# RATIO STUDY REPORT – BUNCOMBE COUNTY NORTH CAROLINA JUNE 2024

2020	1.006	.988	.994	.484	7.002	-.008	1.011	.082
2021	.856	.852	.844	.115	6.764	.006	1.014	.131
2022	.745	.728	.730	.257	12.831	.000	1.021	.148
2023	.678	.673	.671	.071	4.925	.027	1.011	.134
Overall	.834	.825	.806	.071	12.831	-.022	1.035	.178

RATIO STATS CMV WITH PRICE BY SPROPERTYTYPE/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

## Ratio Statistics

### Case Processing Summary

		Count	Percent
SPropertyType	2S	2958	18.7%
	3S	53	0.3%
	Cc	1608	10.1%
	Co	675	4.3%
	Ls	148	0.9%
	Mh	855	5.4%
	Mo	635	4.0%
	Ra	7321	46.2%
	Sp	347	2.2%
	To	1175	7.4%
	Un	73	0.5%
Overall		15848	100.0%
Excluded		0	
Total		15848	

**Ratio Statistics for CMV / Price**

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
2S	.849	.843	.822	.146	7.002	-.032	1.034	.160
3S	.870	.869	.842	.554	1.251	-.017	1.032	.148
Cc	.850	.833	.808	.114	12.831	-.092	1.053	.180
Co	.843	.825	.812	.257	4.867	-.038	1.038	.183
Ls	.847	.858	.822	.407	1.530	-.004	1.031	.212
Mh	.778	.720	.708	.235	3.524	-.183	1.099	.300
Mo	.863	.860	.840	.116	4.925	-.028	1.027	.169
Ra	.828	.819	.795	.071	6.683	-.048	1.041	.177
Sp	.841	.836	.815	.452	3.370	-.075	1.031	.168
To	.827	.823	.806	.453	1.329	-.035	1.027	.144
Un	.829	.798	.823	.483	1.325	.034	1.007	.206
Overall	.834	.825	.806	.071	12.831	-.022	1.035	.178

RATIO STATS CMV WITH PRICE BY SSize/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

**Ratio Statistics****Case Processing Summary**

		Count	Percent
SSize	Smallest	909	5.7%
	Small	2260	14.3%
	Average	4651	29.3%
	Large	4889	30.8%
	Largest	3139	19.8%
Overall		15848	100.0%

Excluded	0
Total	15848

**Ratio Statistics for CMV / Price**

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
Smallest	.814	.787	.783	.252	3.321	-.076	1.040	.216
Small	.818	.804	.788	.235	2.930	-.074	1.038	.191
Average	.820	.810	.795	.084	7.002	-.056	1.032	.177
Large	.841	.837	.812	.071	6.608	-.090	1.036	.169
Largest	.861	.857	.813	.115	12.831	-.102	1.060	.171
Overall	.834	.825	.806	.071	12.831	-.022	1.035	.178

RATIO STATS CMV WITH PRICE BY SPhysicalCondition/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

**Ratio Statistics****Case Processing Summary**

		Count	Percent
SPhysicalCondition	FAIR	142	0.9%
	GOOD	3116	19.7%
	NORMAL	10533	66.5%
	POOR	44	0.3%
	RENOVATED	2003	12.6%
	UNSOUND	10	0.1%
Overall		15848	100.0%
Excluded		0	
Total		15848	

**Ratio Statistics for CMV / Price**

Group	Mean	Median	Weighted	Minimum	Maximum	Price Related	Price Related	Coefficient of
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			Mean			Bias	Differential	Dispersion
FAIR	1.017	.941	.937	.432	3.321	-.010	1.085	.320
GOOD	.836	.841	.815	.353	2.244	-.015	1.026	.154
NORMAL	.835	.821	.805	.071	12.831	-.018	1.037	.184
POOR	1.018	.961	.855	.285	2.214	-.052	1.190	.307
RENOVATE D	.809	.809	.791	.108	2.503	-.009	1.023	.166
UNSOUND	1.120	.936	.896	.359	3.933	.122	1.250	.586
Overall	.834	.825	.806	.071	12.831	-.022	1.035	.178

RATIO STATS CMV WITH PRICE BY SQUALITY/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

### Ratio Statistics

#### Case Processing Summary

		Count	Percent
SQuality	AVG	9782	61.7%
	CUST	4887	30.8%
	EXCEP	153	1.0%
	FAIR	187	1.2%
	LUXUR	23	0.1%
	NULL	1	0.0%
	POOR	6	0.0%
	SUPR	809	5.1%
Overall		15848	100.0%
Excluded		0	
Total		15848	

#### Ratio Statistics for CMV / Price

Group	Mean	Median	Weighted	Minimum	Maximum	Price Related	Price Related	Coefficient of
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			Mean			Bias	Differential	Dispersion
AVG	.823	.811	.798	.071	12.831	-.033	1.031	.183
CUST	.854	.851	.823	.108	7.002	-.097	1.039	.164
EXCEP	.774	.761	.741	.398	1.112	-.111	1.044	.174
FAIR	.903	.846	.823	.335	3.933	-.050	1.097	.300
LUXUR	.775	.827	.733	.115	1.156	-.059	1.057	.220
NULL	4.928	4.928	4.928	4.928	4.928	.	1.000	.000
POOR	.848	.766	.750	.285	1.598	-.055	1.131	.487
SUPR	.838	.844	.809	.257	1.368	-.079	1.035	.157
Overall	.834	.825	.806	.071	12.831	-.022	1.035	.178

RATIO STATS CMV WITH PRICE BY SEra/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

## Ratio Statistics

### Case Processing Summary

		Count	Percent
SEra	Pre 1945	1736	11.0%
	1946 to 1965	2061	13.0%
	1966 to 1985	1951	12.3%
	1986 to 2005	4670	29.5%
	Post 2005	5430	34.3%
Overall		15848	100.0%
Excluded		0	
Total		15848	

### Ratio Statistics for CMV / Price

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
Pre 1945	.832	.830	.810	.307	3.321	-.021	1.028	.179
1946 to 1965	.828	.820	.797	.108	3.933	-.046	1.039	.177
1966 to 1985	.835	.821	.810	.235	3.370	-.023	1.031	.190

# RATIO STUDY REPORT – BUNCOMBE COUNTY NORTH CAROLINA JUNE 2024

1986 to 2005	.832	.825	.815	.123	2.908	-.001	1.020	.176
Post 2005	.839	.826	.798	.071	12.831	-.047	1.051	.177
Overall	.834	.825	.806	.071	12.831	-.022	1.035	.178

RATIO STATS CMV WITH PRICE BY PRICE\_CLASS/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

## Ratio Statistics

### Case Processing Summary

		Count	Percent
Price_Class	Below 230k	1545	9.7%
	230k to 275k	1376	8.7%
	275k to 315k	1555	9.8%
	315k to 350k	1586	10.0%
	350k to 400k	1914	12.1%
	400k to 450k	1672	10.6%
	450k to 520k	1468	9.3%
	520k to 625k	1658	10.5%
	625k to 815k	1575	9.9%
	815k+	1499	9.5%
Overall		15848	100.0%
Excluded		0	
Total		15848	

**Ratio Statistics for CMV / Price**

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
Below 230k	.970	.935	.921	.252	12.831	.138	1.053	.254
230k to 275k	.882	.910	.882	.235	2.351	1.090	1.000	.151
275k to 315k	.854	.874	.854	.141	1.424	1.157	1.000	.151
315k to 350k	.843	.853	.843	.333	1.632	1.233	1.000	.154
350k to 400k	.828	.825	.827	.108	2.084	1.216	1.001	.160
400k to 450k	.811	.800	.811	.084	1.540	1.230	1.000	.162
450k to 520k	.801	.783	.800	.071	1.628	1.221	1.000	.165
520k to 625k	.797	.781	.796	.114	1.775	1.090	1.000	.167
625k to 815k	.791	.781	.791	.312	1.421	.886	1.000	.160
815k+	.775	.763	.760	.115	1.368	.043	1.019	.174
Overall	.834	.825	.806	.071	12.831	-.022	1.035	.178

RATIO STATS CMV WITH PRICE BY RACECLASS/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

**Ratio Statistics****Case Processing Summary**

		Count	Percent
RaceClass		55	0.3%
	LE 20% Non-White	12172	76.8%
	GT 20% to 40% Non-White	3103	19.6%
	GT 40% to 70% Non-White	503	3.2%
	GT 70% to 90% Non-White	15	0.1%
Overall		15848	100.0%
Excluded		0	
Total		15848	

**Ratio Statistics for CMV / Price**

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related	Price Related
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						Bias	Differential
	.826	.804	.782	.116	1.785	-.136	1.056
LE 20% Non-White	.833	.823	.806	.071	12.831	-.019	1.034
GT 20% to 40% Non-White	.839	.833	.806	.114	7.002	-.031	1.041
GT 40% to 70% Non-White	.838	.842	.813	.307	3.933	-.028	1.030
GT 70% to 90% Non-White	.816	.748	.736	.471	1.785	-.291	1.109
Overall	.834	.825	.806	.071	12.831	-.022	1.035

**Ratio Statistics for CMV / Price**

Group	Coefficient of Dispersion
	.212
LE 20% Non-White	.179
GT 20% to 40% Non-White	.176
GT 40% to 70% Non-White	.181
GT 70% to 90% Non-White	.241
Overall	.178

RATIO STATS CMV WITH PRICE BY INCOMECLASS/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

**Ratio Statistics****Case Processing Summary**

	Count	Percent
IncomeClass	55	0.3%
0	606	3.8%
LT \$47,000	2069	13.1%
\$47,000 to \$61,999	2458	15.5%
\$62,000 to \$71,999	3808	24.0%
\$72,000 to \$90,000	2975	18.8%
GT \$90,000	3877	24.5%
Overall	15848	100.0%

Excluded	0	
Total	15848	

**Ratio Statistics for CMV / Price**

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential
	.826	.804	.782	.116	1.785	-.136	1.056
0	.837	.841	.811	.395	1.450	-.050	1.031
LT \$47,000	.837	.829	.818	.141	6.608	-.007	1.023
\$47,000 to \$61,999	.815	.804	.792	.071	5.438	-.007	1.028
\$62,000 to \$71,999	.842	.836	.817	.257	12.831	-.021	1.030
\$72,000 to \$90,000	.835	.826	.808	.235	7.002	-.037	1.033
GT \$90,000	.837	.825	.798	.115	6.764	-.036	1.049
Overall	.834	.825	.806	.071	12.831	-.022	1.035

**Ratio Statistics for CMV / Price**

Group	Coefficient of Dispersion
	.212
0	.161
LT \$47,000	.185
\$47,000 to \$61,999	.188
\$62,000 to \$71,999	.171
\$72,000 to \$90,000	.178
GT \$90,000	.177
Overall	.178

RATIO STATS CMV WITH PRICE BY RACEINCOMECLASS/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

**Ratio Statistics**

**Case Processing Summary**

	Count	Percent
RaceIncomeClass	55	0.3%
10	386	2.4%
LE 20% Non-White and LT \$47,000	1201	7.6%
LE 20% Non-White and \$47,000 to \$61,999	1893	11.9%
LE 20% Non-White and \$62,000 to \$71,999	3106	19.6%
LE 20% Non-White and \$72,000 to \$90,000	2620	16.5%
LE 20% Non-White and GT \$90,000	2966	18.7%
20	150	0.9%
GT 20% to 40% Non-White and LT \$47,000	679	4.3%
GT 20% to 40% Non-White and \$47,000 to \$61,999	476	3.0%
GT 20% to 40% Non-White and \$62,000 to \$71,999	532	3.4%
GT 20% to 40% Non-White and \$72,000 to \$90,000	355	2.2%
GT 20% to 40% Non-White and GT \$90,000	911	5.7%
30	70	0.4%
GT 40% to 70% Non-White and LT \$47,000	189	1.2%
GT 40% to 70% Non-White and \$47,000 to \$61,999	74	0.5%
GT 40% to 70% Non-White and \$62,000 to \$71,999	170	1.1%
GT 70% to 90% Non-White and \$47,000 to \$61,999	15	0.1%
Overall	15848	100.0%
Excluded	0	



Total	15848
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## Ratio Statistics for CMV / Price

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential
	.826	.804	.782	.116	1.785	-.136	1.056
10	.831	.819	.805	.395	1.450	-.059	1.032
LE 20% Non-White and LT \$47,000	.825	.810	.802	.141	5.002	-.016	1.030
LE 20% Non-White and \$47,000 to \$61,999	.815	.808	.794	.071	5.438	.006	1.027
LE 20% Non-White and \$62,000 to \$71,999	.842	.835	.817	.353	12.831	-.024	1.031
LE 20% Non-White and \$72,000 to \$90,000	.834	.827	.810	.235	3.524	-.031	1.030
LE 20% Non-White and GT \$90,000	.837	.827	.801	.115	6.764	-.031	1.045
20	.852	.879	.833	.496	1.185	-.040	1.023
GT 20% to 40% Non-White and LT \$47,000	.859	.866	.838	.333	6.608	-.011	1.025
GT 20% to 40% Non-White and \$47,000 to \$61,999	.807	.787	.781	.114	1.677	-.073	1.033
GT 20% to 40% Non-White and \$62,000 to \$71,999	.841	.848	.826	.257	1.647	.015	1.017
GT 20% to 40% Non-White and \$72,000 to \$90,000	.840	.820	.799	.476	7.002	-.115	1.052
GT 20% to 40% Non-White and GT \$90,000	.838	.818	.788	.123	6.683	-.056	1.064
30	.836	.852	.795	.456	1.339	-.107	1.051
GT 40% to 70% Non-White and LT \$47,000	.830	.845	.845	.307	1.423	.021	.983
GT 40% to 70% Non-White and \$47,000 to \$61,999	.845	.800	.803	.405	2.930	-.085	1.052
GT 40% to 70% Non-White and \$62,000 to \$71,999	.844	.830	.794	.539	3.933	-.080	1.063

## RATIO STUDY REPORT – BUNCOMBE COUNTY NORTH CAROLINA JUNE 2024

GT 70% to 90% Non-White and \$47,000 to \$61,999	.816	.748	.736	.471	1.785	-.291	1.109
Overall	.834	.825	.806	.071	12.831	-.022	1.035

## Ratio Statistics for CMV / Price

Group	Coefficient of Dispersion
	.212
10	.162
LE 20% Non-White and LT \$47,000	.197
LE 20% Non-White and \$47,000 to \$61,999	.188
LE 20% Non-White and \$62,000 to \$71,999	.172
LE 20% Non-White and \$72,000 to \$90,000	.177
LE 20% Non-White and GT \$90,000	.175
20	.150
GT 20% to 40% Non-White and LT \$47,000	.165
GT 20% to 40% Non-White and \$47,000 to \$61,999	.181
GT 20% to 40% Non-White and \$62,000 to \$71,999	.164
GT 20% to 40% Non-White and \$72,000 to \$90,000	.183
GT 20% to 40% Non-White and GT \$90,000	.185
30	.173
GT 40% to 70% Non-White and LT \$47,000	.163
GT 40% to 70% Non-White and \$47,000 to \$61,999	.242
GT 40% to 70% Non-White	.181

and \$62,000 to \$71,999	
GT 70% to 90% Non-White and \$47,000 to \$61,999	.241
Overall	.178

\*Median: 0.825 Price Related Differential: 1.035 PRB:-.022 Coefficient of Dispersion: 0.178

\*Measure accuracy of values.

```

COMPUTE WITHIN10CUR=0.
IF (CurRatio LE 1.1) AND (CurRatio GE .9) WITHIN10CUR=1.
COMPUTE WITHIN20CUR=0.
IF (CurRatio LE 1.2) AND (CurRatio GE .8) WITHIN20CUR=1.
COMPUTE WITHIN50CUR=0.
IF (CurRatio LE 1.5) AND (CurRatio GE .5) WITHIN50CUR=1.
FREQ WITHIN10CUR WITHIN20CUR WITHIN50CUR.

```

## Frequencies

		Statistics		
		WITHIN10CUR	WITHIN20CUR	WITHIN50CUR
N	Valid	15848	15848	15848
	Missing	0	0	0

## Frequency Table

		WITHIN10CUR			Cumulative Percent
		Frequency	Percent	Valid Percent	
Valid	0	10650	67.2	67.2	67.2
	1	5198	32.8	32.8	100.0
	Total	15848	100.0	100.0	

**WITHIN20CUR**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	0	7452	47.0	47.0	47.0
	1	8396	53.0	53.0	100.0
	Total	15848	100.0	100.0	

**WITHIN50CUR**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	0	354	2.2	2.2	2.2
	1	15494	97.8	97.8	100.0
	Total	15848	100.0	100.0	

```
*32.8 / 53.0 / 97.8.
COMPUTE RATIO_IN=0.
IF (Disqualify='0') RATIO_IN=1.
FILTER BY RATIO_IN.
*****
```

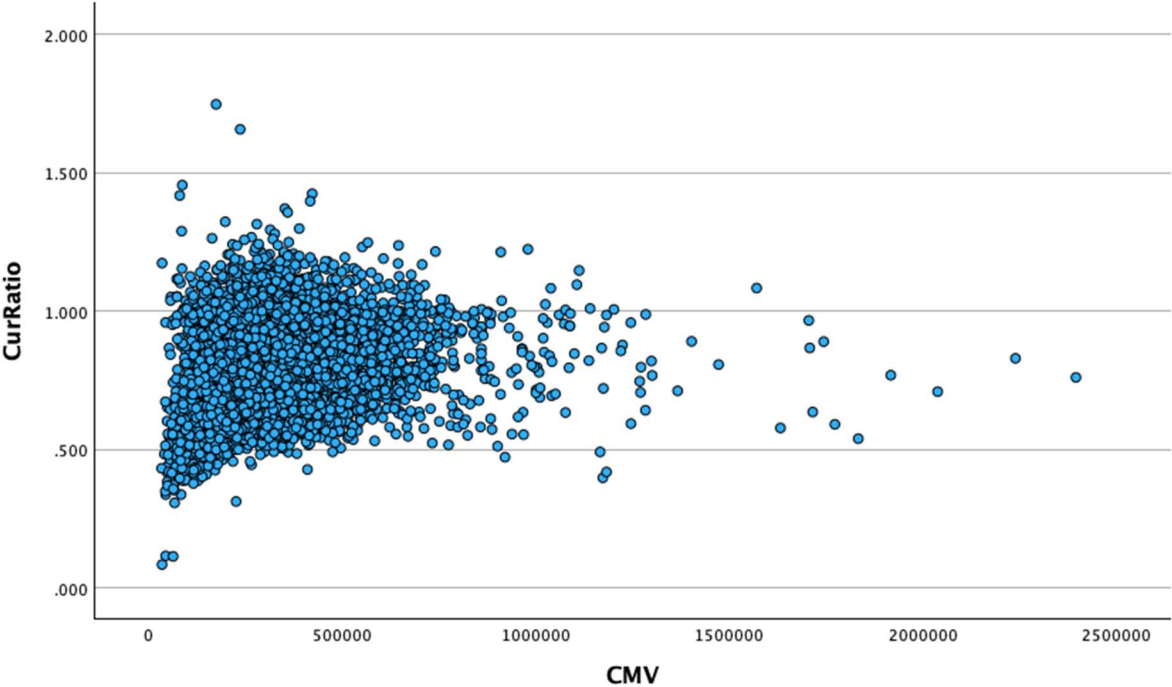
\*Set 2 - Establishes baselines. Compares with studies that do not time adjust sales.

\*Demonstrates importance of disqualifying sales.

\*Because Values were set in 2021 and prices are current, serves to show how the market has changed.

GRAPH/SCATTER=CMV WITH CurRatio.

**Graph**



RATIO STATS CMV WITH PRICE/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

Ratio Statistics

Case Processing  
Summary

	Count
Overall	8373
Excluded	0
Total	8373

Ratio Statistics for CMV / Price

Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
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.810	.806	.794	.084	1.747	.006	1.020	.165
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RATIO STATS CMV WITH PRICE BY COMMUNITY/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

## Ratio Statistics

### Case Processing Summary

		Count	Percent
Community	BILTMORE	21	0.3%
	BROAD RIVER	60	0.7%
	CANDLER	180	2.1%
	CBD	1	0.0%
	EAST ASHEVILLE	488	5.8%
	EAST BUNCOMBE	498	5.9%
	ENKA	650	7.8%
	FAIRVIEW	152	1.8%
	FRENCH BROAD	245	2.9%
	IVY	76	0.9%
	LEICESTER	379	4.5%
	MONTFORD	88	1.1%
	NORTH ASHEVILLE	374	4.5%
	NORTH BUNCOMBE	217	2.6%
	NORTH WEST ASHEVILLE	503	6.0%
	OAKLEY	257	3.1%
	REEMS CREEK	263	3.1%
	REYNOLDS	225	2.7%
	SANDY MUSH	79	0.9%
	SHILOH / SWEETEN CREEK	274	3.3%
	SOUTH ASHEVILLE	893	10.7%
	SOUTH WEST BUNCOMBE	773	9.2%
	SOUTHSIDE	44	0.5%
	SWANNANOA	479	5.7%
	WEAVERVILLE	189	2.3%
	WEST ASHEVILLE	678	8.1%

WOODFIN	287	3.4%
Overall	8373	100.0%
Excluded	0	
Total	8373	

## Ratio Statistics for CMV / Price

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential
BILTMORE	.851	.954	.776	.491	1.172	-.134	1.097
BROAD RIVER	.803	.758	.744	.425	1.212	-.119	1.080
CANDLER	.791	.785	.783	.371	1.238	.073	1.010
CBD	.823	.823	.823	.823	.823	.	1.000
EAST ASHEVILLE	.837	.847	.815	.457	1.424	-.058	1.028
EAST BUNCOMBE	.818	.807	.804	.410	1.289	.000	1.018
ENKA	.792	.782	.781	.357	1.241	.044	1.014
FAIRVIEW	.763	.719	.750	.419	1.267	.041	1.017
FRENCH BROAD	.810	.810	.801	.353	1.279	.060	1.011
IVY	.773	.771	.768	.447	1.115	.061	1.007
LEICESTER	.785	.790	.767	.084	1.418	.007	1.024
MONTFORD	.859	.875	.845	.581	1.151	-.018	1.017
NORTH ASHEVILLE	.831	.843	.816	.472	1.231	-.001	1.018
NORTH BUNCOMBE	.777	.740	.763	.402	1.657	.022	1.019
NORTH WEST ASHEVILLE	.797	.795	.785	.114	1.165	.033	1.016
OAKLEY	.821	.808	.810	.503	1.257	.067	1.014
REEMS CREEK	.833	.828	.817	.439	1.213	.001	1.019
REYNOLDS	.813	.797	.802	.437	1.298	.029	1.014
SANDY MUSH	.750	.737	.719	.337	1.455	-.044	1.043
SHILOH / SWEETEN CREEK	.795	.769	.780	.479	1.167	-.032	1.019
SOUTH ASHEVILLE	.820	.818	.796	.337	1.747	-.023	1.030
SOUTH WEST BUNCOMBE	.803	.797	.786	.307	1.178	.003	1.021
SOUTHSIDE	.834	.848	.809	.578	1.180	-.156	1.031
SWANNANOA	.827	.821	.808	.395	1.323	-.028	1.024
WEAVERVILLE	.829	.842	.806	.522	1.183	-.098	1.028
WEST ASHEVILLE	.820	.818	.801	.481	1.242	-.067	1.023



WOODFIN	.788	.790	.774	.459	1.294	.015	1.018
Overall	.810	.806	.794	.084	1.747	.006	1.020

**Ratio Statistics for CMV / Price**

Group	Coefficient of Dispersion
BILTMORE	.165
BROAD RIVER	.237
CANDLER	.180
CBD	.000
EAST ASHEVILLE	.149
EAST BUNCOMBE	.165
ENKA	.175
FAIRVIEW	.203
FRENCH BROAD	.178
IVY	.182
LEICESTER	.188
MONTFORD	.125
NORTH ASHEVILLE	.142
NORTH BUNCOMBE	.173
NORTH WEST ASHEVILLE	.171
OAKLEY	.169
REEMS CREEK	.157
REYNOLDS	.166
SANDY MUSH	.253
SHILOH / SWEETEN CREEK	.155
SOUTH ASHEVILLE	.157
SOUTH WEST BUNCOMBE	.160
SOUTHSIDE	.133
SWANNANOA	.158
WEAVERVILLE	.122
WEST ASHEVILLE	.152
WOODFIN	.162
Overall	.165

RATIO STATS CMV WITH PRICE BY DEVCLASS/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

**Ratio Statistics****Case Processing Summary**

		Count	Percent
DevClass	Rural	677	8.1%
	Suburban	6628	79.2%
	Urban	1068	12.8%
Overall		8373	100.0%
Excluded		0	
Total		8373	

**Ratio Statistics for CMV / Price**

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
Rural	.788	.775	.770	.337	1.657	.010	1.023	.192
Suburban	.810	.806	.794	.084	1.747	.006	1.020	.163
Urban	.824	.824	.808	.481	1.257	-.024	1.019	.153
Overall	.810	.806	.794	.084	1.747	.006	1.020	.165

RATIO STATS CMV WITH PRICE BY SYEAR/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

**Ratio Statistics****Case Processing Summary**

		Count	Percent
SYear	2020	2030	24.2%
	2021	2557	30.5%
	2022	2150	25.7%
	2023	1636	19.5%
Overall		8373	100.0%
Excluded		0	
Total		8373	

**Ratio Statistics for CMV / Price**

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
2020	.974	.981	.974	.484	1.747	.018	1.000	.064
2021	.834	.838	.836	.396	1.455	.056	.998	.118
2022	.732	.723	.729	.337	1.323	.049	1.004	.135
2023	.671	.669	.670	.084	1.115	.057	1.001	.120
Overall	.810	.806	.794	.084	1.747	.006	1.020	.165

RATIO STATS CMV WITH PRICE BY SPROPERTYTYPE/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

**Ratio Statistics**

**Case Processing Summary**

		Count	Percent
SPropertyType	2S	1570	18.8%
	3S	20	0.2%
	Cc	792	9.5%
	Co	183	2.2%
	Ls	62	0.7%
	Mh	595	7.1%
	Mo	405	4.8%
	Ra	3892	46.5%
	Sp	26	0.3%
	To	822	9.8%
	Un	6	0.1%
Overall		8373	100.0%
Excluded		0	
Total		8373	

**Ratio Statistics for CMV / Price**

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
2S	.834	.831	.814	.312	1.424	-.037	1.024	.150
3S	.876	.907	.823	.554	1.139	-.101	1.063	.165
Cc	.821	.812	.795	.114	1.267	-.054	1.033	.157
Co	.791	.777	.776	.499	1.215	-.030	1.020	.151
Ls	.788	.759	.765	.407	1.237	.009	1.030	.224
Mh	.726	.706	.699	.307	1.747	-.008	1.038	.237
Mo	.834	.833	.819	.116	1.260	-.004	1.018	.166
Ra	.806	.802	.787	.084	1.657	-.034	1.025	.163
Sp	.800	.758	.783	.514	1.096	-.033	1.022	.168
To	.825	.829	.811	.453	1.263	-.029	1.017	.141
Un	.616	.600	.596	.515	.773	-.060	1.033	.139
Overall	.810	.806	.794	.084	1.747	.006	1.020	.165

RATIO STATS CMV WITH PRICE BY SSize/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

**Ratio Statistics****Case Processing Summary**

		Count	Percent
SSize	Smallest	626	7.5%
	Small	1713	20.5%
	Average	3217	38.4%
	Large	2256	26.9%
	Largest	561	6.7%
Overall		8373	100.0%
Excluded		0	
Total		8373	

**Ratio Statistics for CMV / Price**

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
Smallest	.772	.766	.753	.349	1.418	-.029	1.025	.179
Small	.795	.790	.777	.307	1.289	-.007	1.024	.173
Average	.807	.800	.789	.084	1.747	-.022	1.023	.164
Large	.827	.826	.808	.312	1.357	-.040	1.024	.156
Largest	.842	.847	.806	.398	1.223	-.098	1.044	.153
Overall	.810	.806	.794	.084	1.747	.006	1.020	.165

RATIO STATS CMV WITH PRICE BY SPhysicalCondition/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

## Ratio Statistics

## Case Processing Summary

		Count	Percent
SPHYSICALCONDITION	FAIR	51	0.6%
	GOOD	1584	18.9%
	NORMAL	5680	67.8%
	POOR	6	0.1%
	RENOVATED	1051	12.6%
	UN SOUND	1	0.0%
Overall		8373	100.0%
Excluded		0	
Total		8373	

## Ratio Statistics for CMV / Price

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
FAIR	.855	.824	.819	.432	1.455	-.045	1.043	.231
GOOD	.820	.829	.805	.353	1.314	.002	1.018	.152
NORMAL	.809	.800	.793	.084	1.747	.013	1.019	.167
POOR	.894	.822	.795	.647	1.418	-.317	1.123	.282
RENOVATE D	.798	.794	.782	.425	1.279	-.003	1.021	.166
UN SOUND	1.173	1.173	1.173	1.173	1.173	.	1.000	.000
Overall	.810	.806	.794	.084	1.747	.006	1.020	.165

RATIO STATS CMV WITH PRICE BY SQUALITY/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

## Ratio Statistics

## Case Processing Summary

		Count	Percent
SQuality	AVG	5735	68.5%
	CUST	2389	28.5%
	EXCEP	18	0.2%
	FAIR	53	0.6%
	LUXUR	3	0.0%
	POOR	1	0.0%
	SUPR	174	2.1%
Overall		8373	100.0%
Excluded		0	
Total		8373	

## Ratio Statistics for CMV / Price

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
AVG	.798	.792	.782	.084	1.747	.007	1.020	.170
CUST	.838	.842	.817	.312	1.370	-.076	1.026	.147
EXCEP	.755	.738	.709	.398	1.009	-.280	1.065	.199
FAIR	.804	.789	.763	.349	1.455	-.041	1.054	.257
LUXUR	.708	.829	.671	.419	.877	-.154	1.055	.184
POOR	1.173	1.173	1.173	1.173	1.173	.	1.000	.000
SUPR	.814	.815	.788	.472	1.147	-.092	1.034	.162
Overall	.810	.806	.794	.084	1.747	.006	1.020	.165



RATIO STATS CMV WITH PRICE BY SEra/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

**Ratio Statistics****Case Processing Summary**

		Count	Percent
SEra	Pre 1945	1059	12.6%
	1946 to 1965	1161	13.9%
	1966 to 1985	824	9.8%
	1986 to 2005	1959	23.4%
	Post 2005	3370	40.2%
Overall		8373	100.0%
Excluded		0	
Total		8373	

**Ratio Statistics for CMV / Price**

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
Pre 1945	.804	.807	.792	.387	1.241	.009	1.016	.162
1946 to 1965	.803	.803	.783	.395	1.418	-.044	1.026	.164
1966 to 1985	.805	.797	.795	.307	1.657	.039	1.013	.185
1986 to 2005	.801	.796	.789	.337	1.747	.022	1.015	.171
Post 2005	.820	.815	.800	.084	1.424	-.019	1.025	.157
Overall	.810	.806	.794	.084	1.747	.006	1.020	.165

RATIO STATS CMV WITH PRICE BY PRICE\_CLASS/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

## Ratio Statistics

## Case Processing Summary

		Count	Percent
Price_Class	Below 230k	1012	12.1%
	230k to 275k	967	11.5%
	275k to 315k	1086	13.0%
	315k to 350k	1029	12.3%
	350k to 400k	1093	13.1%
	400k to 450k	899	10.7%
	450k to 520k	705	8.4%
	520k to 625k	700	8.4%
	625k to 815k	575	6.9%
	815k+	307	3.7%
Overall		8373	100.0%
Excluded		0	
Total		8373	

## Ratio Statistics for CMV / Price

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
Below 230k	.854	.895	.853	.307	1.747	.180	1.001	.171
230k to 275k	.860	.892	.860	.337	1.370	1.025	1.000	.144
275k to 315k	.836	.846	.835	.377	1.424	1.176	1.000	.152
315k to 350k	.818	.817	.818	.387	1.199	1.257	1.000	.155
350k to 400k	.801	.789	.801	.116	1.180	1.184	1.000	.154
400k to 450k	.777	.760	.777	.084	1.231	1.207	1.000	.157
450k to 520k	.773	.748	.772	.457	1.248	1.215	1.000	.155
520k to 625k	.784	.760	.784	.114	1.237	1.073	1.001	.161

# RATIO STUDY REPORT – BUNCOMBE COUNTY NORTH CAROLINA JUNE 2024

625k to 815k	.763	.744	.761	.312	1.223	.883	1.002	.152
815k+	.748	.734	.737	.398	1.147	.065	1.016	.158
Overall	.810	.806	.794	.084	1.747	.006	1.020	.165

RATIO STATS CMV WITH PRICE BY RACECLASS/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

## Ratio Statistics

### Case Processing Summary

	Count	Percent
RaceClass	33	0.4%
LE 20% Non-White	6327	75.6%
GT 20% to 40% Non-White	1708	20.4%
GT 40% to 70% Non-White	292	3.5%
GT 70% to 90% Non-White	13	0.2%
Overall	8373	100.0%
Excluded	0	
Total	8373	

### Ratio Statistics for CMV / Price

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential
	.780	.736	.751	.116	1.153	.029	1.039
LE 20% Non-White	.810	.805	.795	.084	1.747	.009	1.019
GT 20% to 40% Non-White	.813	.814	.795	.114	1.323	-.005	1.022
GT 40% to 70% Non-White	.800	.784	.780	.377	1.314	-.037	1.026
GT 70% to 90% Non-White	.760	.748	.759	.471	.978	.140	1.001
Overall	.810	.806	.794	.084	1.747	.006	1.020

### Ratio Statistics for CMV / Price

Group	Coefficient of
-------	----------------

## Dispersion

	.229
LE 20% Non-White	.165
GT 20% to 40% Non-White	.161
GT 40% to 70% Non-White	.166
GT 70% to 90% Non-White	.154
Overall	.165

RATIO STATS CMV WITH PRICE BY INCOMECLASS/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

## Ratio Statistics

## Case Processing Summary

	Count	Percent
IncomeClass	33	0.4%
0	358	4.3%
LT \$47,000	1199	14.3%
\$47,000 to \$61,999	1356	16.2%
\$62,000 to \$71,999	2125	25.4%
\$72,000 to \$90,000	1565	18.7%
GT \$90,000	1737	20.7%
Overall	8373	100.0%
Excluded	0	
Total	8373	

## Ratio Statistics for CMV / Price

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related	Price Related
-------	------	--------	---------------	---------	---------	---------------	---------------

						Bias	Differential
	.780	.736	.751	.116	1.153	.029	1.039
0	.832	.838	.809	.395	1.207	-.075	1.029
LT \$47,000	.806	.797	.794	.369	1.455	.019	1.015
\$47,000 to \$61,999	.787	.783	.777	.084	1.657	.036	1.013
\$62,000 to \$71,999	.819	.817	.806	.353	1.370	.018	1.015
\$72,000 to \$90,000	.815	.808	.799	.349	1.279	-.002	1.019
GT \$90,000	.811	.812	.787	.307	1.747	-.023	1.031
Overall	.810	.806	.794	.084	1.747	.006	1.020

**Ratio Statistics for CMV / Price**

Group	Coefficient of Dispersion
	.229
0	.152
LT \$47,000	.171
\$47,000 to \$61,999	.174
\$62,000 to \$71,999	.157
\$72,000 to \$90,000	.165
GT \$90,000	.161
Overall	.165

RATIO STATS CMV WITH PRICE BY RACEINCOMECLASS/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

**Ratio Statistics****Case Processing Summary**

	Count	Percent
RaceIncomeClass	33	0.4%
10	254	3.0%
LE 20% Non-White and LT \$47,000	684	8.2%

LE 20% Non-White and \$47,000 to \$61,999	1030	12.3%
LE 20% Non-White and \$62,000 to \$71,999	1754	20.9%
LE 20% Non-White and \$72,000 to \$90,000	1344	16.1%
LE 20% Non-White and GT \$90,000	1261	15.1%
20	74	0.9%
GT 20% to 40% Non-White and LT \$47,000	407	4.9%
GT 20% to 40% Non-White and \$47,000 to \$61,999	270	3.2%
GT 20% to 40% Non-White and \$62,000 to \$71,999	260	3.1%
GT 20% to 40% Non-White and \$72,000 to \$90,000	221	2.6%
GT 20% to 40% Non-White and GT \$90,000	476	5.7%
30	30	0.4%
GT 40% to 70% Non-White and LT \$47,000	108	1.3%
GT 40% to 70% Non-White and \$47,000 to \$61,999	43	0.5%
GT 40% to 70% Non-White and \$62,000 to \$71,999	111	1.3%
GT 70% to 90% Non-White and \$47,000 to \$61,999	13	0.2%
Overall	8373	100.0%
Excluded	0	
Total	8373	

## Ratio Statistics for CMV / Price

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential
-------	------	--------	---------------	---------	---------	--------------------	----------------------------

RATIO STUDY REPORT – BUNCOMBE COUNTY NORTH CAROLINA JUNE 2024

	.780	.736	.751	.116	1.153	.029	1.039
10	.839	.838	.819	.395	1.207	-.059	1.025
LE 20% Non-White and LT \$47,000	.790	.775	.777	.384	1.455	.008	1.017
LE 20% Non-White and \$47,000 to \$61,999	.788	.788	.780	.084	1.657	.044	1.011
LE 20% Non-White and \$62,000 to \$71,999	.821	.819	.809	.353	1.370	.021	1.015
LE 20% Non-White and \$72,000 to \$90,000	.815	.808	.801	.349	1.279	.005	1.017
LE 20% Non-White and GT \$90,000	.811	.806	.787	.307	1.747	-.021	1.031
20	.821	.850	.792	.496	1.180	-.096	1.036
GT 20% to 40% Non-White and LT \$47,000	.837	.848	.827	.369	1.260	.033	1.013
GT 20% to 40% Non-White and \$47,000 to \$61,999	.784	.767	.765	.114	1.238	-.014	1.025
GT 20% to 40% Non-White and \$62,000 to \$71,999	.804	.800	.794	.425	1.323	.034	1.013
GT 20% to 40% Non-White and \$72,000 to \$90,000	.815	.810	.791	.500	1.242	-.099	1.030
GT 20% to 40% Non-White and GT \$90,000	.813	.822	.789	.357	1.199	-.029	1.030
30	.801	.818	.777	.603	1.020	-.118	1.031
GT 40% to 70% Non-White and LT \$47,000	.788	.764	.769	.377	1.078	-.037	1.024
GT 40% to 70% Non-White and \$47,000 to \$61,999	.788	.764	.768	.440	1.314	-.015	1.026
GT 40% to 70% Non-White and \$62,000 to \$71,999	.817	.822	.794	.539	1.109	-.065	1.029
GT 70% to 90% Non-White and \$47,000 to \$61,999	.760	.748	.759	.471	.978	.140	1.001
Overall	.810	.806	.794	.084	1.747	.006	1.020

Ratio Statistics for CMV / Price

Group                      Coefficient of

	Dispersion
	.229
10	.151
LE 20% Non-White and LT \$47,000	.178
LE 20% Non-White and \$47,000 to \$61,999	.174
LE 20% Non-White and \$62,000 to \$71,999	.156
LE 20% Non-White and \$72,000 to \$90,000	.165
LE 20% Non-White and GT \$90,000	.165
20	.154
GT 20% to 40% Non-White and LT \$47,000	.153
GT 20% to 40% Non-White and \$47,000 to \$61,999	.172
GT 20% to 40% Non-White and \$62,000 to \$71,999	.170
GT 20% to 40% Non-White and \$72,000 to \$90,000	.165
GT 20% to 40% Non-White and GT \$90,000	.151
30	.155
GT 40% to 70% Non-White and LT \$47,000	.167
GT 40% to 70% Non-White and \$47,000 to \$61,999	.201
GT 40% to 70% Non-White and \$62,000 to \$71,999	.148
GT 70% to 90% Non-White and \$47,000 to \$61,999	.154
Overall	.165

\*Without Disqualifying sales:Median: 0.825 Price Related Differential: 1.035 PRB:-.022 Coefficient of Dispersion: 0.178



\*Disqualifying sales: Median: 0.806 Price Related Differential: 1.02 PRB:.006 Coefficient of Dispersion: 0.165

\*Measure accuracy of values.

```
COMPUTE WITHIN10CUR=0.
IF (CurRatio LE 1.1) AND (CurRatio GE .9) WITHIN10CUR=1.
COMPUTE WITHIN20CUR=0.
IF (CurRatio LE 1.2) AND (CurRatio GE .8) WITHIN20CUR=1.
COMPUTE WITHIN50CUR=0.
IF (CurRatio LE 1.5) AND (CurRatio GE .5) WITHIN50CUR=1.
FREQ WITHIN10CUR WITHIN20CUR WITHIN50CUR.
```

## Frequencies

		Statistics		
		WITHIN10CUR	WITHIN20CUR	WITHIN50CUR
N	Valid	8373	8373	8373
	Missing	0	0	0

## Frequency Table

		WITHIN10CUR			
		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	0	5790	69.2	69.2	69.2
	1	2583	30.8	30.8	100.0
	Total	8373	100.0	100.0	

		WITHIN20CUR			
		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	0	4132	49.3	49.3	49.3
	1	4241	50.7	50.7	100.0

Total	8373	100.0	100.0	
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**WITHIN50CUR**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	0	138	1.6	1.6	1.6
	1	8235	98.4	98.4	100.0
	Total	8373	100.0	100.0	

\*32.8 / 53.0 / 97.8.

\*30.8 / 50.0 / 98.4.

\*Examine distribution of errors.

CROSSTABS /TABLES=RaceClass BY CurRatioClass

/FORMAT=AVALUE TABLES

/CELLS=COUNT ROW

/COUNT ROUND CELL.

**Crosstabs****Case Processing Summary**

	Valid		Cases Missing		Total	
	N	Percent	N	Percent	N	Percent
RaceClass * CurRatioClass	8373	100.0%	0	0.0%	8373	100.0%

**RaceClass \* CurRatioClass Crosstabulation**

		CurRatioClass				
		1	2	3	4	5
RaceClass	Count	22	2	7	0	2

	% within RaceClass	66.7%	6.1%	21.2%	0.0%	6.1%
LE 20% Non-White	Count	4237	611	1202	135	142
	% within RaceClass	67.0%	9.7%	19.0%	2.1%	2.2%
GT 20% to 40% Non-White	Count	1133	175	329	34	37
	% within RaceClass	66.3%	10.2%	19.3%	2.0%	2.2%
GT 40% to 70% Non-White	Count	204	24	53	8	3
	% within RaceClass	69.9%	8.2%	18.2%	2.7%	1.0%
GT 70% to 90% Non-White	Count	10	2	1	0	0
	% within RaceClass	76.9%	15.4%	7.7%	0.0%	0.0%
Total	Count	5606	814	1592	177	184
	% within RaceClass	67.0%	9.7%	19.0%	2.1%	2.2%

### RaceClass \* CurRatioClass Crosstabulation

		Total
RaceClass	Count	33
	% within RaceClass	100.0%
LE 20% Non-White	Count	6327
	% within RaceClass	100.0%
GT 20% to 40% Non-White	Count	1708
	% within RaceClass	100.0%
GT 40% to 70% Non-White	Count	292
	% within RaceClass	100.0%
GT 70% to 90% Non-White	Count	13
	% within RaceClass	100.0%
Total	Count	8373
	% within RaceClass	100.0%

```

CROSSTABS /TABLES=IncomeClass BY CurRatioClass
/FORMAT=AVALUE TABLES
/CELLS=COUNT ROW
/COUNT ROUND CELL.

```

## Crosstabs

## Case Processing Summary

	Valid		Cases Missing		Total	
	N	Percent	N	Percent	N	Percent
IncomeClass * CurRatioClass	8373	100.0%	0	0.0%	8373	100.0%

## IncomeClass \* CurRatioClass Crosstabulation

		CurRatioClass				
		1	2	3	4	5
IncomeClass	Count	22	2	7	0	2
	% within IncomeClass	66.7%	6.1%	21.2%	0.0%	6.1%
	0	Count	220	40	80	9
	% within IncomeClass	61.5%	11.2%	22.3%	2.5%	2.5%
	LT \$47,000	Count	824	98	215	28
	% within IncomeClass	68.7%	8.2%	17.9%	2.3%	2.8%
	\$47,000 to \$61,999	Count	976	116	210	28
	% within IncomeClass	72.0%	8.6%	15.5%	2.1%	1.9%
	\$62,000 to \$71,999	Count	1391	242	398	48
	% within IncomeClass	65.5%	11.4%	18.7%	2.3%	2.2%
	\$72,000 to \$90,000	Count	1018	154	320	33
	% within IncomeClass	65.0%	9.8%	20.4%	2.1%	2.6%
	GT \$90,000	Count	1155	162	362	31
	% within IncomeClass	66.5%	9.3%	20.8%	1.8%	1.6%
	Total	Count	5606	814	1592	177
	% within IncomeClass	67.0%	9.7%	19.0%	2.1%	2.2%

## IncomeClass \* CurRatioClass Crosstabulation

		Total
IncomeClass	Count	33
	% within IncomeClass	100.0%

0	Count	358
	% within IncomeClass	100.0%
LT \$47,000	Count	1199
	% within IncomeClass	100.0%
\$47,000 to \$61999	Count	1356
	% within IncomeClass	100.0%
\$62,000 to \$71,999	Count	2125
	% within IncomeClass	100.0%
\$72,000 to \$90,000	Count	1565
	% within IncomeClass	100.0%
GT \$90,000	Count	1737
	% within IncomeClass	100.0%
Total	Count	8373
	% within IncomeClass	100.0%

CROSSTABS /TABLES=RaceIncomeClass BY CurRatioClass  
 /FORMAT=AVALUE TABLES  
 /CELLS=COUNT ROW  
 /COUNT ROUND CELL.

## Crosstabs

### Case Processing Summary

	Valid		Cases Missing		Total	
	N	Percent	N	Percent	N	Percent
RaceIncomeClass * CurRatioClass	8373	100.0%	0	0.0%	8373	100.0%

### RaceIncomeClass \* CurRatioClass Crosstabulation

		CurRatioClass				
		1	2	3	4	5
RaceIncomeClass	Count	22	2	7	0	2

RATIO STUDY REPORT – BUNCOMBE COUNTY NORTH CAROLINA JUNE 2024

	% within RaceIncomeClass	66.7%	6.1%	21.2%	0.0%	6.1%
10	Count	155	23	61	8	7
	% within RaceIncomeClass	61.0%	9.1%	24.0%	3.1%	2.8%
LE 20% Non-White and LT \$47,000	Count	494	52	102	12	24
	% within RaceIncomeClass	72.2%	7.6%	14.9%	1.8%	3.5%
LE 20% Non-White and \$47,000 to \$61,999	Count	741	86	165	20	18
	% within RaceIncomeClass	71.9%	8.3%	16.0%	1.9%	1.7%
LE 20% Non-White and \$62,000 to \$71,999	Count	1140	202	332	41	39
	% within RaceIncomeClass	65.0%	11.5%	18.9%	2.3%	2.2%
LE 20% Non-White and \$72,000 to \$90,000	Count	869	135	281	29	30
	% within RaceIncomeClass	64.7%	10.0%	20.9%	2.2%	2.2%
LE 20% Non-White and GT \$90,000	Count	838	113	261	25	24
	% within RaceIncomeClass	66.5%	9.0%	20.7%	2.0%	1.9%
20	Count	45	13	13	1	2
	% within RaceIncomeClass	60.8%	17.6%	17.6%	1.4%	2.7%
GT 20% to 40% Non-White and LT \$47,000	Count	251	40	92	14	10
	% within RaceIncomeClass	61.7%	9.8%	22.6%	3.4%	2.5%
GT 20% to 40% Non-White and \$47,000 to \$61,999	Count	195	27	38	4	6
	% within RaceIncomeClass	72.2%	10.0%	14.1%	1.5%	2.2%
GT 20% to 40% Non-White and \$62,000 to \$71,999	Count	176	27	46	5	6
	% within RaceIncomeClass	67.7%	10.4%	17.7%	1.9%	2.3%
GT 20% to 40% Non-White and \$72,000 to \$90,000	Count	149	19	39	4	10
	% within RaceIncomeClass	67.4%	8.6%	17.6%	1.8%	4.5%
GT 20% to 40% Non-White and GT \$90,000	Count	317	49	101	6	3
	% within RaceIncomeClass	66.6%	10.3%	21.2%	1.3%	0.6%
30	Count	20	4	6	0	0
	% within RaceIncomeClass	66.7%	13.3%	20.0%	0.0%	0.0%
GT 40% to 70% Non-White and LT \$47,000	Count	79	6	21	2	0
	% within RaceIncomeClass	73.1%	5.6%	19.4%	1.9%	0.0%
GT 40% to 70% Non-White and \$47,000 to \$61,999	Count	30	1	6	4	2
	% within RaceIncomeClass	69.8%	2.3%	14.0%	9.3%	4.7%
GT 40% to 70% Non-White and \$62,000 to \$71,999	Count	75	13	20	2	1
	% within RaceIncomeClass	67.6%	11.7%	18.0%	1.8%	0.9%
GT 70% to 90% Non-White and \$47,000 to \$61,999	Count	10	2	1	0	0
	% within RaceIncomeClass	76.9%	15.4%	7.7%	0.0%	0.0%

RATIO STUDY REPORT – BUNCOMBE COUNTY NORTH CAROLINA JUNE 2024

Total	Count	5606	814	1592	177	184
	% within RaceIncomeClass	67.0%	9.7%	19.0%	2.1%	2.2%

**RaceIncomeClass \* CurRatioClass Crosstabulation**

		Total
RaceIncomeClass	Count	33
	% within RaceIncomeClass	100.0%
10	Count	254
	% within RaceIncomeClass	100.0%
LE 20% Non-White and LT \$47,000	Count	684
	% within RaceIncomeClass	100.0%
LE 20% Non-White and \$47,000 to \$61,999	Count	1030
	% within RaceIncomeClass	100.0%
LE 20% Non-White and \$62,000 to \$71,999	Count	1754
	% within RaceIncomeClass	100.0%
LE 20% Non-White and \$72,000 to \$90,000	Count	1344
	% within RaceIncomeClass	100.0%
LE 20% Non-White and GT \$90,000	Count	1261
	% within RaceIncomeClass	100.0%
20	Count	74
	% within RaceIncomeClass	100.0%
GT 20% to 40% Non-White and LT \$47,000	Count	407
	% within RaceIncomeClass	100.0%
GT 20% to 40% Non-White and \$47,000 to \$61,999	Count	270
	% within RaceIncomeClass	100.0%
GT 20% to 40% Non-White and \$62,000 to \$71,999	Count	260
	% within RaceIncomeClass	100.0%
GT 20% to 40% Non-White and \$72,000 to \$90,000	Count	221
	% within RaceIncomeClass	100.0%
GT 20% to 40% Non-White and GT \$90,000	Count	476
	% within RaceIncomeClass	100.0%
30	Count	30
	% within RaceIncomeClass	100.0%

	GT 40% to 70% Non-White and LT \$47,000	Count	108
		% within RaceIncomeClass	100.0%
	GT 40% to 70% Non-White and \$47,000 to \$61,999	Count	43
		% within RaceIncomeClass	100.0%
	GT 40% to 70% Non-White and \$62,000 to \$71,999	Count	111
		% within RaceIncomeClass	100.0%
	GT 70% to 90% Non-White and \$47,000 to \$61,999	Count	13
		% within RaceIncomeClass	100.0%
Total	Count	8373	
	% within RaceIncomeClass	100.0%	

\*Boxplots.

```
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/STATISTICS=NONE
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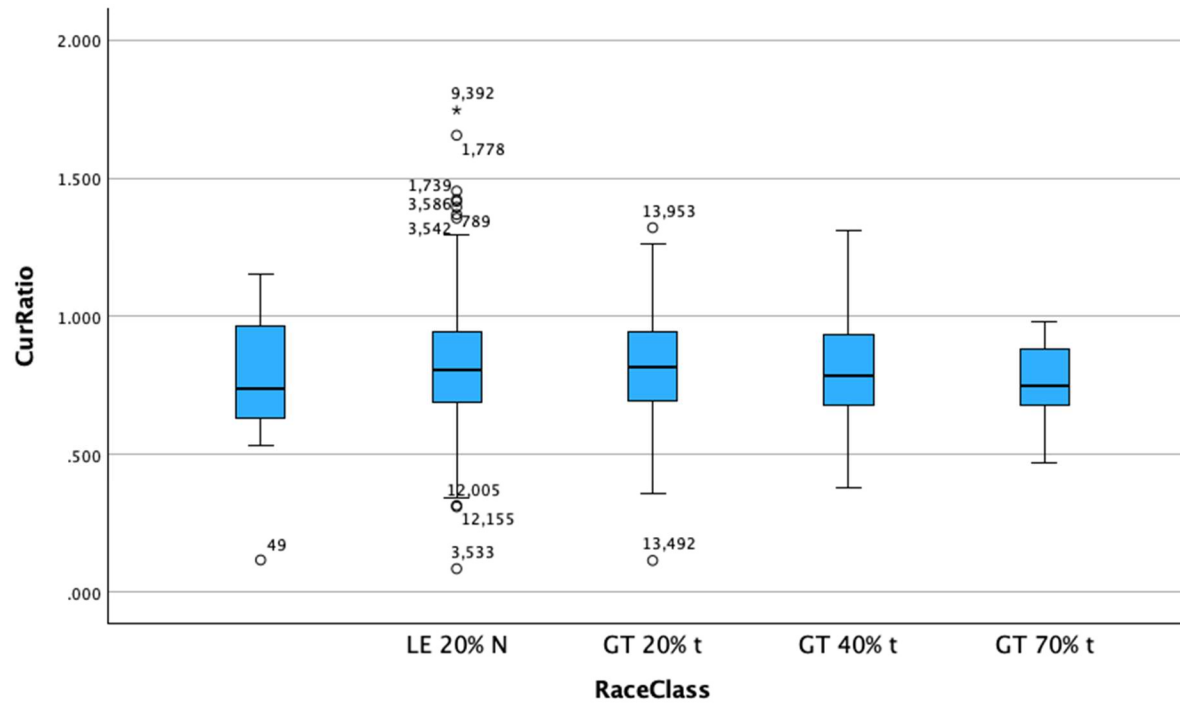
## Explore

### RaceClass

#### Case Processing Summary

RaceClass	Valid		Cases Missing		Total	
	N	Percent	N	Percent	N	Percent
CurRatio	33	100.0%	0	0.0%	33	100.0%
LE 20% Non-White	6327	100.0%	0	0.0%	6327	100.0%
GT 20% to 40% Non-White	1708	100.0%	0	0.0%	1708	100.0%
GT 40% to 70% Non-White	292	100.0%	0	0.0%	292	100.0%
GT 70% to 90% Non-White	13	100.0%	0	0.0%	13	100.0%



**CurRatio**

```

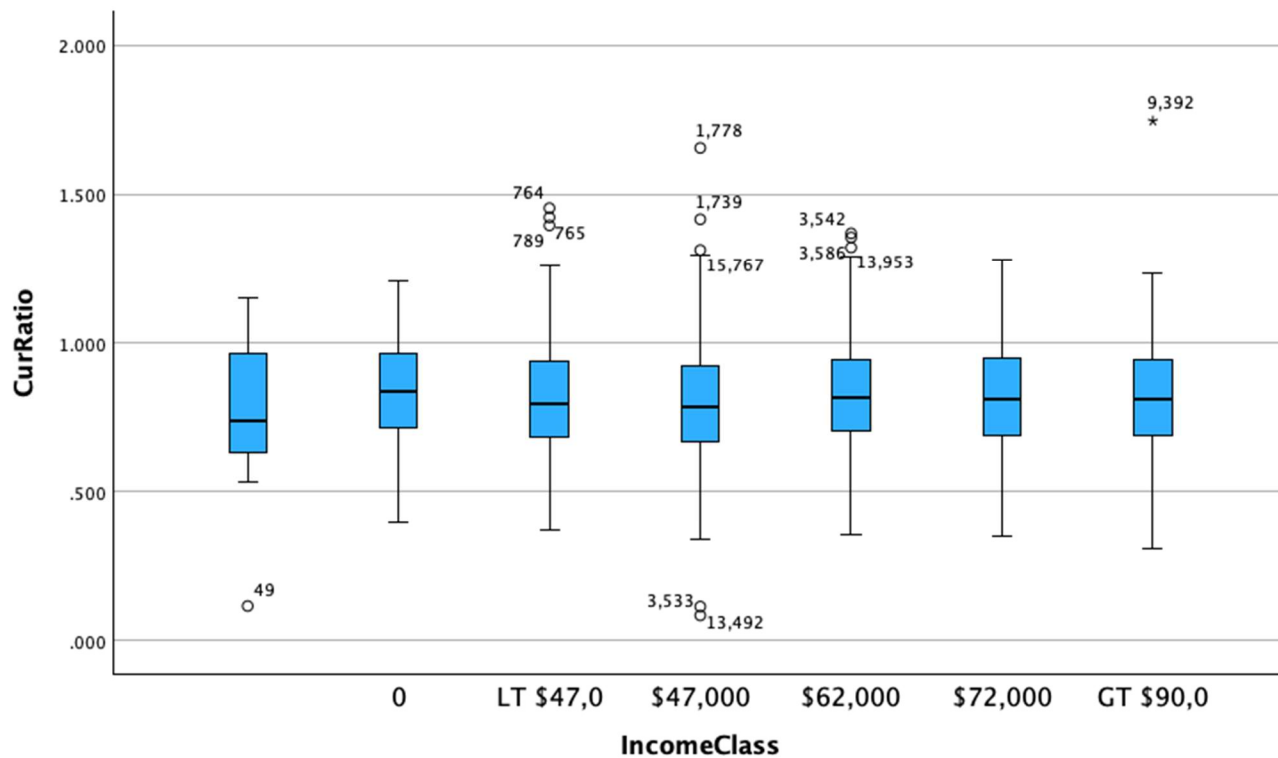
EXAMINE VARIABLES=CurRATIO BY IncomeClass
/PLOT=BOXPLOT
/STATISTICS=NONE
/NOTOTAL.
  
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**IncomeClas****Case Processing Summary**

IncomeClass	Valid		Cases Missing		Total	
	N	Percent	N	Percent	N	Percent
CurRatio	33	100.0%	0	0.0%	33	100.0%

0	358	100.0%	0	0.0%	358	100.0%
LT \$47,000	1199	100.0%	0	0.0%	1199	100.0%
\$47,000 to \$61,999	1356	100.0%	0	0.0%	1356	100.0%
\$62,000 to \$71,999	2125	100.0%	0	0.0%	2125	100.0%
\$72,000 to \$90,000	1565	100.0%	0	0.0%	1565	100.0%
GT \$90,000	1737	100.0%	0	0.0%	1737	100.0%

## Current Ratio



```

EXAMINE VARIABLES=CurRATIO BY RaceIncomeClass
/PLOT=BOXPLOT
/STATISTICS=NONE
/NOTOTAL.

```

## Explore

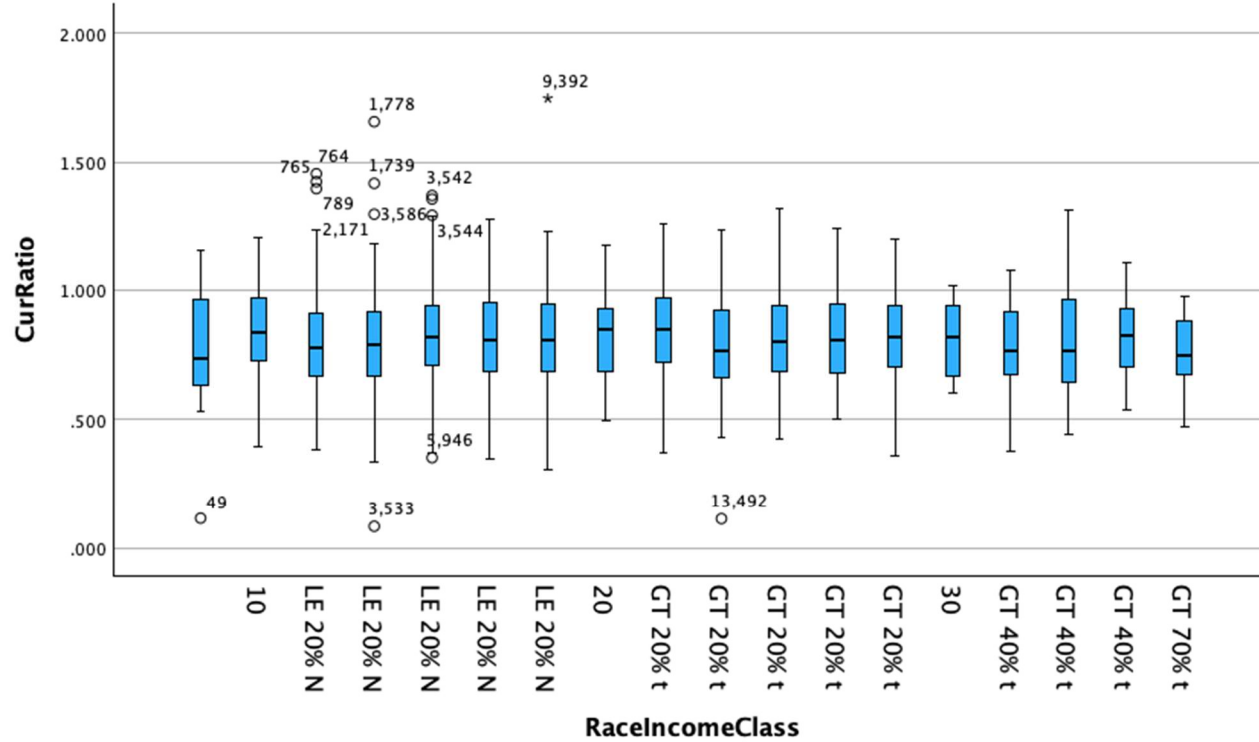
### RaceIncomeClass

#### Case Processing Summary

		Valid		Cases Missing		Total	
RaceIncomeClass		N	Percent	N	Percent	N	Percent
CurRatio		33	100.0%	0	0.0%	33	100.0%
	10	254	100.0%	0	0.0%	254	100.0%
	LE 20% Non-White and LT \$47,000	684	100.0%	0	0.0%	684	100.0%
	LE 20% Non-White and \$47,000 to \$61,999	1030	100.0%	0	0.0%	1030	100.0%
	LE 20% Non-White and \$62,000 to \$71,999	1754	100.0%	0	0.0%	1754	100.0%
	LE 20% Non-White and \$72,000 to \$90,000	1344	100.0%	0	0.0%	1344	100.0%
	LE 20% Non-White and GT \$90,000	1261	100.0%	0	0.0%	1261	100.0%
	20	74	100.0%	0	0.0%	74	100.0%
	GT 20% to 40% Non-White and LT \$47,000	407	100.0%	0	0.0%	407	100.0%
	GT 20% to 40% Non-White and \$47,000 to \$61,999	270	100.0%	0	0.0%	270	100.0%

GT 20% to 40% Non-White and \$62,000 to \$71,999	260	100.0%	0	0.0%	260	100.0%
GT 20% to 40% Non-White and \$72,000 to \$90,000	221	100.0%	0	0.0%	221	100.0%
GT 20% to 40% Non-White and GT \$90,000	476	100.0%	0	0.0%	476	100.0%
30	30	100.0%	0	0.0%	30	100.0%
GT 40% to 70% Non-White and LT \$47,000	108	100.0%	0	0.0%	108	100.0%
GT 40% to 70% Non-White and \$47,000 to \$61,999	43	100.0%	0	0.0%	43	100.0%
GT 40% to 70% Non-White and \$62,000 to \$71,999	111	100.0%	0	0.0%	111	100.0%
GT 70% to 90% Non-White and \$47,000 to \$61,999	13	100.0%	0	0.0%	13	100.0%

CurRatio

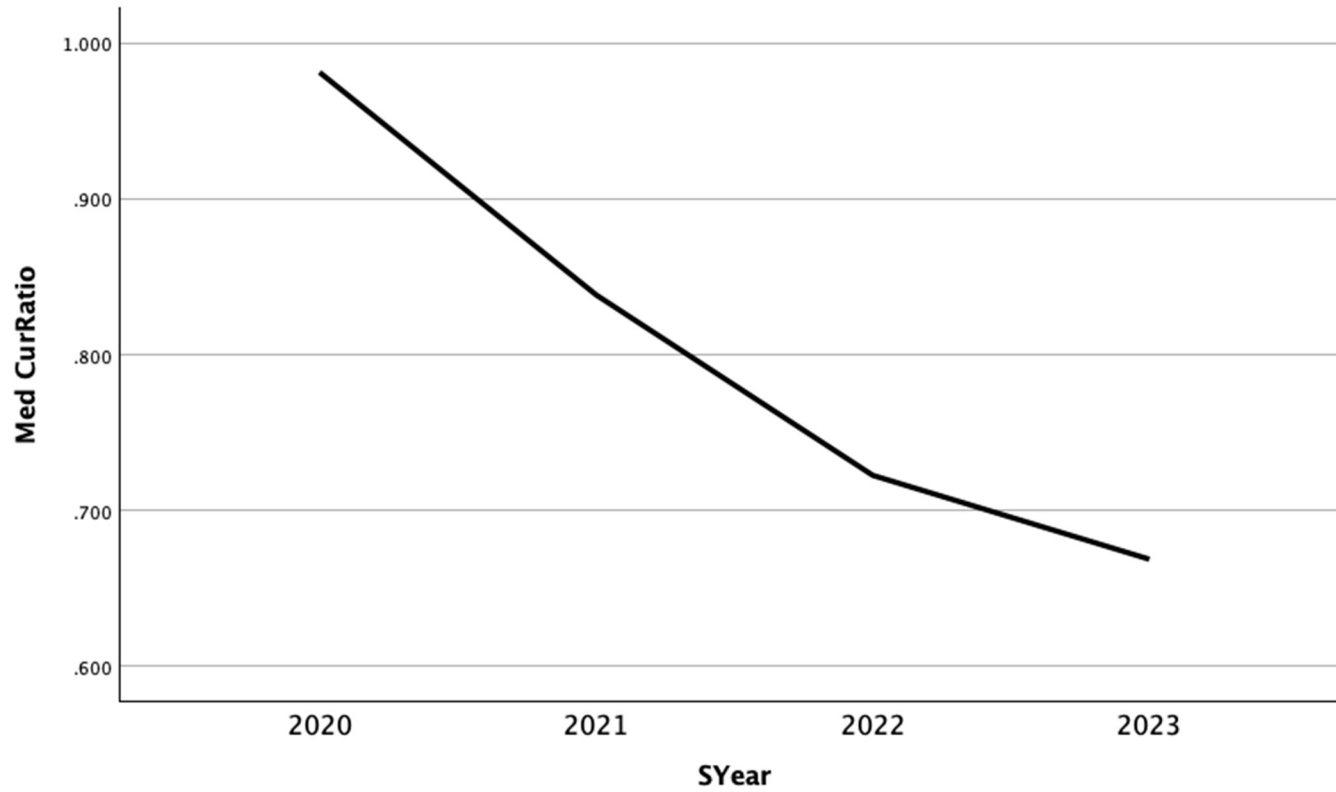


\*PLOT RATIOS OVER TIME.

GRAPH

/LINE=MED(CurRatio) BY SYear.

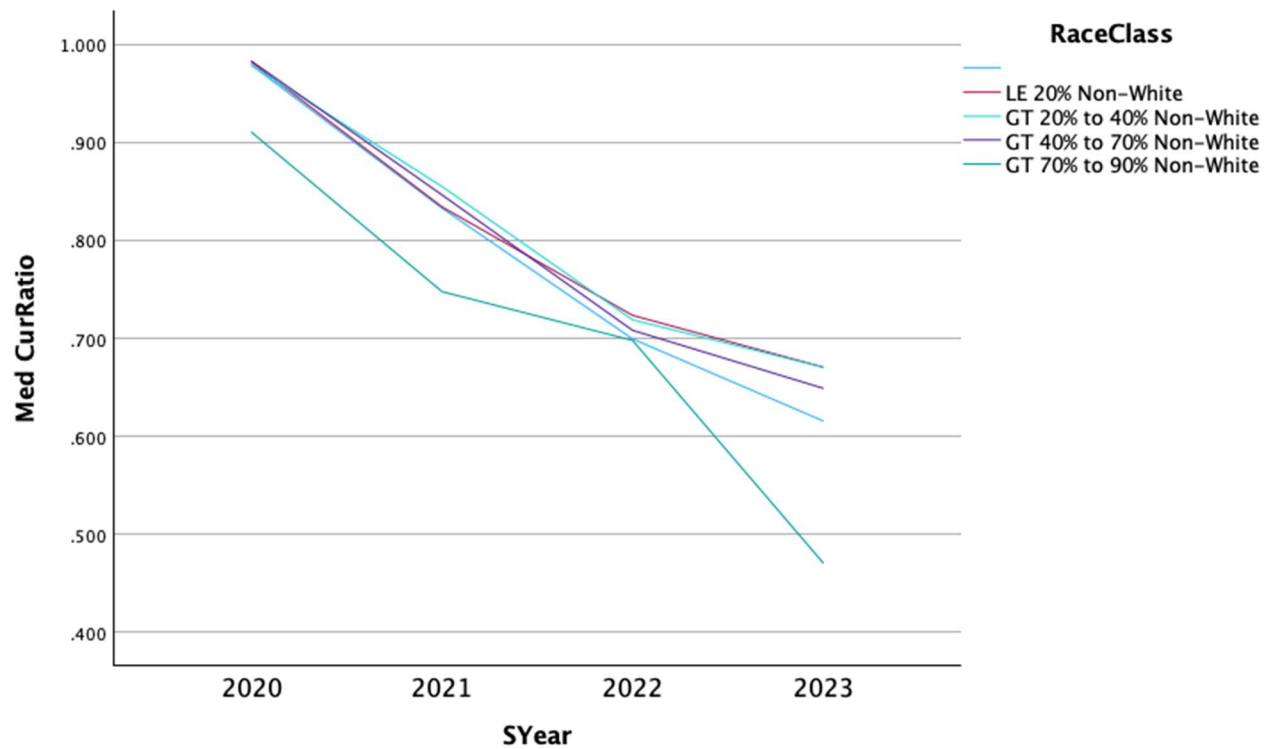
**Graph**



GRAPH

/LINE (MULTIPLE) =MED (CurRatio) BY SYear BY RaceClass.

## Graph

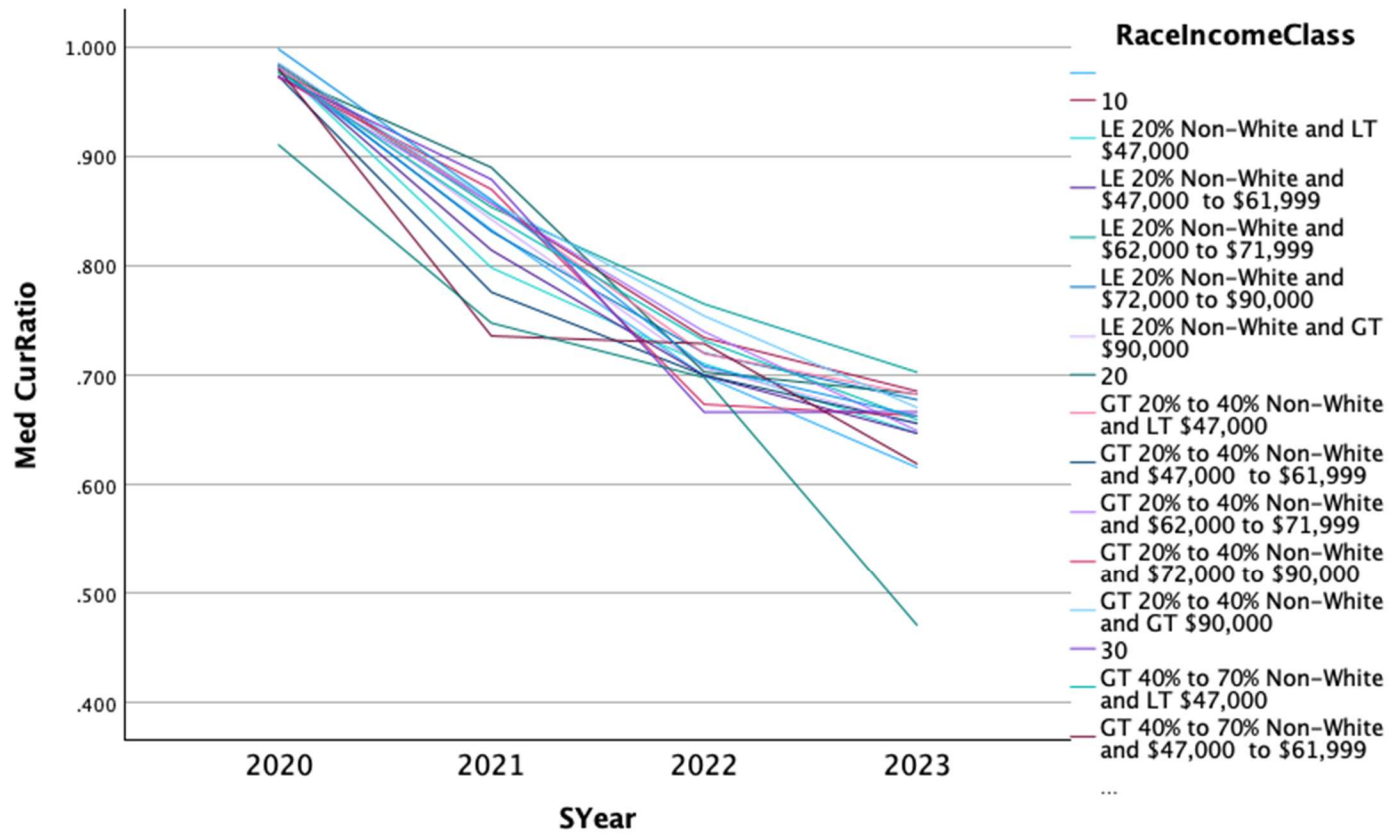


GRAPH

/LINE(MULTIPLE)=MED(CurRatio) BY SYear BY RaceIncomeClass.

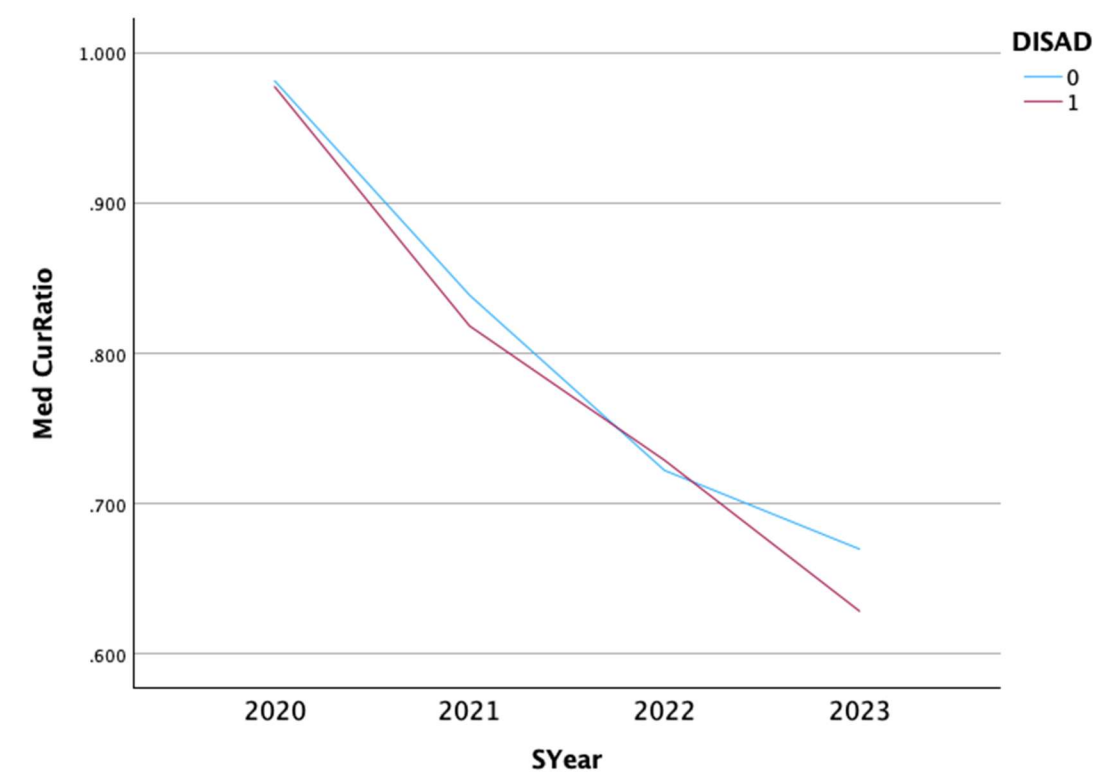
**Graph**





GRAPH  
/LINE(MULTIPLE)=MED(CurRatio) BY SYear BY DISAD.

Graph



FILTER OFF.  
\*\*\*\*\*

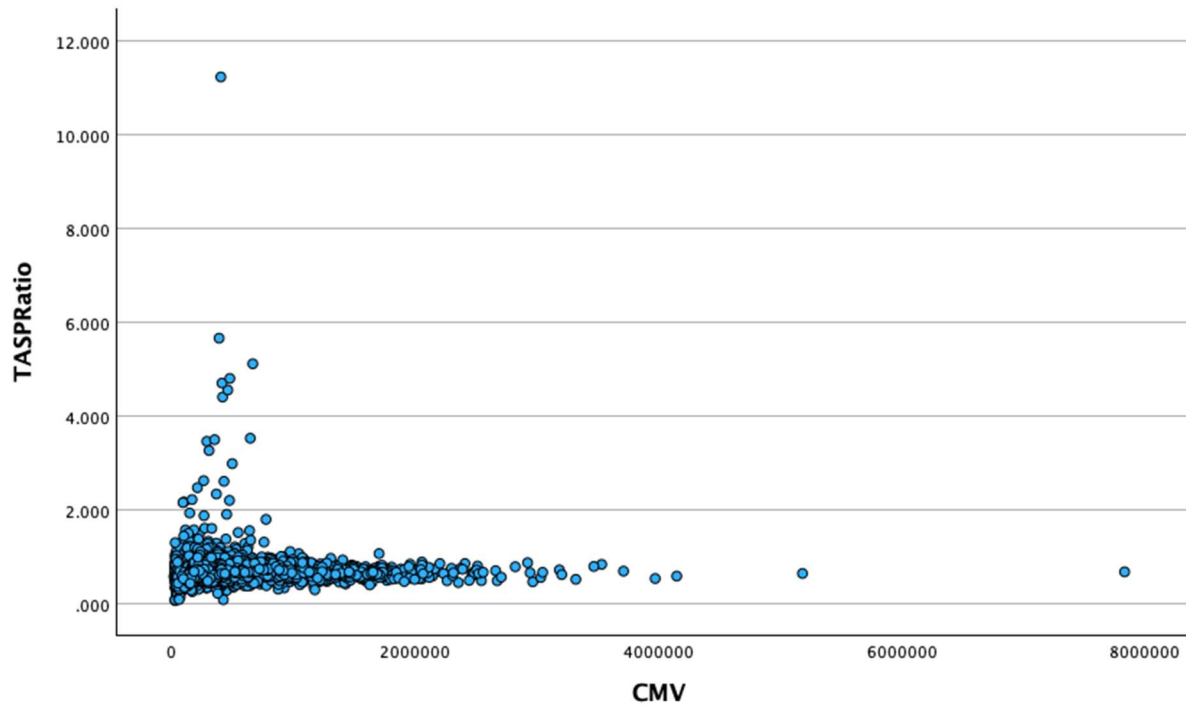
\*MEASURE TASP RATIOS WITH AND WITHOUT DISQUALIFIED SALES.

\*Set 3 - Adjusts prices to December 2023 equivalents. Does not disqualify sales.

\*Because Values were set in 2021 and prices are current, serves to show how the market has changed more accurately by time-adjusting prices.

GRAPH/SCATTER=CMV WITH TASPRatio.

## Graph



RATIO STATS CMV WITH TASP/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

### Ratio Statistics

#### Case Processing Summary

	Count
Overall	15848
Excluded	0
Total	15848

#### Ratio Statistics for CMV / TASP

Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
.663	.655	.654	.069	11.234	.007	1.013	.123

RATIO STATS CMV WITH TASP BY COMMUNITY/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

### Ratio Statistics

#### Case Processing Summary

		Count	Percent
Community	BILTMORE	98	0.6%
	BROAD RIVER	135	0.9%
	CANDLER	276	1.7%
	CBD	35	0.2%
	EAST ASHEVILLE	922	5.8%
	EAST BUNCOMBE	939	5.9%
	ENKA	967	6.1%
	FAIRVIEW	366	2.3%
	FRENCH BROAD	390	2.5%
	IVY	152	1.0%

LEICESTER	786	5.0%
MONTFORD	192	1.2%
NORTH ASHEVILLE	941	5.9%
NORTH BUNCOMBE	443	2.8%
NORTH WEST ASHEVILLE	759	4.8%
OAKLEY	339	2.1%
REEMS CREEK	536	3.4%
REYNOLDS	512	3.2%
SANDY MUSH	150	0.9%
SHILOH / SWEETEN CREEK	390	2.5%
SOUTH ASHEVILLE	1937	12.2%
SOUTH WEST BUNCOMBE	1422	9.0%
SOUTHSIDE	83	0.5%
SWANNANOA	955	6.0%
WEAVERVILLE	347	2.2%
WEST ASHEVILLE	1133	7.1%
WOODFIN	643	4.1%
Overall	15848	100.0%
Excluded	0	
Total	15848	

## Ratio Statistics for CMV / TASP

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential
BILTMORE	.671	.668	.663	.465	.988	-.014	1.013
BROAD RIVER	.652	.624	.630	.301	1.116	-.035	1.035
CANDLER	.620	.619	.617	.321	1.448	.007	1.005
CBD	.698	.690	.688	.571	.881	-.024	1.015
EAST ASHEVILLE	.669	.662	.663	.394	2.613	-.005	1.010
EAST BUNCOMBE	.666	.661	.664	.238	1.324	.029	1.004
ENKA	.641	.640	.641	.105	4.560	.059	1.001
FAIRVIEW	.635	.638	.629	.229	1.412	-.007	1.011
FRENCH BROAD	.635	.631	.627	.322	2.225	-.004	1.013
IVY	.649	.627	.643	.249	1.252	.016	1.008

# RATIO STUDY REPORT – BUNCOMBE COUNTY NORTH CAROLINA JUNE 2024

LEICESTER	.660	.639	.637	.069	11.234	.011	1.036
MONTFORD	.743	.734	.739	.461	1.802	.041	1.005
NORTH ASHEVILLE	.683	.667	.667	.377	3.466	-.025	1.024
NORTH BUNCOMBE	.639	.631	.639	.294	1.220	.013	1.001
NORTH WEST ASHEVILLE	.653	.644	.647	.110	1.882	.015	1.010
OAKLEY	.695	.686	.691	.388	1.174	.037	1.005
REEMS CREEK	.662	.655	.655	.292	1.103	.008	1.011
REYNOLDS	.659	.652	.648	.394	2.478	-.018	1.016
SANDY MUSH	.606	.599	.608	.258	1.295	.041	.997
SHILOH / SWEETEN CREEK	.653	.647	.650	.410	1.043	.033	1.004
SOUTH ASHEVILLE	.657	.650	.644	.145	3.502	-.010	1.020
SOUTH WEST BUNCOMBE	.649	.647	.636	.090	4.807	.003	1.019
SOUTHSIDE	.698	.693	.677	.441	.988	-.096	1.031
SWANNANOA	.683	.668	.678	.226	1.937	.007	1.007
WEAVERVILLE	.693	.674	.669	.380	4.410	-.129	1.035
WEST ASHEVILLE	.701	.689	.690	.448	5.120	-.014	1.016
WOODFIN	.656	.655	.647	.269	1.383	.013	1.015
Overall	.663	.655	.654	.069	11.234	.007	1.013

## Ratio Statistics for CMV / TASP

Group	Coefficient of Dispersion
BILTMORE	.116
BROAD RIVER	.173
CANDLER	.128
CBD	.059
EAST ASHEVILLE	.106
EAST BUNCOMBE	.122
ENKA	.126
FAIRVIEW	.128
FRENCH BROAD	.132
IVY	.176
LEICESTER	.160
MONTFORD	.119
NORTH ASHEVILLE	.128

NORTH BUNCOMBE	.114
NORTH WEST ASHEVILLE	.140
OAKLEY	.103
REEMS CREEK	.115
REYNOLDS	.115
SANDY MUSH	.174
SHILOH / SWEETEN CREEK	.093
SOUTH ASHEVILLE	.106
SOUTH WEST BUNCOMBE	.109
SOUTHSIDE	.100
SWANNANOA	.123
WEAVERVILLE	.134
WEST ASHEVILLE	.107
WOODFIN	.127
Overall	.123

RATIO STATS CMV WITH TASP BY DEVCLASS/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

## Ratio Statistics

### Case Processing Summary

		Count	Percent
DevClass	Rural	1270	8.0%
	Suburban	12796	80.7%
	Urban	1782	11.2%
Overall		15848	100.0%
Excluded		0	
Total		15848	

### Ratio Statistics for CMV / TASP

Group	Mean	Median	Weighted	Minimum	Maximum	Price Related	Price Related	Coefficient of
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			Mean			Bias	Differential	Dispersion
Rural	.637	.628	.631	.249	2.225	.006	1.008	.140
Suburban	.660	.652	.651	.069	11.234	.005	1.014	.122
Urban	.704	.694	.697	.388	5.120	.009	1.010	.108
Overall	.663	.655	.654	.069	11.234	.007	1.013	.123

RATIO STATS CMV WITH TASP BY SYEAR/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

## Ratio Statistics

### Case Processing Summary

		Count	Percent
SYear	2020	4085	25.8%
	2021	4867	30.7%
	2022	4025	25.4%
	2023	2871	18.1%
Overall		15848	100.0%
Excluded		0	
Total		15848	

### Ratio Statistics for CMV / TASP

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
2020	.668	.657	.661	.294	4.708	-.004	1.010	.089
2021	.662	.658	.654	.090	5.120	.009	1.012	.126
2022	.664	.650	.651	.226	11.234	.001	1.021	.147
2023	.656	.652	.650	.069	4.560	.029	1.010	.133
Overall	.663	.655	.654	.069	11.234	.007	1.013	.123



RATIO STATS CMV WITH TASP BY SPROPERTYTYPE/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

Ratio Statistics

Case Processing Summary			
		Count	Percent
SPropertyType	2S	2958	18.7%
	3S	53	0.3%
	Cc	1608	10.1%
	Co	675	4.3%
	Ls	148	0.9%
	Mh	855	5.4%
	Mo	635	4.0%
	Ra	7321	46.2%
	Sp	347	2.2%
	To	1175	7.4%
	Un	73	0.5%
Overall		15848	100.0%
Excluded		0	

Total	15848
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**Ratio Statistics for CMV / TASP**

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
2S	.682	.670	.669	.145	5.120	-.013	1.020	.109
3S	.695	.697	.690	.484	.879	.013	1.007	.114
Cc	.675	.661	.658	.110	11.234	-.041	1.027	.124
Co	.661	.651	.652	.226	3.270	-.009	1.013	.114
Ls	.654	.645	.644	.341	1.123	.015	1.016	.160
Mh	.610	.582	.575	.229	2.478	-.112	1.061	.237
Mo	.684	.673	.680	.112	4.560	.077	1.007	.117
Ra	.655	.647	.643	.069	5.666	-.006	1.018	.119
Sp	.659	.652	.650	.436	2.343	-.011	1.013	.111
To	.678	.671	.676	.453	.958	.022	1.003	.093
Un	.656	.665	.663	.387	1.073	.038	.989	.124
Overall	.663	.655	.654	.069	11.234	.007	1.013	.123

RATIO STATS CMV WITH TASP BY SSize/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

**Ratio Statistics****Case Processing Summary**

		Count	Percent
SSize	Smallest	909	5.7%
	Small	2260	14.3%
	Average	4651	29.3%
	Large	4889	30.8%
	Largest	3139	19.8%
Overall		15848	100.0%
Excluded		0	
Total		15848	

**Ratio Statistics for CMV / TASP**

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
Smallest	.642	.630	.631	.238	2.207	-.032	1.018	.156
Small	.645	.639	.636	.229	2.225	-.018	1.015	.133
Average	.654	.649	.647	.084	4.708	.024	1.011	.118
Large	.671	.662	.661	.069	5.666	-.018	1.016	.116
Largest	.682	.670	.659	.090	11.234	-.067	1.035	.120
Overall	.663	.655	.654	.069	11.234	.007	1.013	.123

RATIO STATS CMV WITH TASP BY SPhysicalCondition/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

**Ratio Statistics****Case Processing Summary**

		Count	Percent
SPhysicalCondition	FAIR	142	0.9%
	GOOD	3116	19.7%
	NORMAL	10533	66.5%
	POOR	44	0.3%
	RENOVATED	2003	12.6%
	UNSOUND	10	0.1%
Overall		15848	100.0%
Excluded		0	
Total		15848	

**Ratio Statistics for CMV / TASP**

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
FAIR	.773	.707	.744	.350	2.207	.033	1.039	.277
GOOD	.658	.656	.655	.322	1.614	.020	1.005	.105
NORMAL	.665	.655	.655	.069	11.234	.008	1.016	.126
POOR	.763	.704	.673	.238	1.579	-.031	1.134	.249
RENOVATE D	.649	.649	.646	.105	2.161	.024	1.004	.115
UNSOUND	.855	.745	.699	.258	2.613	.063	1.222	.532
Overall	.663	.655	.654	.069	11.234	.007	1.013	.123

RATIO STATS CMV WITH TASP BY SQUALITY/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

**Ratio Statistics****Case Processing Summary**

		Count	Percent
SQuality	AVG	9782	61.7%
	CUST	4887	30.8%
	EXCEP	153	1.0%
	FAIR	187	1.2%
	LUXUR	23	0.1%
	NULL	1	0.0%
	POOR	6	0.0%
	SUPR	809	5.1%

Overall	15848	100.0%
Excluded	0	
Total	15848	

**Ratio Statistics for CMV / TASP**

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
AVG	.656	.648	.649	.069	11.234	.026	1.010	.127
CUST	.676	.666	.665	.093	5.666	-.026	1.017	.110
EXCEP	.631	.628	.622	.363	.861	-.013	1.015	.121
FAIR	.705	.661	.667	.296	2.613	-.012	1.057	.250
LUXUR	.621	.652	.601	.090	.879	-.014	1.033	.168
NULL	3.466	3.466	3.466	3.466	3.466	.	1.000	.000
POOR	.689	.644	.609	.238	1.074	-.083	1.132	.365
SUPR	.663	.663	.653	.226	1.002	-.029	1.015	.104
Overall	.663	.655	.654	.069	11.234	.007	1.013	.123

RATIO STATS CMV WITH TASP BY SEra/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

**Ratio Statistics****Case Processing Summary**

	Count	Percent
SEra Pre 1945	1736	11.0%

1946 to 1965	2061	13.0%
1966 to 1985	1951	12.3%
1986 to 2005	4670	29.5%
Post 2005	5430	34.3%
Overall	15848	100.0%
Excluded	0	
Total	15848	

**Ratio Statistics for CMV / TASP**

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
Pre 1945	.667	.659	.661	.258	2.207	.011	1.009	.129
1946 to 1965	.659	.651	.649	.105	2.613	-.002	1.016	.127
1966 to 1985	.657	.650	.651	.229	2.343	.010	1.009	.131
1986 to 2005	.654	.652	.655	.093	2.225	.020	1.000	.114
Post 2005	.673	.659	.654	.069	11.234	-.014	1.028	.124
Overall	.663	.655	.654	.069	11.234	.007	1.013	.123

RATIO STATS CMV WITH TASP BY PRICE\_CLASS/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

**Ratio Statistics****Case Processing Summary**

		Count	Percent
Price_Class	Below 230k	1545	9.7%
	230k to 275k	1376	8.7%
	275k to 315k	1555	9.8%
	315k to 350k	1586	10.0%
	350k to 400k	1914	12.1%
	400k to 450k	1672	10.6%
	450k to 520k	1468	9.3%
	520k to 625k	1658	10.5%
	625k to 815k	1575	9.9%
	815k+	1499	9.5%
Overall		15848	100.0%
Excluded		0	
Total		15848	

## Ratio Statistics for CMV / TASP

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
Below 230k	.715	.652	.678	.238	11.234	.120	1.056	.247
230k to 275k	.650	.648	.651	.229	1.562	.363	.999	.117
275k to 315k	.658	.657	.657	.139	1.139	.278	1.000	.107
315k to 350k	.663	.662	.662	.331	1.216	.266	1.001	.111
350k to 400k	.660	.654	.660	.105	1.802	.276	1.001	.105
400k to 450k	.664	.661	.664	.084	1.167	.265	1.000	.104
450k to 520k	.657	.652	.657	.069	1.361	.282	1.000	.106
520k to 625k	.655	.655	.655	.093	1.071	.253	1.000	.106
625k to 815k	.657	.656	.657	.310	1.117	.235	1.001	.110
815k+	.649	.650	.639	.090	1.073	.003	1.015	.123
Overall	.663	.655	.654	.069	11.234	.007	1.013	.123

RATIO STATS CMV WITH TASP BY RACECLASS/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

**Ratio Statistics****Case Processing Summary**

	Count	Percent
RaceClass	55	0.3%
LE 20% Non-White	12172	76.8%
GT 20% to 40% Non-White	3103	19.6%
GT 40% to 70% Non-White	503	3.2%
GT 70% to 90% Non-White	15	0.1%
Overall	15848	100.0%
Excluded	0	
Total	15848	

**Ratio Statistics for CMV / TASP**

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential
	.655	.634	.641	.112	1.241	-.081	1.023
LE 20% Non-White	.661	.653	.653	.069	11.234	.010	1.012
GT 20% to 40% Non-White	.671	.662	.658	.093	5.666	.003	1.018
GT 40% to 70% Non-White	.670	.659	.660	.295	2.613	-.005	1.016
GT 70% to 90% Non-White	.622	.582	.576	.439	1.306	-.256	1.080
Overall	.663	.655	.654	.069	11.234	.007	1.013

**Ratio Statistics for CMV / TASP**

Group	Coefficient of Dispersion
	.148
LE 20% Non-White	.123



GT 20% to 40% Non-White	.121
GT 40% to 70% Non-White	.120
GT 70% to 90% Non-White	.194
Overall	.123

RATIO STATS CMV WITH TASP BY INCOMECLASS/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

## Ratio Statistics

### Case Processing Summary

	Count	Percent
IncomeClass	55	0.3%
0	606	3.8%
LT \$47,000	2069	13.1%
\$47,000 to \$61,999	2458	15.5%
\$62,000 to \$71,999	3808	24.0%
\$72,000 to \$90,000	2975	18.8%
GT \$90,000	3877	24.5%
Overall	15848	100.0%
Excluded	0	
Total	15848	

### Ratio Statistics for CMV / TASP

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential
	.655	.634	.641	.112	1.241	-.081	1.023
0	.670	.663	.666	.395	1.324	.001	1.007

# RATIO STUDY REPORT – BUNCOMBE COUNTY NORTH CAROLINA JUNE 2024

LT \$47,000	.664	.655	.658	.139	5.666	.015	1.009
\$47,000 to \$61999	.646	.645	.645	.069	3.532	.040	1.002
\$62,000 to \$71,999	.673	.662	.665	.226	11.234	.017	1.012
\$72,000 to \$90,000	.662	.653	.657	.229	4.708	.006	1.009
GT \$90,000	.663	.654	.648	.090	5.120	-.013	1.023
Overall	.663	.655	.654	.069	11.234	.007	1.013

## Ratio Statistics for CMV / TASP

Group	Coefficient of Dispersion
	.148
0	.105
LT \$47,000	.133
\$47,000 to \$61999	.126
\$62,000 to \$71,999	.125
\$72,000 to \$90,000	.121
GT \$90,000	.117
Overall	.123

RATIO STATS CMV WITH TASP BY RACEINCOMECLASS/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

## Ratio Statistics

### Case Processing Summary

	Count	Percent
RaceIncomeClass	55	0.3%
10	386	2.4%
LE 20% Non-White and LT	1201	7.6%

	\$47,000		
	LE 20% Non-White and \$47,000 to \$61,999	1893	11.9%
	LE 20% Non-White and \$62,000 to \$71,999	3106	19.6%
	LE 20% Non-White and \$72,000 to \$90,000	2620	16.5%
	LE 20% Non-White and GT \$90,000	2966	18.7%
	20	150	0.9%
	GT 20% to 40% Non-White and LT \$47,000	679	4.3%
	GT 20% to 40% Non-White and \$47,000 to \$61,999	476	3.0%
	GT 20% to 40% Non-White and \$62,000 to \$71,999	532	3.4%
	GT 20% to 40% Non-White and \$72,000 to \$90,000	355	2.2%
	GT 20% to 40% Non-White and GT \$90,000	911	5.7%
	30	70	0.4%
	GT 40% to 70% Non-White and LT \$47,000	189	1.2%
	GT 40% to 70% Non-White and \$47,000 to \$61,999	74	0.5%
	GT 40% to 70% Non-White and \$62,000 to \$71,999	170	1.1%
	GT 70% to 90% Non-White and \$47,000 to \$61,999	15	0.1%
Overall		15848	100.0%
Excluded		0	
Total		15848	

## Ratio Statistics for CMV / TASP

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related	Price Related
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						Bias	Differential
	.655	.634	.641	.112	1.241	-.081	1.023
10	.664	.657	.658	.395	1.324	-.013	1.010
LE 20% Non-White and LT \$47,000	.652	.644	.644	.139	4.410	.009	1.011
LE 20% Non-White and \$47,000 to \$61,999	.647	.647	.647	.069	3.532	.051	1.001
LE 20% Non-White and \$62,000 to \$71,999	.674	.662	.665	.285	11.234	.013	1.013
LE 20% Non-White and \$72,000 to \$90,000	.658	.651	.654	.229	2.478	.012	1.006
LE 20% Non-White and GT \$90,000	.662	.655	.649	.090	5.120	-.009	1.020
20	.670	.669	.673	.444	.893	.034	.995
GT 20% to 40% Non-White and LT \$47,000	.687	.675	.680	.327	5.666	.018	1.010
GT 20% to 40% Non-White and \$47,000 to \$61,999	.643	.640	.638	.110	1.448	.004	1.008
GT 20% to 40% Non-White and \$62,000 to \$71,999	.667	.663	.667	.226	1.208	.059	.999
GT 20% to 40% Non-White and \$72,000 to \$90,000	.694	.677	.676	.469	4.708	-.061	1.027
GT 20% to 40% Non-White and GT \$90,000	.667	.652	.643	.093	4.807	-.026	1.036
30	.702	.710	.684	.441	.987	-.053	1.026
GT 40% to 70% Non-White and LT \$47,000	.666	.663	.667	.295	.988	.011	.998
GT 40% to 70% Non-White and \$47,000 to \$61,999	.653	.629	.641	.357	1.882	-.035	1.020
GT 40% to 70% Non-White and \$62,000 to \$71,999	.668	.648	.647	.472	2.613	-.037	1.033
GT 70% to 90% Non-White and \$47,000 to \$61,999	.622	.582	.576	.439	1.306	-.256	1.080
Overall	.663	.655	.654	.069	11.234	.007	1.013

## Ratio Statistics for CMV / TASP

Group	Coefficient of Dispersion
	.148
10	.104
LE 20% Non-White and LT \$47,000	.140
LE 20% Non-White and \$47,000 to \$61,999	.127
LE 20% Non-White and \$62,000 to \$71,999	.127
LE 20% Non-White and \$72,000 to \$90,000	.121
LE 20% Non-White and GT \$90,000	.114
20	.093
GT 20% to 40% Non-White and LT \$47,000	.123
GT 20% to 40% Non-White and \$47,000 to \$61,999	.115
GT 20% to 40% Non-White and \$62,000 to \$71,999	.120
GT 20% to 40% Non-White and \$72,000 to \$90,000	.114
GT 20% to 40% Non-White and GT \$90,000	.127
30	.118
GT 40% to 70% Non-White and LT \$47,000	.105
GT 40% to 70% Non-White and \$47,000 to \$61,999	.151
GT 40% to 70% Non-White and \$62,000 to \$71,999	.119
GT 70% to 90% Non-White and \$47,000 to \$61,999	.194
Overall	.123

\*Median: 0.655 Price Related Differential: 1.013 PRB:.007 Coefficient of Dispersion: 0.123

\*Measure accuracy of values.

```
COMPUTE WITHIN10TASP=0.
IF (TASPRatio LE 1.1) AND (TASPRatio GE .9) WITHIN10TASP=1.
COMPUTE WITHIN20TASP=0.
IF (TASPRatio LE 1.2) AND (TASPRatio GE .8) WITHIN20TASP=1.
COMPUTE WITHIN50TASP=0.
IF (TASPRatio LE 1.5) AND (TASPRatio GE .5) WITHIN50TASP=1.
FREQ WITHIN10TASP WITHIN20TASP WITHIN50TASP.
```

## Frequencies

		Statistics		
		WITHIN10TASP	WITHIN20TASP	WITHIN50TASP
N	Valid	15848	15848	15848
	Missing	0	0	0

## Frequency Table

		WITHIN10TASP			Cumulative Percent
		Frequency	Percent	Valid Percent	
Valid	0	15581	98.3	98.3	98.3

	1	267	1.7	1.7	100.0
	Total	15848	100.0	100.0	

**WITHIN20TASP**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	0	14738	93.0	93.0	93.0
	1	1110	7.0	7.0	100.0
	Total	15848	100.0	100.0	

**WITHIN50TASP**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	0	859	5.4	5.4	5.4
	1	14989	94.6	94.6	100.0
	Total	15848	100.0	100.0	

\*1.7 / 7.0 / 94.6.

\*\*\*\*\*

\*FILTER OUT DISQUALIFIED RECORDS.

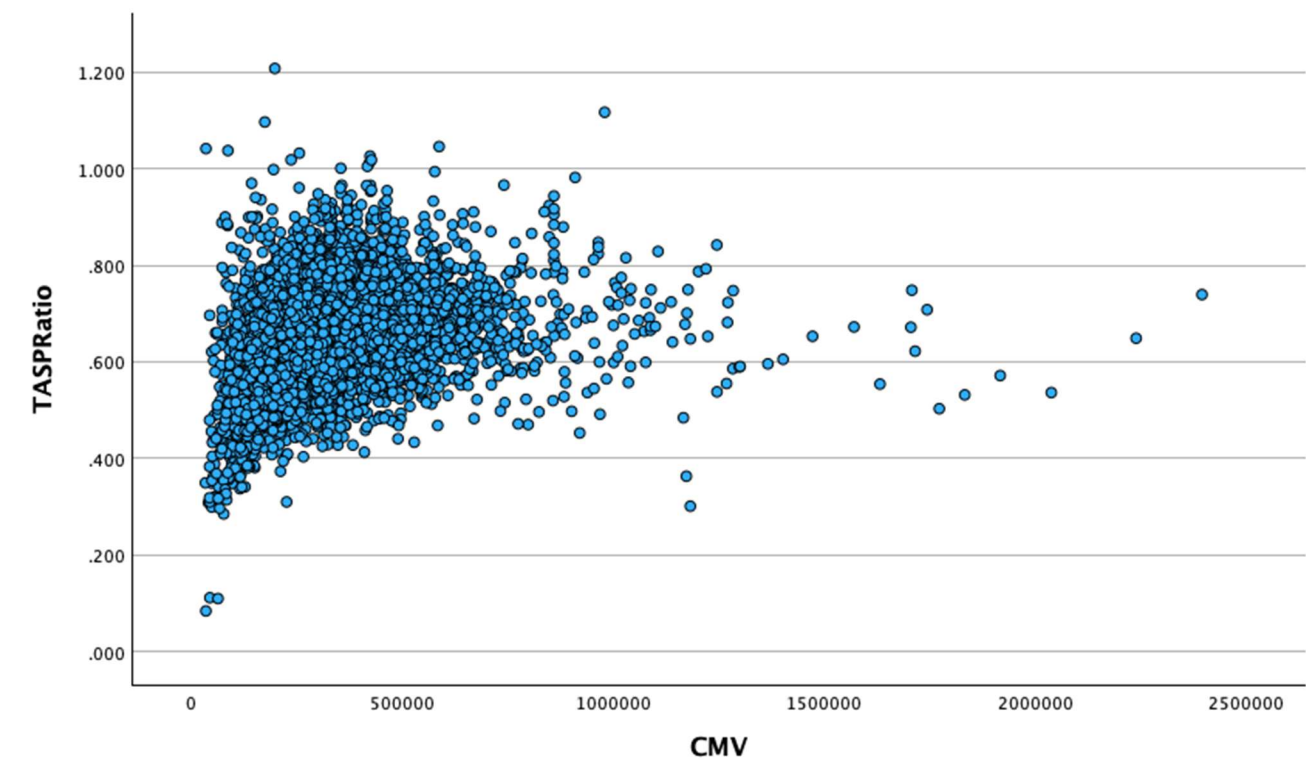
\*Set 4 - Adjusts prices to December 2023 equivalents. Disqualifies sales.

\*Because Values were set in 2021 and prices are current, serves to show how the market has changed more accurately by time-adjusting prices.

FILTER BY RATIO\_IN.

GRAPH/SCATTER=CMV WITH TASPRatio.

Graph



RATIO STATS CMV WITH TASP/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

Ratio Statistics



### Case Processing Summary

	Count
Overall	8373
Excluded	0
Total	8373

### Ratio Statistics for CMV / TASP

Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
.649	.649	.649	.084	1.208	.051	1.000	.110

RATIO STATS CMV WITH TASP BY COMMUNITY/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

### Ratio Statistics

#### Case Processing Summary

		Count	Percent
Community	BILTMORE	21	0.3%
	BROAD RIVER	60	0.7%
	CANDLER	180	2.1%
	CBD	1	0.0%
	EAST ASHEVILLE	488	5.8%
	EAST BUNCOMBE	498	5.9%
	ENKA	650	7.8%

FAIRVIEW	152	1.8%
FRENCH BROAD	245	2.9%
IVY	76	0.9%
LEICESTER	379	4.5%
MONTFORD	88	1.1%
NORTH ASHEVILLE	374	4.5%
NORTH BUNCOMBE	217	2.6%
NORTH WEST ASHEVILLE	503	6.0%
OAKLEY	257	3.1%
REEMS CREEK	263	3.1%
REYNOLDS	225	2.7%
SANDY MUSH	79	0.9%
SHILOH / SWEETEN CREEK	274	3.3%
SOUTH ASHEVILLE	893	10.7%
SOUTH WEST BUNCOMBE	773	9.2%
SOUTHSIDE	44	0.5%
SWANNANOA	479	5.7%
WEAVERVILLE	189	2.3%
WEST ASHEVILLE	678	8.1%
WOODFIN	287	3.4%
Overall	8373	100.0%
Excluded	0	
Total	8373	

**Ratio Statistics for CMV / TASP**

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential
BILTMORE	.653	.641	.630	.484	.887	-.047	1.036
BROAD RIVER	.630	.614	.601	.381	1.042	-.093	1.047
CANDLER	.615	.618	.621	.321	.900	.101	.991
CBD	.700	.700	.700	.700	.700	.	1.000
EAST ASHEVILLE	.659	.657	.655	.394	1.026	.014	1.006
EAST BUNCOMBE	.659	.655	.661	.381	1.117	.076	.996
ENKA	.631	.634	.637	.299	.941	.110	.991

RATIO STUDY REPORT – BUNCOMBE COUNTY NORTH CAROLINA JUNE 2024

FAIRVIEW	.606	.606	.609	.380	.864	.050	.995
FRENCH BROAD	.615	.624	.622	.322	.850	.091	.990
IVY	.613	.611	.622	.308	.925	.110	.986
LEICESTER	.619	.624	.620	.084	.900	.073	.997
MONTFORD	.730	.732	.737	.546	.944	.077	.990
NORTH ASHEVILLE	.654	.652	.655	.387	.911	.040	.999
NORTH BUNCOMBE	.618	.613	.620	.383	1.018	.077	.996
NORTH WEST ASHEVILLE	.645	.640	.647	.110	1.018	.136	.996
OAKLEY	.681	.680	.682	.480	1.046	.100	.998
REEMS CREEK	.651	.648	.654	.355	.982	.070	.996
REYNOLDS	.655	.651	.655	.410	.919	.062	1.000
SANDY MUSH	.579	.580	.580	.314	1.038	.037	.998
SHILOH / SWEETEN CREEK	.645	.645	.646	.410	.945	.091	.999
SOUTH ASHEVILLE	.648	.647	.642	.310	1.097	.009	1.009
SOUTH WEST BUNCOMBE	.646	.648	.642	.285	.929	.030	1.007
SOUTHSIDE	.690	.686	.685	.555	.901	-.029	1.007
SWANNANOA	.661	.656	.660	.341	1.208	.039	1.001
WEAVERVILLE	.678	.682	.663	.428	.888	-.096	1.023
WEST ASHEVILLE	.684	.687	.681	.481	.904	.006	1.005
WOODFIN	.640	.649	.642	.327	.907	.080	.998
Overall	.649	.649	.649	.084	1.208	.051	1.000

Ratio Statistics for CMV / TASP

Group	Coefficient of Dispersion
BILTMORE	.138
BROAD RIVER	.180
CANDLER	.113
CBD	.000
EAST ASHEVILLE	.094
EAST BUNCOMBE	.111
ENKA	.119
FAIRVIEW	.123
FRENCH BROAD	.109
IVY	.140

LEICESTER	.112
MONTFORD	.106
NORTH ASHEVILLE	.096
NORTH BUNCOMBE	.107
NORTH WEST ASHEVILLE	.137
OAKLEY	.087
REEMS CREEK	.103
REYNOLDS	.108
SANDY MUSH	.173
SHILOH / SWEETEN CREEK	.087
SOUTH ASHEVILLE	.096
SOUTH WEST BUNCOMBE	.104
SOUTHSIDE	.078
SWANNANOA	.110
WEAVERVILLE	.105
WEST ASHEVILLE	.086
WOODFIN	.119
Overall	.110

RATIO STATS CMV WITH TASP BY CBLOCKGROUP/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

## Ratio Statistics

### Case Processing Summary

		Count	Percent
CBlockGroup	370210001002	1	0.0%
	370210002001	17	0.2%
	370210002002	28	0.3%
	370210003001	22	0.3%

370210003002	21	0.3%
370210004001	35	0.4%
370210004002	10	0.1%
370210004003	22	0.3%
370210005001	19	0.2%
370210005002	6	0.1%
370210005003	47	0.6%
370210006001	25	0.3%
370210006002	39	0.5%
370210007001	36	0.4%
370210008001	33	0.4%
370210008002	41	0.5%
370210008003	38	0.5%
370210009001	5	0.1%
370210009002	13	0.2%
370210009003	26	0.3%
370210010001	89	1.1%
370210010002	134	1.6%
370210011001	81	1.0%
370210011002	85	1.0%
370210011003	94	1.1%
370210012001	45	0.5%
370210012002	45	0.5%
370210012003	44	0.5%
370210012004	52	0.6%
370210012005	10	0.1%
370210013001	69	0.8%
370210013002	55	0.7%
370210013003	71	0.8%
370210014011	26	0.3%
370210014012	31	0.4%
370210014013	49	0.6%
370210014021	33	0.4%
370210014022	1	0.0%
370210015001	67	0.8%

370210015002	20	0.2%
370210016011	33	0.4%
370210016012	54	0.6%
370210016021	26	0.3%
370210016022	23	0.3%
370210017001	32	0.4%
370210017002	47	0.6%
370210018011	16	0.2%
370210018012	99	1.2%
370210018021	31	0.4%
370210018022	88	1.1%
370210019001	75	0.9%
370210019002	33	0.4%
370210020001	129	1.5%
370210020002	110	1.3%
370210020003	20	0.2%
370210020004	78	0.9%
370210021011	21	0.3%
370210021021	122	1.5%
370210021022	28	0.3%
370210021023	44	0.5%
370210022031	6	0.1%
370210022032	114	1.4%
370210022033	42	0.5%
370210022041	89	1.1%
370210022042	23	0.3%
370210022043	43	0.5%
370210022044	11	0.1%
370210022051	234	2.8%
370210022052	53	0.6%
370210022053	63	0.8%
370210022061	60	0.7%
370210022062	46	0.5%
370210023031	48	0.6%
370210023032	90	1.1%

370210023033	50	0.6%
370210023034	98	1.2%
370210023041	107	1.3%
370210023051	83	1.0%
370210023052	81	1.0%
370210023061	189	2.3%
370210023062	11	0.1%
370210024011	24	0.3%
370210024012	51	0.6%
370210024021	50	0.6%
370210024022	52	0.6%
370210024023	27	0.3%
370210025031	63	0.8%
370210025032	49	0.6%
370210025033	32	0.4%
370210025041	104	1.2%
370210025042	29	0.3%
370210025043	59	0.7%
370210025051	151	1.8%
370210025052	37	0.4%
370210025053	100	1.2%
370210025061	126	1.5%
370210025062	36	0.4%
370210025063	13	0.2%
370210026031	49	0.6%
370210026032	23	0.3%
370210026041	47	0.6%
370210026042	76	0.9%
370210026043	45	0.5%
370210026044	103	1.2%
370210026061	22	0.3%
370210026062	26	0.3%
370210026063	31	0.4%
370210026071	57	0.7%
370210026072	60	0.7%

370210026073	45	0.5%
370210026081	6	0.1%
370210026082	6	0.1%
370210026083	22	0.3%
370210026084	37	0.4%
370210026085	32	0.4%
370210026091	26	0.3%
370210027011	73	0.9%
370210027012	59	0.7%
370210027013	2	0.0%
370210027021	48	0.6%
370210027022	34	0.4%
370210027023	120	1.4%
370210027041	50	0.6%
370210027042	78	0.9%
370210027043	19	0.2%
370210027044	85	1.0%
370210027051	32	0.4%
370210028031	41	0.5%
370210028032	13	0.2%
370210028033	67	0.8%
370210028041	15	0.2%
370210028042	43	0.5%
370210028043	58	0.7%
370210029001	38	0.5%
370210029002	13	0.2%
370210029003	11	0.1%
370210030021	51	0.6%
370210030022	27	0.3%
370210030023	20	0.2%
370210030024	150	1.8%
370210030031	63	0.8%
370210030032	59	0.7%
370210030033	44	0.5%
370210030041	23	0.3%



370210030042	42	0.5%
370210031031	103	1.2%
370210031051	36	0.4%
370210031052	55	0.7%
370210031053	57	0.7%
370210031061	47	0.6%
370210031071	56	0.7%
370210031072	15	0.2%
370210031073	39	0.5%
370210031074	47	0.6%
370210031081	43	0.5%
370210032011	52	0.6%
370210032021	29	0.3%
370210032022	23	0.3%
370210032023	36	0.4%
370210032024	17	0.2%
370210032031	32	0.4%
370210032032	18	0.2%
370210032033	129	1.5%
370210032041	51	0.6%
370210032042	44	0.5%
370210032043	55	0.7%
370210032051	60	0.7%
Overall	8373	100.0%
Excluded	0	
Total	8373	

**Ratio Statistics for CMV / TASP**

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
370210001002	.700	.700	.700	.700	.700	.	1.000	.000
370210002001	.700	.671	.693	.552	.857	.021	1.011	.117
370210002002	.773	.806	.782	.546	.944	.137	.989	.113
370210003001	.714	.733	.721	.563	.819	.111	.990	.071

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370210003002	.712	.730	.703	.579	.827	-.030	1.013	.086
370210004001	.661	.649	.666	.544	.777	.071	.993	.069
370210004002	.586	.589	.582	.491	.710	-.056	1.008	.064
370210004003	.659	.665	.668	.506	.768	.117	.987	.082
370210005001	.634	.650	.636	.387	.799	.061	.998	.102
370210005002	.665	.669	.690	.516	.812	.230	.965	.148
370210005003	.657	.662	.641	.453	.899	-.065	1.026	.099
370210006001	.683	.689	.684	.548	.814	.045	.999	.074
370210006002	.665	.650	.670	.481	.822	.101	.992	.108
370210007001	.660	.653	.667	.394	.910	.153	.989	.139
370210008001	.651	.648	.645	.524	.798	-.025	1.010	.087
370210008002	.664	.669	.649	.444	.876	-.103	1.023	.102
370210008003	.626	.615	.624	.488	.779	.023	1.004	.087
370210009001	.729	.736	.727	.646	.825	.102	1.002	.069
370210009002	.677	.667	.679	.586	.737	.057	.997	.065
370210009003	.688	.684	.680	.555	.901	-.100	1.012	.083
370210010001	.673	.680	.670	.483	.846	.008	1.003	.080
370210010002	.676	.667	.666	.500	.872	-.097	1.015	.085
370210011001	.690	.695	.688	.521	.853	.022	1.003	.094
370210011002	.678	.679	.673	.481	.890	-.026	1.008	.081
370210011003	.690	.692	.693	.500	.904	.078	.996	.086
370210012001	.667	.665	.672	.499	.817	.132	.993	.100
370210012002	.679	.676	.680	.543	.802	.053	.999	.082
370210012003	.716	.706	.713	.566	.870	.005	1.003	.075
370210012004	.707	.705	.701	.592	.890	-.024	1.010	.082
370210012005	.679	.693	.674	.564	.781	-.064	1.007	.074
370210013001	.610	.619	.609	.416	.762	.077	1.003	.101
370210013002	.623	.632	.616	.110	.855	.110	1.011	.101
370210013003	.626	.642	.623	.403	.879	.054	1.004	.109
370210014011	.620	.614	.626	.420	.875	.045	.991	.112
370210014012	.611	.579	.605	.362	.918	.051	1.009	.143
370210014013	.638	.638	.636	.467	.827	-.005	1.004	.100
370210014021	.619	.626	.622	.112	.864	.186	.995	.126
370210014022	.599	.599	.599	.599	.599	.	1.000	.000
370210015001	.622	.621	.617	.373	.837	.019	1.008	.129

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370210015002	.642	.616	.645	.451	.907	.170	.996	.137
370210016011	.615	.633	.620	.458	.705	.050	.992	.076
370210016012	.659	.650	.663	.447	.901	.074	.993	.112
370210016021	.642	.645	.644	.470	.837	.026	.997	.121
370210016022	.620	.613	.616	.441	.757	.018	1.007	.118
370210017001	.645	.634	.653	.520	.911	.049	.989	.093
370210017002	.665	.661	.663	.531	.798	.021	1.002	.080
370210018011	.637	.652	.643	.473	.726	.059	.990	.070
370210018012	.678	.674	.676	.550	.900	.005	1.004	.068
370210018021	.649	.658	.654	.465	.810	.075	.992	.097
370210018022	.644	.637	.643	.478	.818	.018	1.002	.082
370210019001	.675	.657	.675	.454	1.026	.135	1.000	.121
370210019002	.658	.655	.654	.506	.810	-.021	1.006	.082
370210020001	.690	.683	.694	.480	1.046	.136	.994	.082
370210020002	.662	.667	.659	.507	.847	.024	1.004	.087
370210020003	.718	.725	.728	.565	.861	.237	.986	.102
370210020004	.649	.645	.652	.479	.820	.136	.997	.082
370210021011	.653	.641	.630	.484	.887	-.047	1.036	.138
370210021021	.645	.645	.644	.410	.945	.100	1.001	.101
370210021022	.636	.636	.640	.469	.787	.123	.994	.080
370210021023	.648	.651	.646	.534	.791	.011	1.002	.058
370210022031	.587	.570	.587	.511	.699	.194	.999	.103
370210022032	.630	.634	.627	.498	.822	-.006	1.004	.067
370210022033	.612	.621	.619	.385	.834	.094	.989	.098
370210022041	.639	.643	.628	.472	.868	-.030	1.018	.081
370210022042	.641	.636	.641	.517	.799	.020	.999	.072
370210022043	.686	.683	.682	.530	.961	.000	1.005	.072
370210022044	.583	.608	.575	.468	.747	.024	1.014	.111
370210022051	.678	.670	.667	.453	.896	-.045	1.017	.101
370210022052	.618	.627	.623	.471	.783	.180	.992	.090
370210022053	.672	.665	.677	.520	.841	.047	.994	.090
370210022061	.641	.647	.647	.469	.796	.038	.991	.083
370210022062	.624	.628	.628	.453	.752	.055	.994	.098
370210023031	.605	.616	.605	.297	.748	.051	.999	.105
370210023032	.648	.638	.648	.515	.855	.033	1.000	.071

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370210023033	.682	.679	.687	.529	.907	.118	.993	.088
370210023034	.641	.630	.644	.458	.884	.101	.995	.110
370210023041	.640	.649	.634	.301	.839	.047	1.010	.106
370210023051	.628	.631	.627	.488	.844	.025	1.001	.086
370210023052	.613	.610	.618	.318	.879	.090	.992	.111
370210023061	.679	.674	.674	.285	.929	.021	1.008	.111
370210023062	.601	.597	.602	.467	.708	.124	.999	.110
370210024011	.615	.622	.614	.317	.797	.051	1.000	.099
370210024012	.624	.608	.629	.457	.934	.094	.992	.122
370210024021	.602	.621	.615	.321	.789	.192	.978	.125
370210024022	.609	.618	.606	.435	.861	.015	1.005	.105
370210024023	.642	.625	.648	.488	.793	.123	.991	.122
370210025031	.618	.633	.627	.349	.900	.137	.985	.133
370210025032	.585	.584	.585	.341	.747	.070	1.000	.109
370210025033	.577	.603	.586	.299	.770	.221	.984	.127
370210025041	.613	.619	.631	.362	.941	.089	.972	.145
370210025042	.661	.646	.651	.479	.891	-.002	1.015	.115
370210025043	.615	.615	.615	.360	.848	.092	.999	.121
370210025051	.657	.654	.661	.370	.928	.184	.994	.105
370210025052	.603	.597	.602	.484	.810	.069	1.001	.092
370210025053	.664	.662	.665	.380	.801	.075	.998	.073
370210025061	.741	.740	.748	.399	1.018	.241	.991	.121
370210025062	.570	.566	.572	.353	.793	.051	.997	.169
370210025063	.580	.582	.586	.439	.704	.137	.990	.116
370210026031	.536	.546	.548	.314	.736	.119	.977	.147
370210026032	.673	.654	.636	.403	1.038	-.084	1.058	.177
370210026041	.630	.625	.630	.336	.850	.028	1.000	.116
370210026042	.621	.633	.627	.381	.790	.121	.989	.117
370210026043	.611	.602	.609	.423	.900	-.005	1.004	.102
370210026044	.606	.624	.618	.322	.844	.162	.980	.106
370210026061	.563	.553	.568	.447	.789	.208	.992	.125
370210026062	.614	.617	.616	.354	.750	.070	.996	.098
370210026063	.635	.646	.637	.481	.900	.107	.996	.120
370210026071	.605	.610	.609	.084	.823	.159	.993	.126
370210026072	.610	.620	.615	.450	.746	.071	.992	.098

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370210026073	.623	.625	.610	.310	.800	-.035	1.021	.113
370210026081	.749	.769	.771	.536	.871	.103	.971	.091
370210026082	.634	.648	.632	.565	.696	.013	1.002	.059
370210026083	.623	.631	.612	.500	.759	-.072	1.017	.085
370210026084	.629	.639	.633	.370	.849	.121	.993	.099
370210026085	.610	.620	.617	.458	.732	.070	.987	.095
370210026091	.648	.659	.664	.422	.830	.150	.975	.101
370210027011	.643	.663	.649	.327	.876	.146	.991	.128
370210027012	.649	.644	.648	.453	.847	.057	1.002	.082
370210027013	.660	.660	.661	.643	.677	.257	.999	.026
370210027021	.611	.596	.610	.446	.857	.049	1.001	.104
370210027022	.662	.666	.654	.529	.888	-.042	1.012	.082
370210027023	.702	.718	.688	.342	.823	-.058	1.020	.092
370210027041	.646	.651	.643	.522	.758	-.027	1.005	.057
370210027042	.659	.638	.657	.362	.982	.045	1.004	.138
370210027043	.603	.585	.620	.479	.780	.180	.972	.124
370210027044	.646	.649	.654	.355	.867	.128	.987	.093
370210027051	.693	.679	.685	.538	.925	.001	1.012	.108
370210028031	.623	.613	.623	.433	1.018	.099	1.000	.116
370210028032	.666	.663	.660	.566	.803	.019	1.008	.106
370210028033	.625	.614	.627	.464	.819	.070	.997	.101
370210028041	.620	.633	.620	.409	.793	.112	1.000	.157
370210028042	.614	.603	.615	.412	.868	.032	.998	.102
370210028043	.630	.631	.645	.339	.966	.134	.978	.123
370210029001	.633	.619	.624	.431	.879	-.008	1.015	.118
370210029002	.579	.602	.596	.383	.697	.112	.971	.102
370210029003	.525	.533	.557	.308	.722	.192	.944	.185
370210030021	.680	.687	.678	.516	.915	.042	1.003	.104
370210030022	.630	.609	.629	.530	.834	.078	1.002	.095
370210030023	.659	.667	.659	.406	.810	.073	1.001	.098
370210030024	.656	.656	.658	.341	.866	.056	.997	.112
370210030031	.661	.653	.658	.468	.970	-.017	1.006	.078
370210030032	.667	.636	.657	.474	1.208	-.038	1.016	.120
370210030033	.665	.663	.663	.448	.901	.016	1.003	.094
370210030041	.688	.682	.685	.447	.845	.110	1.004	.133

# RATIO STUDY REPORT – BUNCOMBE COUNTY NORTH CAROLINA JUNE 2024

370210030042	.645	.638	.656	.350	.879	.083	.983	.133
370210031031	.664	.671	.665	.381	.913	.059	.999	.110
370210031051	.670	.651	.686	.503	1.117	.243	.977	.118
370210031052	.661	.660	.663	.461	.936	.098	.997	.087
370210031053	.656	.641	.662	.385	.933	.091	.991	.142
370210031061	.633	.636	.633	.433	.802	.055	.999	.094
370210031071	.653	.640	.650	.413	.955	.084	1.004	.121
370210031072	.615	.609	.609	.419	.830	.031	1.009	.123
370210031073	.662	.655	.670	.548	.895	.117	.989	.106
370210031074	.678	.684	.677	.535	.821	.057	1.001	.087
370210031081	.663	.671	.664	.395	.876	.058	.999	.102
370210032011	.656	.631	.645	.511	.919	-.003	1.017	.132
370210032021	.636	.651	.620	.470	.853	-.021	1.024	.111
370210032022	.607	.596	.628	.310	.868	.134	.966	.181
370210032023	.626	.641	.638	.438	.782	.112	.980	.082
370210032024	.634	.668	.617	.470	.821	-.014	1.029	.118
370210032031	.626	.638	.638	.424	.870	.144	.982	.128
370210032032	.642	.664	.649	.410	.801	.127	.988	.101
370210032033	.653	.650	.656	.380	.913	.074	.996	.100
370210032041	.607	.596	.609	.440	.813	.043	.998	.130
370210032042	.616	.632	.622	.448	.814	.107	.989	.126
370210032043	.627	.618	.620	.411	1.097	-.004	1.012	.108
370210032051	.630	.614	.601	.381	1.042	-.093	1.047	.180
Overall	.649	.649	.649	.084	1.208	.051	1.000	.110

RATIO STATS CMV WITH TASP BY DEVCLASS/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

## Ratio Statistics

**Case Processing Summary**

		Count	Percent
DevClass	Rural	677	8.1%
	Suburban	6628	79.2%
	Urban	1068	12.8%
Overall		8373	100.0%
Excluded		0	
Total		8373	

**Ratio Statistics for CMV / TASP**

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
Rural	.613	.614	.615	.308	1.042	.057	.997	.126
Suburban	.646	.646	.646	.084	1.208	.047	1.000	.109
Urban	.687	.687	.688	.480	1.046	.042	.999	.089
Overall	.649	.649	.649	.084	1.208	.051	1.000	.110

RATIO STATS CMV WITH TASP BY SYEAR/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

**Ratio Statistics****Case Processing Summary**

		Count	Percent
SYear	2020	2030	24.2%
	2021	2557	30.5%
	2022	2150	25.7%
	2023	1636	19.5%

Overall	8373	100.0%
Excluded	0	
Total	8373	

**Ratio Statistics for CMV / TASP**

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
2020	.647	.649	.648	.308	1.097	.028	.999	.072
2021	.646	.650	.647	.285	1.038	.060	.997	.113
2022	.654	.648	.652	.310	1.208	.056	1.003	.135
2023	.649	.649	.648	.084	1.032	.057	1.000	.119
Overall	.649	.649	.649	.084	1.208	.051	1.000	.110

RATIO STATS CMV WITH TASP BY SPROPERTYTYPE/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

**Ratio Statistics****Case Processing Summary**

		Count	Percent
SPropertyType	2S	1570	18.8%
	3S	20	0.2%
	Cc	792	9.5%
	Co	183	2.2%
	Ls	62	0.7%
	Mh	595	7.1%
	Mo	405	4.8%
	Ra	3892	46.5%



	Sp	26	0.3%
	To	822	9.8%
	Un	6	0.1%
Overall		8373	100.0%
Excluded		0	
Total		8373	

**Ratio Statistics for CMV / TASP**

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
2S	.677	.668	.670	.310	1.117	-.006	1.012	.100
3S	.698	.710	.681	.484	.842	-.031	1.025	.102
Cc	.658	.658	.651	.110	1.032	.009	1.011	.097
Co	.635	.640	.631	.448	.819	.000	1.006	.084
Ls	.621	.607	.612	.341	.934	.033	1.014	.155
Mh	.573	.574	.568	.285	1.208	.102	1.008	.176
Mo	.664	.662	.666	.112	1.042	.098	.997	.105
Ra	.640	.639	.638	.084	1.018	.034	1.004	.105
Sp	.640	.655	.643	.466	.790	.093	.994	.094
To	.677	.669	.680	.453	.944	.061	.996	.094
Un	.526	.486	.519	.387	.681	.062	1.013	.164
Overall	.649	.649	.649	.084	1.208	.051	1.000	.110

RATIO STATS CMV WITH TASP BY SSize/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

**Ratio Statistics**

**Case Processing Summary**

		Count	Percent
SSize	Smallest	626	7.5%
	Small	1713	20.5%
	Average	3217	38.4%
	Large	2256	26.9%
	Largest	561	6.7%
Overall		8373	100.0%
Excluded		0	
Total		8373	

**Ratio Statistics for CMV / TASP**

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
Smallest	.616	.621	.613	.318	.912	.062	1.004	.125
Small	.629	.630	.628	.297	.948	.078	1.001	.112
Average	.648	.647	.646	.084	1.097	.071	1.003	.107
Large	.668	.663	.664	.310	1.208	.023	1.007	.105
Largest	.673	.669	.656	.301	1.117	-.062	1.025	.103
Overall	.649	.649	.649	.084	1.208	.051	1.000	.110

RATIO STATS CMV WITH TASP BY SPhysicalCondition/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

**Ratio Statistics****Case Processing Summary**

	Count	Percent
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SPHysicalCondition	FAIR	51	0.6%
	GOOD	1584	18.9%
	NORMAL	5680	67.8%
	POOR	6	0.1%
	RENOVATED	1051	12.6%
	UNSOUND	1	0.0%
Overall		8373	100.0%
Excluded		0	
Total		8373	

#### Ratio Statistics for CMV / TASP

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
FAIR	.672	.674	.662	.350	1.208	.019	1.016	.180
GOOD	.649	.650	.649	.322	.998	.046	.999	.103
NORMAL	.650	.650	.650	.084	1.117	.056	1.000	.111
POOR	.700	.672	.682	.576	.900	-.082	1.026	.125
RENOVATED	.638	.641	.640	.373	1.032	.060	.997	.109
UNSOUND	1.042	1.042	1.042	1.042	1.042	.	1.000	.000
Overall	.649	.649	.649	.084	1.208	.051	1.000	.110

RATIO STATS CMV WITH TASP BY SQUALITY/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

#### Ratio Statistics

#### Case Processing Summary

		Count	Percent
SQuality	AVG	5735	68.5%
	CUST	2389	28.5%
	EXCEP	18	0.2%
	FAIR	53	0.6%
	LUXUR	3	0.0%
	POOR	1	0.0%
	SUPR	174	2.1%
Overall		8373	100.0%
Excluded		0	
Total		8373	

**Ratio Statistics for CMV / TASP**

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
AVG	.641	.640	.641	.084	1.208	.090	1.000	.115
CUST	.667	.664	.663	.310	1.117	.013	1.006	.091
EXCEP	.600	.608	.590	.363	.739	-.053	1.017	.105
FAIR	.643	.657	.634	.308	1.038	.052	1.015	.214
LUXUR	.534	.649	.502	.301	.653	-.162	1.064	.181
POOR	1.042	1.042	1.042	1.042	1.042	.	1.000	.000
SUPR	.664	.659	.655	.453	.944	-.016	1.014	.113
Overall	.649	.649	.649	.084	1.208	.051	1.000	.110

RATIO STATS CMV WITH TASP BY SEra/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

**Ratio Statistics**

**Case Processing Summary**

		Count	Percent
SEra	Pre 1945	1059	12.6%
	1946 to 1965	1161	13.9%
	1966 to 1985	824	9.8%
	1986 to 2005	1959	23.4%
	Post 2005	3370	40.2%
Overall		8373	100.0%
Excluded		0	
Total		8373	

**Ratio Statistics for CMV / TASP**

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
Pre 1945	.650	.652	.651	.341	.948	.046	.998	.109
1946 to 1965	.642	.643	.639	.341	.965	.033	1.005	.112
1966 to 1985	.633	.640	.638	.285	1.038	.078	.992	.121
1986 to 2005	.635	.639	.639	.310	1.117	.056	.994	.109
Post 2005	.662	.657	.658	.084	1.208	.032	1.006	.106
Overall	.649	.649	.649	.084	1.208	.051	1.000	.110

RATIO STATS CMV WITH TASP BY PRICE\_CLASS/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

**Ratio Statistics****Case Processing Summary**

	Count	Percent
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Price_Class	Below 230k	1012	12.1%
	230k to 275k	967	11.5%
	275k to 315k	1086	13.0%
	315k to 350k	1029	12.3%
	350k to 400k	1093	13.1%
	400k to 450k	899	10.7%
	450k to 520k	705	8.4%
	520k to 625k	700	8.4%
	625k to 815k	575	6.9%
	815k+	307	3.7%
Overall		8373	100.0%
Excluded		0	
Total		8373	

## Ratio Statistics for CMV / TASP

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
Below 230k	.624	.631	.625	.285	1.208	.125	.998	.136
230k to 275k	.638	.640	.638	.314	.927	.284	.999	.107
275k to 315k	.656	.654	.655	.341	1.013	.272	1.001	.108
315k to 350k	.657	.655	.656	.341	1.001	.255	1.002	.110
350k to 400k	.655	.651	.655	.112	1.026	.242	1.001	.102
400k to 450k	.655	.655	.655	.084	.965	.288	1.000	.104
450k to 520k	.648	.647	.647	.394	.934	.248	1.001	.101
520k to 625k	.654	.654	.653	.110	1.046	.223	1.001	.099
625k to 815k	.652	.651	.651	.310	1.117	.237	1.001	.105
815k+	.650	.643	.638	.301	.944	-.008	1.018	.123
Overall	.649	.649	.649	.084	1.208	.051	1.000	.110

RATIO STATS CMV WITH TASP BY RACECLASS/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

**Ratio Statistics****Case Processing Summary**

	Count	Percent
RaceClass	33	0.4%
LE 20% Non-White	6327	75.6%
GT 20% to 40% Non-White	1708	20.4%
GT 40% to 70% Non-White	292	3.5%
GT 70% to 90% Non-White	13	0.2%
Overall	8373	100.0%
Excluded	0	
Total	8373	

**Ratio Statistics for CMV / TASP**

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential
	.619	.626	.622	.112	.864	.186	.995
LE 20% Non-White	.647	.648	.648	.084	1.117	.051	.999
GT 20% to 40% Non-White	.655	.655	.653	.110	1.208	.044	1.003
GT 40% to 70% Non-White	.646	.645	.647	.362	.918	.057	.999
GT 70% to 90% Non-White	.580	.582	.586	.439	.704	.137	.990
Overall	.649	.649	.649	.084	1.208	.051	1.000

**Ratio Statistics for CMV / TASP**

Group	Coefficient of Dispersion
	.126
LE 20% Non-White	.111

GT 20% to 40% Non-White	.106
GT 40% to 70% Non-White	.094
GT 70% to 90% Non-White	.116
Overall	.110

RATIO STATS CMV WITH TASP BY INCOMECLASS/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

## Ratio Statistics

### Case Processing Summary

	Count	Percent
IncomeClass	33	0.4%
0	358	4.3%
LT \$47,000	1199	14.3%
\$47,000 to \$61,999	1356	16.2%
\$62,000 to \$71,999	2125	25.4%
\$72,000 to \$90,000	1565	18.7%
GT \$90,000	1737	20.7%
Overall	8373	100.0%
Excluded	0	
Total	8373	

### Ratio Statistics for CMV / TASP

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential
	.619	.626	.622	.112	.864	.186	.995
0	.663	.660	.661	.395	.961	.038	1.003



# RATIO STUDY REPORT – BUNCOMBE COUNTY NORTH CAROLINA JUNE 2024

LT \$47,000	.643	.648	.645	.308	1.046	.055	.997
\$47,000 to \$61999	.629	.633	.635	.084	1.018	.094	.991
\$62,000 to \$71,999	.661	.657	.662	.285	1.208	.068	.999
\$72,000 to \$90,000	.652	.652	.654	.318	1.117	.058	.996
GT \$90,000	.647	.646	.641	.297	1.097	.011	1.009
Overall	.649	.649	.649	.084	1.208	.051	1.000

## Ratio Statistics for CMV / TASP

Group	Coefficient of Dispersion
	.126
0	.090
LT \$47,000	.112
\$47,000 to \$61999	.115
\$62,000 to \$71,999	.116
\$72,000 to \$90,000	.108
GT \$90,000	.100
Overall	.110

RATIO STATS CMV WITH TASP BY RACEINCOMECLASS/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

## Ratio Statistics

### Case Processing Summary

	Count	Percent
RaceIncomeClass	33	0.4%
10	254	3.0%
LE 20% Non-White and LT	684	8.2%

	\$47,000		
	LE 20% Non-White and \$47,000 to \$61,999	1030	12.3%
	LE 20% Non-White and \$62,000 to \$71,999	1754	20.9%
	LE 20% Non-White and \$72,000 to \$90,000	1344	16.1%
	LE 20% Non-White and GT \$90,000	1261	15.1%
	20	74	0.9%
	GT 20% to 40% Non-White and LT \$47,000	407	4.9%
	GT 20% to 40% Non-White and \$47,000 to \$61,999	270	3.2%
	GT 20% to 40% Non-White and \$62,000 to \$71,999	260	3.1%
	GT 20% to 40% Non-White and \$72,000 to \$90,000	221	2.6%
	GT 20% to 40% Non-White and GT \$90,000	476	5.7%
	30	30	0.4%
	GT 40% to 70% Non-White and LT \$47,000	108	1.3%
	GT 40% to 70% Non-White and \$47,000 to \$61,999	43	0.5%
	GT 40% to 70% Non-White and \$62,000 to \$71,999	111	1.3%
	GT 70% to 90% Non-White and \$47,000 to \$61,999	13	0.2%
Overall		8373	100.0%
Excluded		0	
Total		8373	

## Ratio Statistics for CMV / TASP

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related	Price Related
-------	------	--------	---------------	---------	---------	---------------	---------------

						Bias	Differential
	.619	.626	.622	.112	.864	.186	.995
10	.661	.659	.662	.395	.961	.049	1.000
LE 20% Non-White and LT \$47,000	.629	.635	.631	.308	1.042	.040	.998
LE 20% Non-White and \$47,000 to \$61,999	.632	.636	.638	.084	1.018	.098	.990
LE 20% Non-White and \$62,000 to \$71,999	.664	.659	.664	.285	1.018	.069	.999
LE 20% Non-White and \$72,000 to \$90,000	.647	.647	.651	.318	1.117	.064	.994
LE 20% Non-White and GT \$90,000	.644	.645	.639	.297	1.097	.014	1.007
20	.658	.662	.651	.444	.876	.002	1.011
GT 20% to 40% Non-White and LT \$47,000	.665	.666	.668	.354	1.046	.080	.995
GT 20% to 40% Non-White and \$47,000 to \$61,999	.624	.628	.623	.110	.875	.077	1.001
GT 20% to 40% Non-White and \$62,000 to \$71,999	.647	.640	.650	.327	1.208	.083	.995
GT 20% to 40% Non-White and \$72,000 to \$90,000	.681	.680	.675	.500	.872	-.031	1.009
GT 20% to 40% Non-White and GT \$90,000	.656	.651	.647	.301	.896	.006	1.015
30	.690	.669	.687	.552	.857	.040	1.005
GT 40% to 70% Non-White and LT \$47,000	.644	.645	.643	.362	.918	.064	1.001
GT 40% to 70% Non-White and \$47,000 to \$61,999	.612	.621	.619	.385	.834	.093	.989
GT 40% to 70% Non-White and \$62,000 to \$71,999	.650	.646	.649	.479	.820	.030	1.002
GT 70% to 90% Non-White and \$47,000 to \$61,999	.580	.582	.586	.439	.704	.137	.990
Overall	.649	.649	.649	.084	1.208	.051	1.000

## Ratio Statistics for CMV / TASP

Group	Coefficient of Dispersion
	.126
10	.087
LE 20% Non-White and LT \$47,000	.122
LE 20% Non-White and \$47,000 to \$61,999	.117
LE 20% Non-White and \$62,000 to \$71,999	.117
LE 20% Non-White and \$72,000 to \$90,000	.110
LE 20% Non-White and GT \$90,000	.097
20	.096
GT 20% to 40% Non-White and LT \$47,000	.096
GT 20% to 40% Non-White and \$47,000 to \$61,999	.108
GT 20% to 40% Non-White and \$62,000 to \$71,999	.122
GT 20% to 40% Non-White and \$72,000 to \$90,000	.091
GT 20% to 40% Non-White and GT \$90,000	.107
30	.095
GT 40% to 70% Non-White and LT \$47,000	.097
GT 40% to 70% Non-White and \$47,000 to \$61,999	.096
GT 40% to 70% Non-White and \$62,000 to \$71,999	.083
GT 70% to 90% Non-White and \$47,000 to \$61,999	.116
Overall	.110

\*Without Disqualifying sales: \*Median: 0.655 Price Related Differential: 1.013 PRB:.007 Coefficient of Dispersion: 0.123  
 \*Disqualifying sales: \*Median: 0.649 Price Related Differential: 1.000 PRB:.051 Coefficient of Dispersion: 0.110

\*Measure accuracy of values.

```
COMPUTE WITHIN10TASP=0.
IF (TASPRatio LE 1.1) AND (TASPRatio GE .9) WITHIN10TASP=1.
COMPUTE WITHIN20TASP=0.
IF (TASPRatio LE 1.2) AND (TASPRatio GE .8) WITHIN20TASP=1.
COMPUTE WITHIN50TASP=0.
IF (TASPRatio LE 1.5) AND (TASPRatio GE .5) WITHIN50TASP=1.
FREQ WITHIN10TASP WITHIN20TASP WITHIN50TASP.
```

## Frequencies

		Statistics		
		WITHIN10TASP	WITHIN20TASP	WITHIN50TASP
N	Valid	8373	8373	8373
	Missing	0	0	0

## Frequency Table

WITHIN10TASP

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	0	8299	99.1	99.1	99.1
	1	74	.9	.9	100.0
	Total	8373	100.0	100.0	

**WITHIN20TASP**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	0	7943	94.9	94.9	94.9
	1	430	5.1	5.1	100.0
	Total	8373	100.0	100.0	

**WITHIN50TASP**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	0	461	5.5	5.5	5.5
	1	7912	94.5	94.5	100.0
	Total	8373	100.0	100.0	

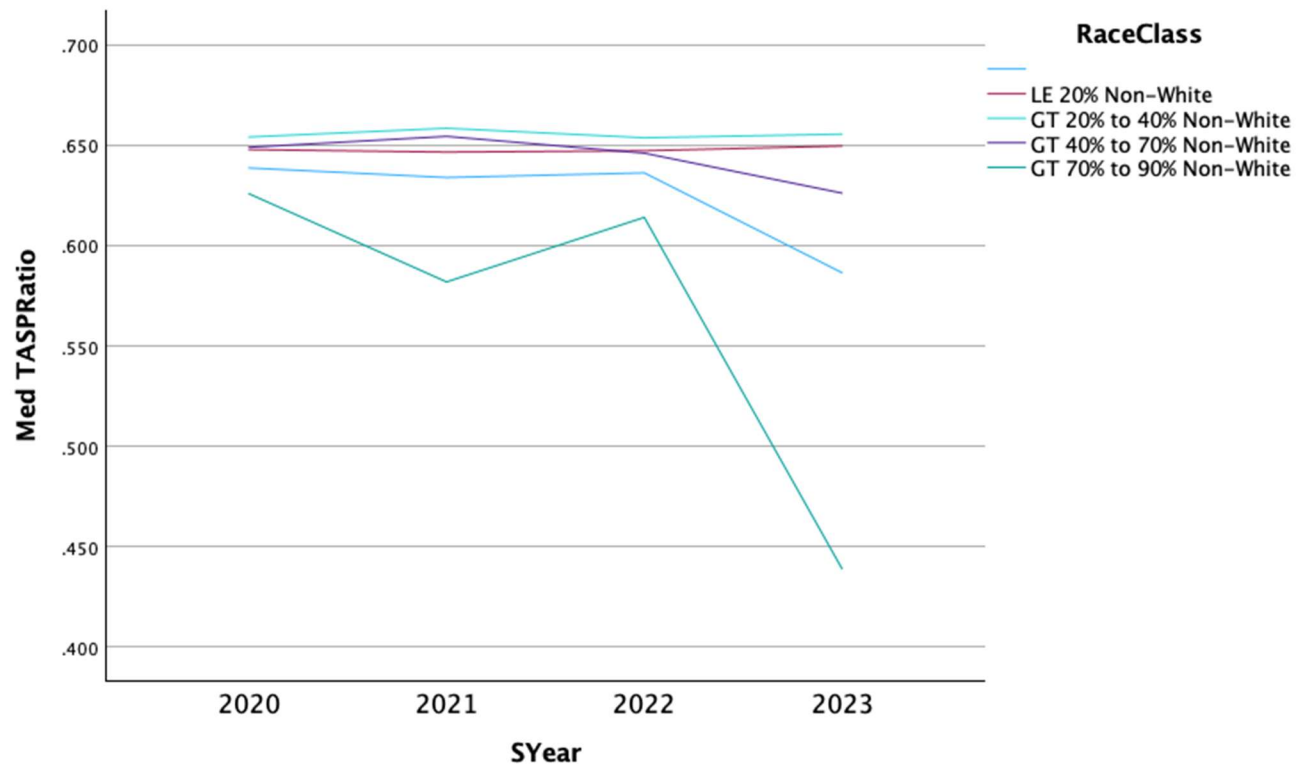
\*1.7 / 7.0 / 94.6.

\*.9 / 5.1 / 94.5.

GRAPH

/LINE(MULTIPLE)=MED(TASPRatio) BY SYear BY RaceClass.

**Graph**



\*Examine distribution of errors.

```
CROSSTABS /TABLES=RaceClass BY TASPRatioClass
/FORMAT=AVALUE TABLES
/CELLS=COUNT ROW
/COUNT ROUND CELL.
```

## Crosstabs

## Case Processing Summary

	Valid		Cases Missing		Total	
	N	Percent	N	Percent	N	Percent
RaceClass * TASPRatioClass	8373	100.0%	0	0.0%	8373	100.0%

## RaceClass \* TASPRatioClass Crosstabulation

		TASPRatioClass				
		1	2	3	4	5
RaceClass	Count	33	0	0	0	0
	% within RaceClass	100.0%	0.0%	0.0%	0.0%	0.0%
LE 20% Non-White	Count	6262	42	21	1	1
	% within RaceClass	99.0%	0.7%	0.3%	0.0%	0.0%
GT 20% to 40% Non-White	Count	1699	6	2	0	1
	% within RaceClass	99.5%	0.4%	0.1%	0.0%	0.1%
GT 40% to 70% Non-White	Count	290	2	0	0	0
	% within RaceClass	99.3%	0.7%	0.0%	0.0%	0.0%
GT 70% to 90% Non-White	Count	13	0	0	0	0
	% within RaceClass	100.0%	0.0%	0.0%	0.0%	0.0%
Total	Count	8297	50	23	1	2
	% within RaceClass	99.1%	0.6%	0.3%	0.0%	0.0%

## RaceClass \* TASPRatioClass Crosstabulation

		Total
RaceClass	Count	33
	% within RaceClass	100.0%



LE 20% Non-White	Count	6327
	% within RaceClass	100.0%
GT 20% to 40% Non-White	Count	1708
	% within RaceClass	100.0%
GT 40% to 70% Non-White	Count	292
	% within RaceClass	100.0%
GT 70% to 90% Non-White	Count	13
	% within RaceClass	100.0%
Total	Count	8373
	% within RaceClass	100.0%

```

CROSSTABS /TABLES=IncomeClass BY TASPRatioClass
/FORMAT=AVALUE TABLES
/CELLS=COUNT ROW
/COUNT ROUND CELL.

```

## Crosstabs

### Case Processing Summary

	Valid		Cases Missing		Total	
	N	Percent	N	Percent	N	Percent
IncomeClass * TASPRatioClass	8373	100.0%	0	0.0%	8373	100.0%

### IncomeClass \* TASPRatioClass Crosstabulation

TASPRatioClass				
1	2	3	4	5

IncomeClass	Count	33	0	0	0	0
	% within IncomeClass	100.0%	0.0%	0.0%	0.0%	0.0%
0	Count	357	0	1	0	0
	% within IncomeClass	99.7%	0.0%	0.3%	0.0%	0.0%
LT \$47,000	Count	1176	11	12	0	0
	% within IncomeClass	98.1%	0.9%	1.0%	0.0%	0.0%
\$47,000 to \$61999	Count	1352	3	1	0	0
	% within IncomeClass	99.7%	0.2%	0.1%	0.0%	0.0%
\$62,000 to \$71,999	Count	2097	20	7	0	1
	% within IncomeClass	98.7%	0.9%	0.3%	0.0%	0.0%
\$72,000 to \$90,000	Count	1550	13	1	0	1
	% within IncomeClass	99.0%	0.8%	0.1%	0.0%	0.1%
GT \$90,000	Count	1732	3	1	1	0
	% within IncomeClass	99.7%	0.2%	0.1%	0.1%	0.0%
Total	Count	8297	50	23	1	2
	% within IncomeClass	99.1%	0.6%	0.3%	0.0%	0.0%

## IncomeClass \* TASPRatioClass Crosstabulation

		Total
IncomeClass	Count	33
	% within IncomeClass	100.0%
0	Count	358
	% within IncomeClass	100.0%
LT \$47,000	Count	1199
	% within IncomeClass	100.0%
\$47,000 to \$61999	Count	1356
	% within IncomeClass	100.0%
\$62,000 to \$71,999	Count	2125
	% within IncomeClass	100.0%
\$72,000 to \$90,000	Count	1565
	% within IncomeClass	100.0%
GT \$90,000	Count	1737
	% within IncomeClass	100.0%

Total	Count	8373
	% within IncomeClass	100.0%

CROSSTABS /TABLES=RaceIncomeClass BY TASPRatioClass  
 /FORMAT=AVALUE TABLES  
 /CELLS=COUNT ROW  
 /COUNT ROUND CELL.

## Crosstabs

### Case Processing Summary

	Valid		Cases Missing		Total	
	N	Percent	N	Percent	N	Percent
RaceIncomeClass * TASPRatioClass	8373	100.0%	0	0.0%	8373	100.0%

### RaceIncomeClass \* TASPRatioClass Crosstabulation

		TASPRatioClass				
		1	2	3	4	5
RaceIncomeClass	Count	33	0	0	0	0
	% within RaceIncomeClass	100.0%	0.0%	0.0%	0.0%	0.0%
10	Count	253	0	1	0	0
	% within RaceIncomeClass	99.6%	0.0%	0.4%	0.0%	0.0%
LE 20% Non-White and LT \$47,000	Count	669	5	10	0	0
	% within RaceIncomeClass	97.8%	0.7%	1.5%	0.0%	0.0%
LE 20% Non-White and \$47,000 to \$61,999	Count	1026	3	1	0	0
	% within RaceIncomeClass	99.6%	0.3%	0.1%	0.0%	0.0%

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LE 20% Non-White and \$62,000 to \$71,999	Count	1729	18	7	0	0
	% within RaceIncomeClass	98.6%	1.0%	0.4%	0.0%	0.0%
LE 20% Non-White and \$72,000 to \$90,000	Count	1329	13	1	0	1
	% within RaceIncomeClass	98.9%	1.0%	0.1%	0.0%	0.1%
LE 20% Non-White and GT \$90,000	Count	1256	3	1	1	0
	% within RaceIncomeClass	99.6%	0.2%	0.1%	0.1%	0.0%
20	Count	74	0	0	0	0
	% within RaceIncomeClass	100.0%	0.0%	0.0%	0.0%	0.0%
GT 20% to 40% Non-White and LT \$47,000	Count	401	4	2	0	0
	% within RaceIncomeClass	98.5%	1.0%	0.5%	0.0%	0.0%
GT 20% to 40% Non-White and \$47,000 to \$61,999	Count	270	0	0	0	0
	% within RaceIncomeClass	100.0%	0.0%	0.0%	0.0%	0.0%
GT 20% to 40% Non-White and \$62,000 to \$71,999	Count	257	2	0	0	1
	% within RaceIncomeClass	98.8%	0.8%	0.0%	0.0%	0.4%
GT 20% to 40% Non-White and \$72,000 to \$90,000	Count	221	0	0	0	0
	% within RaceIncomeClass	100.0%	0.0%	0.0%	0.0%	0.0%
GT 20% to 40% Non-White and GT \$90,000	Count	476	0	0	0	0
	% within RaceIncomeClass	100.0%	0.0%	0.0%	0.0%	0.0%
30	Count	30	0	0	0	0
	% within RaceIncomeClass	100.0%	0.0%	0.0%	0.0%	0.0%
GT 40% to 70% Non-White and LT \$47,000	Count	106	2	0	0	0
	% within RaceIncomeClass	98.1%	1.9%	0.0%	0.0%	0.0%
GT 40% to 70% Non-White and \$47,000 to \$61,999	Count	43	0	0	0	0
	% within RaceIncomeClass	100.0%	0.0%	0.0%	0.0%	0.0%
GT 40% to 70% Non-White and \$62,000 to \$71,999	Count	111	0	0	0	0
	% within RaceIncomeClass	100.0%	0.0%	0.0%	0.0%	0.0%
GT 70% to 90% Non-White and \$47,000 to \$61,999	Count	13	0	0	0	0
	% within RaceIncomeClass	100.0%	0.0%	0.0%	0.0%	0.0%
Total	Count	8297	50	23	1	2
	% within RaceIncomeClass	99.1%	0.6%	0.3%	0.0%	0.0%

RaceIncomeClass \* TASPRatioClass Crosstabulation

Total

RaceIncomeClass	Count	33
	% within RaceIncomeClass	100.0%
10	Count	254
	% within RaceIncomeClass	100.0%
LE 20% Non-White and LT \$47,000	Count	684
	% within RaceIncomeClass	100.0%
LE 20% Non-White and \$47,000 to \$61,999	Count	1030
	% within RaceIncomeClass	100.0%
LE 20% Non-White and \$62,000 to \$71,999	Count	1754
	% within RaceIncomeClass	100.0%
LE 20% Non-White and \$72,000 to \$90,000	Count	1344
	% within RaceIncomeClass	100.0%
LE 20% Non-White and GT \$90,000	Count	1261
	% within RaceIncomeClass	100.0%
20	Count	74
	% within RaceIncomeClass	100.0%
GT 20% to 40% Non-White and LT \$47,000	Count	407
	% within RaceIncomeClass	100.0%
GT 20% to 40% Non-White and \$47,000 to \$61,999	Count	270
	% within RaceIncomeClass	100.0%
GT 20% to 40% Non-White and \$62,000 to \$71,999	Count	260
	% within RaceIncomeClass	100.0%
GT 20% to 40% Non-White and \$72,000 to \$90,000	Count	221
	% within RaceIncomeClass	100.0%
GT 20% to 40% Non-White and GT \$90,000	Count	476
	% within RaceIncomeClass	100.0%
30	Count	30
	% within RaceIncomeClass	100.0%
GT 40% to 70% Non-White and LT \$47,000	Count	108
	% within RaceIncomeClass	100.0%
GT 40% to 70% Non-White and \$47,000 to \$61,999	Count	43
	% within RaceIncomeClass	100.0%
GT 40% to 70% Non-White and \$62,000 to \$71,999	Count	111
	% within RaceIncomeClass	100.0%
GT 70% to 90% Non-White	Count	13
	% within RaceIncomeClass	100.0%

	and \$47,000 to \$61,999	% within RaceIncomeClass	100.0%
Total		Count	8373
		% within RaceIncomeClass	100.0%

FILTER OFF.

\*\*\*\*\*

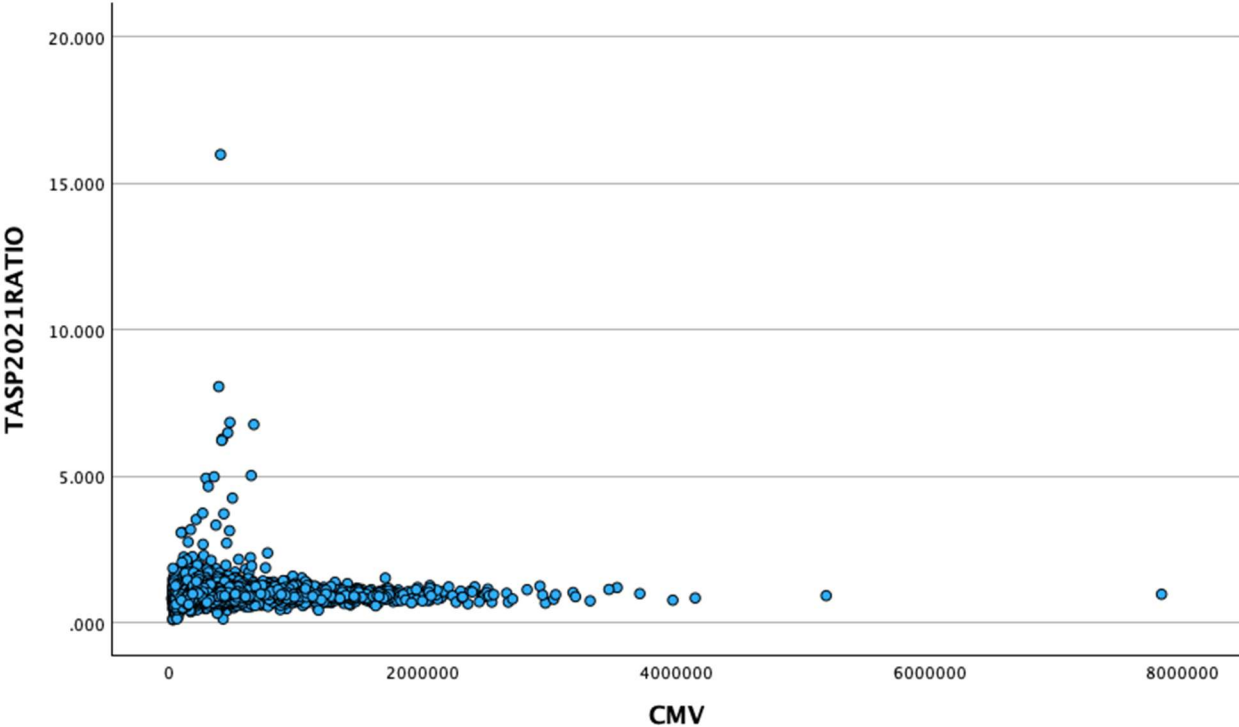
\*MEASURE CURRENT TASP2021 RATIOS WITH AND WITHOUT DISQUALIFIED SALES

Set 5- Adjusts prices to January 2021 equivalents.

FILTER OFF.

GRAPH/SCATTER=CMV WITH TASP2021Ratio.

## Graph



RATIO STATS CMV WITH TASP2021/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

Ratio Statistics

### Case Processing Summary

	Count
Overall	15848
Excluded	0
Total	15848

### Ratio Statistics for CMV / TASP2021

Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
.935	.925	.923	.098	15.977	.007	1.013	.122

RATIO STATS CMV WITH TASP2021 BY COMMUNITY/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

### Ratio Statistics

### Case Processing Summary

		Count	Percent
Community	BILTMORE	98	0.6%
	BROAD RIVER	135	0.9%
	CANDLER	276	1.7%
	CBD	35	0.2%
	EAST ASHEVILLE	922	5.8%
	EAST BUNCOMBE	939	5.9%
	ENKA	967	6.1%
	FAIRVIEW	366	2.3%
	FRENCH BROAD	390	2.5%
	IVY	152	1.0%



LEICESTER	786	5.0%
MONTFORD	192	1.2%
NORTH ASHEVILLE	941	5.9%
NORTH BUNCOMBE	443	2.8%
NORTH WEST ASHEVILLE	759	4.8%
OAKLEY	339	2.1%
REEMS CREEK	536	3.4%
REYNOLDS	512	3.2%
SANDY MUSH	150	0.9%
SHILOH / SWEETEN CREEK	390	2.5%
SOUTH ASHEVILLE	1937	12.2%
SOUTH WEST BUNCOMBE	1422	9.0%
SOUTHSIDE	83	0.5%
SWANNANOA	955	6.0%
WEAVERVILLE	347	2.2%
WEST ASHEVILLE	1133	7.1%
WOODFIN	643	4.1%
Overall	15848	100.0%
Excluded	0	
Total	15848	

## Ratio Statistics for CMV / TASP2021

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential
BILTMORE	.954	.950	.942	.661	1.406	-.014	1.013
BROAD RIVER	.931	.891	.900	.430	1.594	-.035	1.035
CANDLER	.882	.881	.878	.456	2.059	.007	1.005
CBD	.922	.912	.909	.754	1.164	-.024	1.015
EAST ASHEVILLE	.951	.941	.942	.561	3.717	-.005	1.010
EAST BUNCOMBE	.948	.940	.944	.339	1.883	.029	1.004
ENKA	.912	.910	.911	.149	6.486	.059	1.001
FAIRVIEW	.904	.908	.894	.326	2.008	-.007	1.011
FRENCH BROAD	.907	.901	.895	.460	3.178	-.004	1.013
IVY	.927	.895	.919	.355	1.789	.016	1.008

# RATIO STUDY REPORT – BUNCOMBE COUNTY NORTH CAROLINA JUNE 2024

LEICESTER	.938	.908	.906	.098	15.977	.011	1.036
MONTFORD	.981	.970	.976	.609	2.381	.041	1.005
NORTH ASHEVILLE	.971	.948	.948	.536	4.928	-.025	1.024
NORTH BUNCOMBE	.913	.901	.912	.420	1.743	.013	1.001
NORTH WEST ASHEVILLE	.929	.915	.920	.156	2.676	.015	1.010
OAKLEY	.918	.906	.914	.512	1.550	.037	1.005
REEMS CREEK	.941	.931	.931	.415	1.568	.008	1.011
REYNOLDS	.937	.928	.922	.561	3.524	-.018	1.016
SANDY MUSH	.866	.856	.868	.369	1.850	.041	.997
SHILOH / SWEETEN CREEK	.928	.920	.925	.584	1.484	.033	1.004
SOUTH ASHEVILLE	.934	.925	.916	.206	4.980	-.010	1.020
SOUTH WEST BUNCOMBE	.922	.921	.905	.128	6.836	.003	1.019
SOUTHSIDE	.922	.915	.894	.583	1.305	-.096	1.031
SWANNANOA	.971	.950	.964	.322	2.755	.007	1.007
WEAVERVILLE	.985	.959	.952	.540	6.272	-.129	1.035
WEST ASHEVILLE	.926	.910	.912	.591	6.764	-.014	1.016
WOODFIN	.934	.932	.920	.383	1.967	.013	1.015
Overall	.935	.925	.923	.098	15.977	.007	1.013

## Ratio Statistics for CMV / TASP2021

Group	Coefficient of Dispersion
BILTMORE	.116
BROAD RIVER	.173
CANDLER	.128
CBD	.059
EAST ASHEVILLE	.106
EAST BUNCOMBE	.122
ENKA	.126
FAIRVIEW	.128
FRENCH BROAD	.132
IVY	.176
LEICESTER	.160
MONTFORD	.119
NORTH ASHEVILLE	.128

NORTH BUNCOMBE	.114
NORTH WEST ASHEVILLE	.140
OAKLEY	.103
REEMS CREEK	.115
REYNOLDS	.115
SANDY MUSH	.174
SHILOH / SWEETEN CREEK	.093
SOUTH ASHEVILLE	.106
SOUTH WEST BUNCOMBE	.109
SOUTHSIDE	.100
SWANNANOA	.123
WEAVERVILLE	.134
WEST ASHEVILLE	.107
WOODFIN	.127
Overall	.122

RATIO STATS CMV WITH TASP2021 BY CBLOCKGROUP/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

## Ratio Statistics

### Case Processing Summary

		Count	Percent
CBlockGroup	370210001002	35	0.2%
	370210002001	39	0.2%
	370210002002	48	0.3%
	370210003001	64	0.4%
	370210003002	41	0.3%
	370210004001	69	0.4%
	370210004002	29	0.2%

370210004003	46	0.3%
370210005001	94	0.6%
370210005002	23	0.1%
370210005003	110	0.7%
370210006001	58	0.4%
370210006002	59	0.4%
370210007001	58	0.4%
370210008001	76	0.5%
370210008002	92	0.6%
370210008003	77	0.5%
370210009001	13	0.1%
370210009002	31	0.2%
370210009003	39	0.2%
370210010001	179	1.1%
370210010002	209	1.3%
370210011001	123	0.8%
370210011002	158	1.0%
370210011003	133	0.8%
370210012001	89	0.6%
370210012002	66	0.4%
370210012003	61	0.4%
370210012004	96	0.6%
370210012005	20	0.1%
370210013001	131	0.8%
370210013002	88	0.6%
370210013003	115	0.7%
370210014011	39	0.2%
370210014012	42	0.3%
370210014013	70	0.4%
370210014021	55	0.3%
370210014022	10	0.1%
370210015001	109	0.7%
370210015002	43	0.3%
370210016011	90	0.6%
370210016012	131	0.8%

370210016021	130	0.8%
370210016022	62	0.4%
370210017001	85	0.5%
370210017002	116	0.7%
370210018011	53	0.3%
370210018012	161	1.0%
370210018021	61	0.4%
370210018022	164	1.0%
370210019001	127	0.8%
370210019002	61	0.4%
370210020001	167	1.1%
370210020002	145	0.9%
370210020003	31	0.2%
370210020004	94	0.6%
370210021011	98	0.6%
370210021021	184	1.2%
370210021022	45	0.3%
370210021023	63	0.4%
370210022031	10	0.1%
370210022032	201	1.3%
370210022033	64	0.4%
370210022041	232	1.5%
370210022042	48	0.3%
370210022043	54	0.3%
370210022044	66	0.4%
370210022051	367	2.3%
370210022052	169	1.1%
370210022053	91	0.6%
370210022061	168	1.1%
370210022062	119	0.8%
370210023031	137	0.9%
370210023032	112	0.7%
370210023033	64	0.4%
370210023034	198	1.2%
370210023041	233	1.5%

370210023051	199	1.3%
370210023052	180	1.1%
370210023061	252	1.6%
370210023062	22	0.1%
370210024011	36	0.2%
370210024012	89	0.6%
370210024021	70	0.4%
370210024022	70	0.4%
370210024023	48	0.3%
370210025031	102	0.6%
370210025032	64	0.4%
370210025033	43	0.3%
370210025041	153	1.0%
370210025042	61	0.4%
370210025043	90	0.6%
370210025051	222	1.4%
370210025052	53	0.3%
370210025053	143	0.9%
370210025061	141	0.9%
370210025062	53	0.3%
370210025063	15	0.1%
370210026031	102	0.6%
370210026032	38	0.2%
370210026041	71	0.4%
370210026042	104	0.7%
370210026043	93	0.6%
370210026044	176	1.1%
370210026061	50	0.3%
370210026062	54	0.3%
370210026063	74	0.5%
370210026071	104	0.7%
370210026072	109	0.7%
370210026073	67	0.4%
370210026081	22	0.1%
370210026082	24	0.2%

370210026083	36	0.2%
370210026084	95	0.6%
370210026085	71	0.4%
370210026091	58	0.4%
370210027011	143	0.9%
370210027012	128	0.8%
370210027013	11	0.1%
370210027021	111	0.7%
370210027022	64	0.4%
370210027023	197	1.2%
370210027041	99	0.6%
370210027042	170	1.1%
370210027043	46	0.3%
370210027044	134	0.8%
370210027051	78	0.5%
370210028031	74	0.5%
370210028032	39	0.2%
370210028033	106	0.7%
370210028041	45	0.3%
370210028042	98	0.6%
370210028043	129	0.8%
370210029001	75	0.5%
370210029002	18	0.1%
370210029003	36	0.2%
370210030021	70	0.4%
370210030022	43	0.3%
370210030023	57	0.4%
370210030024	288	1.8%
370210030031	108	0.7%
370210030032	168	1.1%
370210030033	76	0.5%
370210030041	38	0.2%
370210030042	105	0.7%
370210031031	183	1.2%
370210031051	76	0.5%

370210031052	77	0.5%
370210031053	136	0.9%
370210031061	103	0.6%
370210031071	124	0.8%
370210031072	19	0.1%
370210031073	61	0.4%
370210031074	83	0.5%
370210031081	82	0.5%
370210032011	141	0.9%
370210032021	140	0.9%
370210032022	50	0.3%
370210032023	103	0.6%
370210032024	43	0.3%
370210032031	72	0.5%
370210032032	48	0.3%
370210032033	251	1.6%
370210032041	136	0.9%
370210032042	102	0.6%
370210032043	145	0.9%
370210032051	127	0.8%
Overall	15848	100.0%
Excluded	0	
Total	15848	

#### Ratio Statistics for CMV / TASP2021

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
370210001002	.922	.912	.909	.754	1.164	-.024	1.015	.059
370210002001	.953	.938	.939	.609	1.304	-.020	1.015	.133
370210002002	.990	.973	.997	.721	1.247	.078	.993	.119
370210003001	.991	.964	.984	.695	2.381	.094	1.008	.124
370210003002	.981	.985	.964	.765	1.316	-.024	1.017	.096
370210004001	.983	.956	.988	.773	1.560	.072	.995	.100
370210004002	.886	.885	.882	.663	1.229	.001	1.005	.116



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370210004003	1.005	.964	.973	.536	3.138	-.059	1.033	.138
370210005001	.950	.933	.921	.551	2.221	-.019	1.032	.118
370210005002	.984	.992	.975	.706	1.276	.042	1.009	.119
370210005003	.949	.950	.927	.595	1.489	-.045	1.024	.109
370210006001	1.003	.982	.997	.559	1.729	.032	1.006	.127
370210006002	.978	.972	.964	.509	1.507	-.021	1.015	.126
370210007001	.941	.949	.946	.561	1.295	.073	.995	.111
370210008001	.971	.931	.917	.672	3.717	-.114	1.059	.147
370210008002	.952	.951	.958	.632	1.270	.031	.994	.095
370210008003	.906	.897	.895	.659	1.338	-.022	1.012	.100
370210009001	.944	.936	.933	.700	1.149	-.205	1.012	.093
370210009002	.894	.921	.862	.583	1.169	-.077	1.037	.101
370210009003	.936	.915	.919	.733	1.305	-.122	1.018	.100
370210010001	.906	.905	.908	.637	1.209	.047	.998	.093
370210010002	.919	.880	.882	.629	6.220	-.172	1.042	.119
370210011001	.916	.912	.908	.620	1.553	-.017	1.009	.101
370210011002	.934	.919	.926	.636	1.390	-.020	1.008	.094
370210011003	.974	.930	.939	.661	6.764	.062	1.038	.151
370210012001	.905	.906	.912	.659	1.140	.099	.992	.101
370210012002	.913	.911	.913	.717	1.210	.043	1.000	.086
370210012003	.925	.921	.917	.591	1.149	-.021	1.008	.079
370210012004	.949	.933	.930	.699	1.574	-.067	1.021	.108
370210012005	.893	.890	.882	.745	1.031	-.068	1.012	.076
370210013001	.880	.884	.874	.211	1.372	.008	1.008	.109
370210013002	.929	.915	.912	.156	1.968	-.079	1.018	.113
370210013003	.896	.911	.896	.197	1.250	.084	.999	.108
370210014011	.905	.891	.895	.597	1.666	-.008	1.011	.141
370210014012	.895	.866	.869	.514	1.360	-.065	1.030	.154
370210014013	.928	.935	.922	.626	1.254	.009	1.007	.104
370210014021	.932	.902	.911	.159	1.765	-.081	1.023	.148
370210014022	1.062	.860	.934	.555	2.676	-.150	1.138	.343
370210015001	.899	.909	.888	.383	1.512	-.010	1.013	.127
370210015002	.939	.882	.911	.548	1.814	-.038	1.030	.186
370210016011	.915	.923	.921	.554	1.240	.081	.993	.109
370210016012	.964	.941	.934	.631	3.332	-.071	1.031	.139

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370210016021	.948	.949	.936	.591	1.274	-.008	1.013	.110
370210016022	.906	.906	.880	.447	1.355	-.002	1.030	.122
370210017001	1.026	.948	.968	.713	4.928	-.103	1.060	.184
370210017002	.992	.950	.954	.619	4.253	-.082	1.040	.131
370210018011	.931	.936	.925	.605	1.432	.016	1.006	.103
370210018012	.986	.980	.978	.783	1.754	-.033	1.008	.080
370210018021	.927	.919	.930	.661	1.521	.083	.997	.107
370210018022	.948	.933	.946	.679	1.874	.030	1.002	.094
370210019001	.954	.935	.945	.645	1.902	.030	1.009	.127
370210019002	.947	.933	.936	.710	1.731	-.044	1.012	.106
370210020001	.934	.924	.931	.634	1.550	.025	1.003	.096
370210020002	.889	.888	.883	.512	1.505	.041	1.007	.105
370210020003	.961	.955	.966	.768	1.184	.090	.994	.095
370210020004	.933	.916	.925	.682	1.484	-.029	1.008	.096
370210021011	.954	.950	.942	.661	1.406	-.014	1.013	.116
370210021021	.923	.920	.921	.584	1.344	.068	1.003	.099
370210021022	.935	.942	.940	.667	1.262	.112	.995	.084
370210021023	.933	.918	.926	.760	1.388	-.080	1.008	.074
370210022031	.860	.880	.829	.419	1.271	-.004	1.038	.180
370210022032	.926	.918	.925	.206	1.290	.121	1.001	.097
370210022033	.909	.904	.909	.508	1.411	.022	1.000	.120
370210022041	.912	.916	.886	.608	1.390	-.051	1.030	.095
370210022042	.931	.937	.930	.732	1.216	.031	1.001	.082
370210022043	.971	.961	.956	.743	1.551	-.156	1.016	.087
370210022044	.902	.898	.893	.666	1.187	-.009	1.011	.100
370210022051	.984	.943	.946	.644	4.980	-.121	1.040	.131
370210022052	.907	.912	.905	.669	1.404	.048	1.002	.090
370210022053	.950	.943	.954	.690	1.195	.042	.996	.093
370210022061	.921	.934	.925	.484	1.347	.048	.996	.098
370210022062	.914	.914	.914	.645	1.237	.024	1.000	.089
370210023031	.880	.898	.866	.128	1.173	.017	1.016	.111
370210023032	.924	.907	.923	.733	1.339	.026	1.001	.078
370210023033	.959	.962	.963	.659	1.289	.090	.996	.088
370210023034	.954	.921	.927	.372	6.836	.002	1.029	.145
370210023041	.916	.927	.899	.132	1.278	.009	1.019	.110

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370210023051	.909	.902	.909	.694	1.352	.036	1.000	.092
370210023052	.881	.879	.881	.453	1.378	.053	1.000	.110
370210023061	.962	.952	.956	.406	1.321	.038	1.006	.104
370210023062	.909	.931	.905	.664	1.157	-.010	1.004	.082
370210024011	.875	.892	.886	.451	1.134	.099	.988	.114
370210024012	.897	.913	.883	.464	1.329	-.024	1.016	.129
370210024021	.869	.877	.886	.456	1.155	.169	.981	.120
370210024022	.884	.880	.870	.594	2.059	-.052	1.016	.125
370210024023	.897	.894	.893	.566	1.340	.016	1.004	.141
370210025031	.877	.903	.894	.149	1.279	.124	.981	.131
370210025032	.848	.849	.842	.485	1.290	.000	1.008	.117
370210025033	.860	.871	.894	.426	1.289	.177	.963	.135
370210025041	.894	.904	.901	.485	3.089	.024	.992	.153
370210025042	.929	.929	.922	.669	1.267	.022	1.007	.102
370210025043	.893	.890	.887	.512	1.299	.004	1.007	.122
370210025051	.958	.926	.937	.527	6.486	.049	1.022	.138
370210025052	.859	.854	.861	.620	1.151	.091	.998	.102
370210025053	.946	.944	.946	.540	1.205	.079	.999	.080
370210025061	1.048	1.046	1.053	.568	1.624	.177	.995	.124
370210025062	.833	.855	.835	.422	1.277	.018	.998	.176
370210025063	.885	.828	.819	.624	1.857	-.256	1.080	.194
370210026031	.826	.829	.837	.369	1.227	.080	.987	.160
370210026032	1.004	.968	.967	.576	1.850	-.038	1.038	.184
370210026041	.952	.893	.904	.480	3.178	-.110	1.054	.171
370210026042	.916	.917	.903	.544	2.256	.024	1.014	.142
370210026043	.884	.888	.891	.098	1.280	.079	.992	.123
370210026044	.894	.907	.897	.460	1.402	.043	.998	.121
370210026061	.846	.846	.852	.420	1.127	.149	.993	.142
370210026062	1.008	.889	.894	.471	8.057	-.049	1.127	.276
370210026063	.930	.923	.934	.685	1.463	.005	.995	.116
370210026071	.915	.880	.866	.120	5.024	.055	1.056	.180
370210026072	.904	.909	.906	.640	1.410	.038	.997	.103
370210026073	.925	.894	.894	.441	2.141	-.206	1.035	.135
370210026081	1.596	.887	.977	.527	15.977	-.086	1.634	.966
370210026082	.933	.905	.912	.665	1.500	-.109	1.023	.123

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370210026083	.880	.898	.878	.671	1.079	-.011	1.003	.088
370210026084	.936	.938	.943	.527	1.699	.052	.993	.094
370210026085	.905	.908	.906	.526	1.514	.034	.999	.131
370210026091	.919	.937	.935	.554	1.180	.066	.983	.096
370210027011	.950	.961	.954	.465	1.422	.080	.996	.115
370210027012	.936	.916	.925	.645	1.967	-.006	1.012	.107
370210027013	.838	.906	.839	.550	1.075	.084	.998	.142
370210027021	.915	.896	.912	.635	1.471	.020	1.003	.127
370210027022	1.044	.934	.937	.420	6.272	-.222	1.115	.225
370210027023	.996	1.002	.976	.487	1.512	-.041	1.020	.102
370210027041	.947	.952	.944	.742	1.199	.012	1.003	.067
370210027042	.931	.927	.921	.415	1.396	.017	1.011	.127
370210027043	.921	.922	.918	.585	1.432	-.020	1.004	.147
370210027044	.920	.921	.925	.505	1.272	.062	.995	.105
370210027051	1.004	.969	.951	.685	1.568	-.038	1.056	.145
370210028031	.901	.913	.893	.619	1.455	-.007	1.008	.103
370210028032	.994	.935	.966	.632	1.604	-.044	1.028	.148
370210028033	.924	.896	.923	.588	1.580	.058	1.002	.124
370210028041	.946	.924	.950	.585	1.530	.040	.997	.155
370210028042	.925	.899	.916	.589	1.743	-.059	1.010	.111
370210028043	.908	.913	.920	.485	1.380	.099	.986	.116
370210029001	.937	.925	.937	.355	1.564	.038	1.000	.144
370210029002	.894	.873	.869	.547	1.603	-.002	1.029	.164
370210029003	.905	.878	.866	.441	1.789	-.051	1.045	.230
370210030021	.998	.976	.984	.733	2.111	-.001	1.014	.118
370210030022	.943	.928	.916	.692	1.520	-.173	1.029	.139
370210030023	.954	.930	.953	.577	1.709	.001	1.001	.109
370210030024	.968	.951	.960	.485	2.755	-.007	1.009	.123
370210030031	.994	.944	.990	.575	2.242	-.002	1.004	.131
370210030032	.976	.955	.966	.322	1.717	.030	1.010	.123
370210030033	.967	.950	.963	.637	1.416	.026	1.004	.106
370210030041	.991	.987	.992	.636	1.201	.104	.999	.105
370210030042	.947	.930	.955	.497	1.529	.042	.992	.124
370210031031	.933	.940	.931	.510	1.472	.021	1.003	.118
370210031051	.977	.954	.978	.602	1.589	.055	1.000	.111

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370210031052	.962	.951	.960	.656	1.458	.068	1.002	.108
370210031053	.960	.941	.960	.527	1.756	.051	1.001	.143
370210031061	.943	.936	.945	.616	1.257	.049	.997	.106
370210031071	.925	.912	.921	.339	1.699	.044	1.005	.140
370210031072	.912	.910	.899	.596	1.281	-.025	1.015	.132
370210031073	.930	.935	.943	.340	1.273	.148	.986	.138
370210031074	.966	.960	.964	.760	1.512	.047	1.002	.097
370210031081	.957	.948	.931	.562	1.883	-.057	1.027	.124
370210032011	.927	.922	.914	.561	1.307	-.020	1.014	.119
370210032021	.920	.927	.915	.499	1.578	.001	1.006	.117
370210032022	.892	.908	.917	.441	1.235	.041	.973	.138
370210032023	.927	.927	.931	.622	1.328	.029	.996	.082
370210032024	.971	.950	.934	.669	2.296	-.063	1.040	.133
370210032031	.966	.925	.939	.603	3.524	-.060	1.028	.162
370210032032	.895	.926	.897	.583	1.149	.055	.998	.108
370210032033	.935	.935	.922	.540	1.303	.009	1.013	.104
370210032041	.919	.924	.909	.326	1.922	-.011	1.011	.136
370210032042	.900	.916	.884	.488	2.008	-.032	1.018	.133
370210032043	.914	.913	.905	.542	1.560	-.004	1.010	.103
370210032051	.936	.893	.904	.430	1.594	-.037	1.035	.172
Overall	.935	.925	.923	.098	15.977	.007	1.013	.122

RATIO STATS CMV WITH TASP2021 BY DEVCLASS/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

## Ratio Statistics

### Case Processing Summary

		Count	Percent
DevClass	Rural	1270	8.0%

	Suburban	12796	80.7%
	Urban	1782	11.2%
Overall		15848	100.0%
Excluded		0	
Total		15848	

**Ratio Statistics for CMV / TASP2021**

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
Rural	.909	.897	.902	.355	3.178	.006	1.008	.140
Suburban	.938	.928	.925	.098	15.977	.005	1.014	.122
Urban	.930	.917	.921	.512	6.764	.009	1.010	.108
Overall	.935	.925	.923	.098	15.977	.007	1.013	.122

RATIO STATS CMV WITH TASP2021 BY SYEAR/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

**Ratio Statistics****Case Processing Summary**

		Count	Percent
SYear	2020	4085	25.8%
	2021	4867	30.7%
	2022	4025	25.4%
	2023	2871	18.1%
Overall		15848	100.0%
Excluded		0	

Total	15848	
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**Ratio Statistics for CMV / TASP2021**

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
2020	.942	.929	.932	.420	6.220	-.005	1.010	.087
2021	.933	.927	.922	.128	6.836	.009	1.011	.123
2022	.938	.917	.919	.322	15.977	.000	1.020	.147
2023	.926	.919	.918	.098	6.486	.029	1.009	.133
Overall	.935	.925	.923	.098	15.977	.007	1.013	.122

RATIO STATS CMV WITH TASP2021 BY SPROPERTYTYPE/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

**Ratio Statistics****Case Processing Summary**

		Count	Percent
SPropertyType	2S	2958	18.7%
	3S	53	0.3%
	Cc	1608	10.1%
	Co	675	4.3%
	Ls	148	0.9%
	Mh	855	5.4%
	Mo	635	4.0%
	Ra	7321	46.2%
	Sp	347	2.2%
	To	1175	7.4%
	Un	73	0.5%

Overall	15848	100.0%
Excluded	0	
Total	15848	

**Ratio Statistics for CMV / TASP2021**

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
2S	.958	.940	.941	.206	6.764	-.011	1.018	.109
3S	.972	.977	.969	.688	1.251	.018	1.003	.108
Cc	.954	.935	.929	.156	15.977	-.041	1.027	.123
Co	.934	.923	.924	.322	4.651	-.004	1.011	.112
Ls	.930	.915	.916	.485	1.604	.018	1.015	.160
Mh	.869	.831	.819	.326	3.524	-.112	1.061	.236
Mo	.967	.950	.961	.159	6.486	.075	1.006	.114
Ra	.923	.913	.908	.098	8.057	-.003	1.016	.118
Sp	.937	.928	.924	.619	3.332	-.011	1.013	.111
To	.962	.954	.959	.645	1.362	.018	1.003	.092
Un	.928	.937	.940	.551	1.526	.043	.987	.125
Overall	.935	.925	.923	.098	15.977	.007	1.013	.122

RATIO STATS CMV WITH TASP2021 BY SSize/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

**Ratio Statistics****Case Processing Summary**

	Count	Percent
SSize Smallest	909	5.7%



Small	2260	14.3%
Average	4651	29.3%
Large	4889	30.8%
Largest	3139	19.8%
Overall	15848	100.0%
Excluded	0	
Total	15848	

**Ratio Statistics for CMV / TASP2021**

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
Smallest	.897	.877	.881	.339	3.138	-.042	1.019	.152
Small	.905	.894	.890	.326	3.178	-.031	1.017	.131
Average	.922	.914	.910	.120	6.220	.009	1.013	.116
Large	.948	.935	.932	.098	8.057	-.027	1.017	.115
Largest	.967	.952	.935	.128	15.977	-.066	1.034	.119
Overall	.935	.925	.923	.098	15.977	.007	1.013	.122

RATIO STATS CMV WITH TASP2021 BY SPhysicalCondition/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

**Ratio Statistics****Case Processing Summary**

		Count	Percent
SPhysicalCondition	FAIR	142	0.9%
	GOOD	3116	19.7%
	NORMAL	10533	66.5%

	POOR	44	0.3%
	RENOVATED	2003	12.6%
	UN SOUND	10	0.1%
Overall		15848	100.0%
Excluded		0	
Total		15848	

**Ratio Statistics for CMV / TASP2021**

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
FAIR	1.093	1.004	1.049	.497	3.138	.028	1.042	.277
GOOD	.927	.925	.924	.460	2.296	.022	1.003	.103
NORMAL	.939	.926	.925	.098	15.977	.007	1.015	.125
POOR	1.083	1.003	.952	.339	2.256	-.033	1.138	.251
RENOVATE D	.912	.909	.909	.149	3.073	.024	1.003	.113
UN SOUND	1.209	1.020	.995	.369	3.717	.071	1.215	.545
Overall	.935	.925	.923	.098	15.977	.007	1.013	.122

RATIO STATS CMV WITH TASP2021 BY SQUALITY/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

**Ratio Statistics****Case Processing Summary**

		Count	Percent
SQuality	AVG	9782	61.7%
	CUST	4887	30.8%

	EXCEP	153	1.0%
	FAIR	187	1.2%
	LUXUR	23	0.1%
	NULL	1	0.0%
	POOR	6	0.0%
	SUPR	809	5.1%
Overall		15848	100.0%
Excluded		0	
Total		15848	

**Ratio Statistics for CMV / TASP2021**

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
AVG	.925	.915	.916	.098	15.977	.024	1.010	.126
CUST	.953	.939	.938	.132	8.057	-.025	1.016	.108
EXCEP	.897	.892	.884	.516	1.224	-.012	1.015	.120
FAIR	1.001	.941	.946	.420	3.717	-.013	1.059	.251
LUXUR	.883	.927	.854	.128	1.249	-.014	1.033	.168
NULL	4.928	4.928	4.928	4.928	4.928	.	1.000	.000
POOR	.973	.918	.852	.339	1.527	-.089	1.142	.375
SUPR	.938	.937	.925	.322	1.425	-.024	1.014	.102
Overall	.935	.925	.923	.098	15.977	.007	1.013	.122

RATIO STATS CMV WITH TASP2021 BY SEra/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

**Ratio Statistics**

**Case Processing Summary**

		Count	Percent
SEra	Pre 1945	1736	11.0%
	1946 to 1965	2061	13.0%
	1966 to 1985	1951	12.3%
	1986 to 2005	4670	29.5%
	Post 2005	5430	34.3%
Overall		15848	100.0%
Excluded		0	
Total		15848	

**Ratio Statistics for CMV / TASP2021**

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
Pre 1945	.925	.914	.919	.369	3.138	.010	1.007	.128
1946 to 1965	.926	.915	.913	.149	3.717	.000	1.014	.125
1966 to 1985	.932	.923	.924	.326	3.332	.010	1.009	.130
1986 to 2005	.929	.926	.929	.132	3.178	.021	.999	.113
Post 2005	.949	.929	.922	.098	15.977	-.017	1.028	.122
Overall	.935	.925	.923	.098	15.977	.007	1.013	.122

RATIO STATS CMV WITH TASP2021 BY PRICE\_CLASS/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

**Ratio Statistics****Case Processing Summary**

	Count	Percent
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Price_Class	Below 230k	1545	9.7%
	230k to 275k	1376	8.7%
	275k to 315k	1555	9.8%
	315k to 350k	1586	10.0%
	350k to 400k	1914	12.1%
	400k to 450k	1672	10.6%
	450k to 520k	1468	9.3%
	520k to 625k	1658	10.5%
	625k to 815k	1575	9.9%
	815k+	1499	9.5%
Overall		15848	100.0%
Excluded		0	
Total		15848	

**Ratio Statistics for CMV / TASP2021**

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
Below 230k	1.013	.926	.960	.339	15.977	.113	1.055	.244
230k to 275k	.917	.916	.918	.326	2.221	.358	.999	.114
275k to 315k	.927	.927	.927	.197	1.505	.274	1.000	.105
315k to 350k	.934	.932	.933	.471	1.729	.265	1.001	.110
350k to 400k	.931	.924	.931	.149	2.381	.284	1.000	.103
400k to 450k	.935	.931	.935	.120	1.541	.267	1.000	.104
450k to 520k	.925	.919	.925	.098	1.936	.283	1.000	.106
520k to 625k	.923	.920	.923	.132	1.530	.257	1.000	.106
625k to 815k	.927	.926	.926	.441	1.589	.245	1.000	.109
815k+	.918	.922	.906	.128	1.526	.009	1.014	.121
Overall	.935	.925	.923	.098	15.977	.007	1.013	.122

RATIO STATS CMV WITH TASP2021 BY RACECLASS/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

**Ratio Statistics****Case Processing Summary**

	Count	Percent
RaceClass	55	0.3%
LE 20% Non-White	12172	76.8%
GT 20% to 40% Non-White	3103	19.6%
GT 40% to 70% Non-White	503	3.2%
GT 70% to 90% Non-White	15	0.1%
Overall	15848	100.0%
Excluded	0	
Total	15848	

**Ratio Statistics for CMV / TASP2021**

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential
	.932	.902	.911	.159	1.765	-.081	1.023
LE 20% Non-White	.934	.924	.924	.098	15.977	.009	1.011
GT 20% to 40% Non-White	.940	.928	.925	.132	8.057	.004	1.017
GT 40% to 70% Non-White	.932	.915	.911	.419	3.717	-.021	1.023
GT 70% to 90% Non-White	.885	.828	.819	.624	1.857	-.256	1.080
Overall	.935	.925	.923	.098	15.977	.007	1.013

**Ratio Statistics for CMV / TASP2021**

Group	Coefficient of Dispersion
	.148
LE 20% Non-White	.122

# RATIO STUDY REPORT – BUNCOMBE COUNTY NORTH CAROLINA JUNE 2024

GT 20% to 40% Non-White	.120
GT 40% to 70% Non-White	.117
GT 70% to 90% Non-White	.194
Overall	.122

RATIO STATS CMV WITH TASP2021 BY INCOMECLASS/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

## Ratio Statistics

### Case Processing Summary

	Count	Percent
IncomeClass	55	0.3%
0	606	3.8%
LT \$47,000	2069	13.1%
\$47,000 to \$61999	2458	15.5%
\$62,000 to \$71,999	3808	24.0%
\$72,000 to \$90,000	2975	18.8%
GT \$90,000	3877	24.5%
Overall	15848	100.0%
Excluded	0	
Total	15848	

### Ratio Statistics for CMV / TASP2021

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential
	.932	.902	.911	.159	1.765	-.081	1.023
0	.935	.935	.928	.562	1.883	-.006	1.008

# RATIO STUDY REPORT – BUNCOMBE COUNTY NORTH CAROLINA JUNE 2024

LT \$47,000	.935	.923	.924	.197	8.057	.007	1.011
\$47,000 to \$61999	.911	.910	.909	.098	5.024	.037	1.002
\$62,000 to \$71,999	.954	.939	.943	.322	15.977	.015	1.012
\$72,000 to \$90,000	.929	.919	.921	.326	6.220	.003	1.009
GT \$90,000	.937	.925	.918	.128	6.836	-.010	1.021
Overall	.935	.925	.923	.098	15.977	.007	1.013

## Ratio Statistics for CMV / TASP2021

Group	Coefficient of Dispersion
	.148
0	.102
LT \$47,000	.130
\$47,000 to \$61999	.124
\$62,000 to \$71,999	.125
\$72,000 to \$90,000	.119
GT \$90,000	.115
Overall	.122

RATIO STATS CMV WITH TASP2021 BY RACEINCOMECLASS/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

## Ratio Statistics

### Case Processing Summary

	Count	Percent
RaceIncomeClass	55	0.3%
10	386	2.4%
LE 20% Non-White and LT	1201	7.6%



	\$47,000		
	LE 20% Non-White and \$47,000 to \$61,999	1893	11.9%
	LE 20% Non-White and \$62,000 to \$71,999	3106	19.6%
	LE 20% Non-White and \$72,000 to \$90,000	2620	16.5%
	LE 20% Non-White and GT \$90,000	2966	18.7%
	20	150	0.9%
	GT 20% to 40% Non-White and LT \$47,000	679	4.3%
	GT 20% to 40% Non-White and \$47,000 to \$61,999	476	3.0%
	GT 20% to 40% Non-White and \$62,000 to \$71,999	532	3.4%
	GT 20% to 40% Non-White and \$72,000 to \$90,000	355	2.2%
	GT 20% to 40% Non-White and GT \$90,000	911	5.7%
	30	70	0.4%
	GT 40% to 70% Non-White and LT \$47,000	189	1.2%
	GT 40% to 70% Non-White and \$47,000 to \$61,999	74	0.5%
	GT 40% to 70% Non-White and \$62,000 to \$71,999	170	1.1%
	GT 70% to 90% Non-White and \$47,000 to \$61,999	15	0.1%
Overall		15848	100.0%
Excluded		0	
Total		15848	

## Ratio Statistics for CMV / TASP2021

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related	Price Related
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						Bias	Differential
	.932	.902	.911	.159	1.765	-.081	1.023
10	.933	.923	.923	.562	1.883	-.019	1.010
LE 20% Non-White and LT \$47,000	.927	.916	.917	.197	6.272	.009	1.011
LE 20% Non-White and \$47,000 to \$61,999	.911	.912	.910	.098	5.024	.050	1.001
LE 20% Non-White and \$62,000 to \$71,999	.955	.938	.943	.406	15.977	.011	1.013
LE 20% Non-White and \$72,000 to \$90,000	.930	.922	.923	.326	3.524	.007	1.007
LE 20% Non-White and GT \$90,000	.934	.925	.919	.128	6.764	-.004	1.017
20	.946	.946	.952	.632	1.270	.042	.994
GT 20% to 40% Non-White and LT \$47,000	.952	.937	.941	.464	8.057	.009	1.011
GT 20% to 40% Non-White and \$47,000 to \$61,999	.910	.907	.903	.156	2.059	.002	1.007
GT 20% to 40% Non-White and \$62,000 to \$71,999	.949	.943	.949	.322	1.717	.059	.999
GT 20% to 40% Non-White and \$72,000 to \$90,000	.922	.900	.903	.620	6.220	-.041	1.021
GT 20% to 40% Non-White and GT \$90,000	.948	.927	.915	.132	6.836	-.026	1.036
30	.927	.937	.903	.583	1.304	-.053	1.026
GT 40% to 70% Non-White and LT \$47,000	.919	.910	.907	.419	1.388	-.012	1.014
GT 40% to 70% Non-White and \$47,000 to \$61,999	.929	.895	.911	.508	2.676	-.035	1.020
GT 40% to 70% Non-White and \$62,000 to \$71,999	.950	.921	.920	.672	3.717	-.037	1.033
GT 70% to 90% Non-White and \$47,000 to \$61,999	.885	.828	.819	.624	1.857	-.256	1.080
Overall	.935	.925	.923	.098	15.977	.007	1.013

Ratio Statistics for CMV / TASP2021

Group	Coefficient of Dispersion
	.148
10	.103
LE 20% Non-White and LT \$47,000	.140
LE 20% Non-White and \$47,000 to \$61,999	.125
LE 20% Non-White and \$62,000 to \$71,999	.126
LE 20% Non-White and \$72,000 to \$90,000	.120
LE 20% Non-White and GT \$90,000	.112
20	.092
GT 20% to 40% Non-White and LT \$47,000	.119
GT 20% to 40% Non-White and \$47,000 to \$61,999	.112
GT 20% to 40% Non-White and \$62,000 to \$71,999	.119
GT 20% to 40% Non-White and \$72,000 to \$90,000	.115
GT 20% to 40% Non-White and GT \$90,000	.127
30	.118
GT 40% to 70% Non-White and LT \$47,000	.099
GT 40% to 70% Non-White and \$47,000 to \$61,999	.151
GT 40% to 70% Non-White and \$62,000 to \$71,999	.119
GT 70% to 90% Non-White and \$47,000 to \$61,999	.194
Overall	.122

\*SHOW.

RATIO STATS CMV WITH TASP2021 BY DISAD/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

## Ratio Statistics

### Case Processing Summary

		Count	Percent
DISAD	0	15570	98.2%
	1	278	1.8%
Overall		15848	100.0%
Excluded		0	
Total		15848	

### Ratio Statistics for CMV / TASP2021

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
0	.935	.925	.924	.098	15.977	.007	1.013	.122
1	.920	.905	.905	.419	2.676	-.025	1.016	.118
Overall	.935	.925	.923	.098	15.977	.007	1.013	.122

\*Median: 0.925 Price Related Differential: 1.013 PRB .007 Coefficient of Dispersion: 0.122

COMPUTE WITHIN102021=0.

IF (TASP2021Ratio LE 1.1) AND (TASP2021Ratio GE .9) WITHIN102021=1.

COMPUTE WITHIN202021=0.

IF (TASP2021Ratio LE 1.2) AND (TASP2021Ratio GE .8) WITHIN202021=1.

COMPUTE WITHIN502021=0.

IF (TASP2021Ratio LE 1.5) AND (TASP2021Ratio GE .5) WITHIN502021=1.  
 FREQ WITHIN102021 WITHIN202021 WITHIN502021.

## Frequencies

### Statistics

		WITHIN102021	WITHIN202021	WITHIN502021
N	Valid	15848	15848	15848
	Missing	0	0	0

## Frequency Table

### WITHIN102021

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	0	8084	51.0	51.0	51.0
	1	7764	49.0	49.0	100.0
	Total	15848	100.0	100.0	

### WITHIN202021

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	0	3047	19.2	19.2	19.2
	1	12801	80.8	80.8	100.0

Total	15848	100.0	100.0	
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**WITHIN502021**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	0	165	1.0	1.0	1.0
	1	15683	99.0	99.0	100.0
	Total	15848	100.0	100.0	

\*\*\*\*\*

\*FILTER OUT DISQUALIFIED RECORDS.

\*Most important set of measurements!

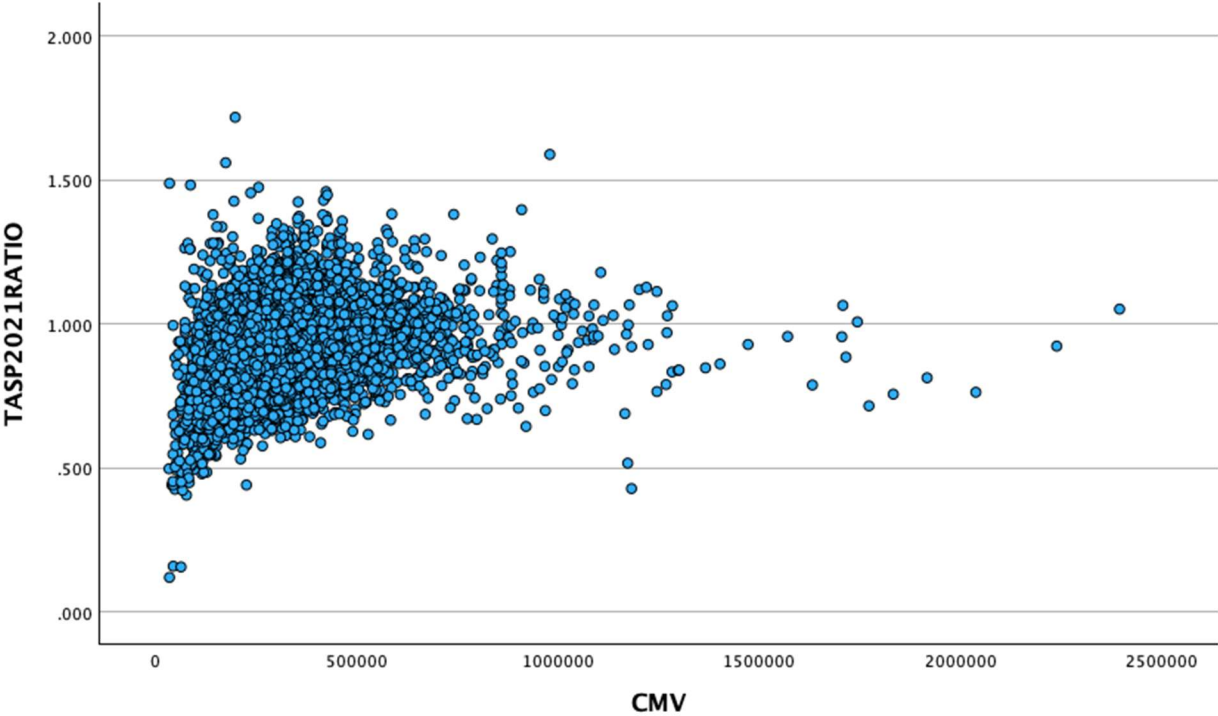
\*Set 6 - Adjusts prices to January 2021 equivalents. Disqualifies sales.

\*Best measure of current performance to detect bias.

FILTER BY RATIO\_IN.

GRAPH/SCATTER=CMV WITH TASP2021Ratio.

**Graph**



RATIO STATS CMV WITH TASP2021/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

Ratio Statistics

Case Processing  
Summary

	Count
Overall	8373
Excluded	0
Total	8373

**Ratio Statistics for CMV / TASP2021**

Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
.914	.914	.914	.120	1.717	.048	1.000	.108

RATIO STATS CMV WITH TASP2021 BY COMMUNITY/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

**Ratio Statistics****Case Processing Summary**

		Count	Percent
Community	BILTMORE	21	0.3%
	BROAD RIVER	60	0.7%
	CANDLER	180	2.1%
	CBD	1	0.0%
	EAST ASHEVILLE	488	5.8%
	EAST BUNCOMBE	498	5.9%
	ENKA	650	7.8%
	FAIRVIEW	152	1.8%
	FRENCH BROAD	245	2.9%
	IVY	76	0.9%
	LEICESTER	379	4.5%
	MONTFORD	88	1.1%



NORTH ASHEVILLE	374	4.5%
NORTH BUNCOMBE	217	2.6%
NORTH WEST ASHEVILLE	503	6.0%
OAKLEY	257	3.1%
REEMS CREEK	263	3.1%
REYNOLDS	225	2.7%
SANDY MUSH	79	0.9%
SHILOH / SWEETEN CREEK	274	3.3%
SOUTH ASHEVILLE	893	10.7%
SOUTH WEST BUNCOMBE	773	9.2%
SOUTHSIDE	44	0.5%
SWANNANOA	479	5.7%
WEAVERVILLE	189	2.3%
WEST ASHEVILLE	678	8.1%
WOODFIN	287	3.4%
Overall	8373	100.0%
Excluded	0	
Total	8373	

## Ratio Statistics for CMV / TASP2021

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential
BILTMORE	.928	.912	.896	.689	1.261	-.047	1.036
BROAD RIVER	.900	.877	.859	.545	1.488	-.093	1.047
CANDLER	.875	.878	.883	.456	1.281	.101	.991
CBD	.925	.925	.925	.925	.925	.	1.000
EAST ASHEVILLE	.937	.934	.931	.561	1.459	.014	1.006
EAST BUNCOMBE	.937	.931	.941	.541	1.589	.076	.996
ENKA	.897	.902	.906	.426	1.338	.110	.991
FAIRVIEW	.861	.862	.866	.540	1.229	.050	.995
FRENCH BROAD	.879	.891	.888	.460	1.215	.091	.990
IVY	.876	.873	.888	.441	1.322	.110	.986
LEICESTER	.880	.887	.882	.120	1.280	.073	.997
MONTFORD	.964	.967	.974	.721	1.247	.077	.990

# RATIO STUDY REPORT – BUNCOMBE COUNTY NORTH CAROLINA JUNE 2024

NORTH ASHEVILLE	.931	.928	.931	.551	1.295	.040	.999
NORTH BUNCOMBE	.882	.875	.886	.546	1.455	.077	.996
NORTH WEST ASHEVILLE	.917	.910	.921	.156	1.448	.136	.996
OAKLEY	.900	.898	.901	.634	1.382	.100	.998
REEMS CREEK	.926	.921	.930	.505	1.396	.070	.996
REYNOLDS	.931	.926	.931	.583	1.307	.062	1.000
SANDY MUSH	.828	.829	.829	.449	1.482	.037	.998
SHILOH / SWEETEN CREEK	.918	.917	.919	.584	1.344	.091	.999
SOUTH ASHEVILLE	.921	.919	.913	.441	1.560	.009	1.009
SOUTH WEST BUNCOMBE	.919	.921	.912	.406	1.321	.030	1.007
SOUTHSIDE	.911	.906	.905	.733	1.190	-.029	1.007
SWANNANOA	.940	.933	.938	.485	1.717	.039	1.001
WEAVERVILLE	.964	.970	.943	.608	1.263	-.096	1.023
WEST ASHEVILLE	.904	.907	.900	.636	1.194	.006	1.005
WOODFIN	.911	.923	.913	.465	1.290	.080	.998
Overall	.914	.914	.914	.120	1.717	.048	1.000

## Ratio Statistics for CMV / TASP2021

Group	Coefficient of Dispersion
BILTMORE	.138
BROAD RIVER	.180
CANDLER	.113
CBD	.000
EAST ASHEVILLE	.094
EAST BUNCOMBE	.111
ENKA	.119
FAIRVIEW	.123
FRENCH BROAD	.109
IVY	.140
LEICESTER	.112
MONTFORD	.106
NORTH ASHEVILLE	.096
NORTH BUNCOMBE	.107
NORTH WEST ASHEVILLE	.137

OAKLEY	.087
REEMS CREEK	.103
REYNOLDS	.108
SANDY MUSH	.173
SHILOH / SWEETEN CREEK	.087
SOUTH ASHEVILLE	.096
SOUTH WEST BUNCOMBE	.104
SOUTHSIDE	.078
SWANNANOA	.110
WEAVERVILLE	.105
WEST ASHEVILLE	.086
WOODFIN	.119
Overall	.108

RATIO STATS CMV WITH TASP2021 BY CBLOCKGROUP/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

## Ratio Statistics

### Case Processing Summary

		Count	Percent
CBlockGroup	370210001002	1	0.0%
	370210002001	17	0.2%
	370210002002	28	0.3%
	370210003001	22	0.3%
	370210003002	21	0.3%
	370210004001	35	0.4%
	370210004002	10	0.1%
	370210004003	22	0.3%
	370210005001	19	0.2%

370210005002	6	0.1%
370210005003	47	0.6%
370210006001	25	0.3%
370210006002	39	0.5%
370210007001	36	0.4%
370210008001	33	0.4%
370210008002	41	0.5%
370210008003	38	0.5%
370210009001	5	0.1%
370210009002	13	0.2%
370210009003	26	0.3%
370210010001	89	1.1%
370210010002	134	1.6%
370210011001	81	1.0%
370210011002	85	1.0%
370210011003	94	1.1%
370210012001	45	0.5%
370210012002	45	0.5%
370210012003	44	0.5%
370210012004	52	0.6%
370210012005	10	0.1%
370210013001	69	0.8%
370210013002	55	0.7%
370210013003	71	0.8%
370210014011	26	0.3%
370210014012	31	0.4%
370210014013	49	0.6%
370210014021	33	0.4%
370210014022	1	0.0%
370210015001	67	0.8%
370210015002	20	0.2%
370210016011	33	0.4%
370210016012	54	0.6%
370210016021	26	0.3%
370210016022	23	0.3%

370210017001	32	0.4%
370210017002	47	0.6%
370210018011	16	0.2%
370210018012	99	1.2%
370210018021	31	0.4%
370210018022	88	1.1%
370210019001	75	0.9%
370210019002	33	0.4%
370210020001	129	1.5%
370210020002	110	1.3%
370210020003	20	0.2%
370210020004	78	0.9%
370210021011	21	0.3%
370210021021	122	1.5%
370210021022	28	0.3%
370210021023	44	0.5%
370210022031	6	0.1%
370210022032	114	1.4%
370210022033	42	0.5%
370210022041	89	1.1%
370210022042	23	0.3%
370210022043	43	0.5%
370210022044	11	0.1%
370210022051	234	2.8%
370210022052	53	0.6%
370210022053	63	0.8%
370210022061	60	0.7%
370210022062	46	0.5%
370210023031	48	0.6%
370210023032	90	1.1%
370210023033	50	0.6%
370210023034	98	1.2%
370210023041	107	1.3%
370210023051	83	1.0%
370210023052	81	1.0%

370210023061	189	2.3%
370210023062	11	0.1%
370210024011	24	0.3%
370210024012	51	0.6%
370210024021	50	0.6%
370210024022	52	0.6%
370210024023	27	0.3%
370210025031	63	0.8%
370210025032	49	0.6%
370210025033	32	0.4%
370210025041	104	1.2%
370210025042	29	0.3%
370210025043	59	0.7%
370210025051	151	1.8%
370210025052	37	0.4%
370210025053	100	1.2%
370210025061	126	1.5%
370210025062	36	0.4%
370210025063	13	0.2%
370210026031	49	0.6%
370210026032	23	0.3%
370210026041	47	0.6%
370210026042	76	0.9%
370210026043	45	0.5%
370210026044	103	1.2%
370210026061	22	0.3%
370210026062	26	0.3%
370210026063	31	0.4%
370210026071	57	0.7%
370210026072	60	0.7%
370210026073	45	0.5%
370210026081	6	0.1%
370210026082	6	0.1%
370210026083	22	0.3%
370210026084	37	0.4%

370210026085	32	0.4%
370210026091	26	0.3%
370210027011	73	0.9%
370210027012	59	0.7%
370210027013	2	0.0%
370210027021	48	0.6%
370210027022	34	0.4%
370210027023	120	1.4%
370210027041	50	0.6%
370210027042	78	0.9%
370210027043	19	0.2%
370210027044	85	1.0%
370210027051	32	0.4%
370210028031	41	0.5%
370210028032	13	0.2%
370210028033	67	0.8%
370210028041	15	0.2%
370210028042	43	0.5%
370210028043	58	0.7%
370210029001	38	0.5%
370210029002	13	0.2%
370210029003	11	0.1%
370210030021	51	0.6%
370210030022	27	0.3%
370210030023	20	0.2%
370210030024	150	1.8%
370210030031	63	0.8%
370210030032	59	0.7%
370210030033	44	0.5%
370210030041	23	0.3%
370210030042	42	0.5%
370210031031	103	1.2%
370210031051	36	0.4%
370210031052	55	0.7%
370210031053	57	0.7%

370210031061	47	0.6%
370210031071	56	0.7%
370210031072	15	0.2%
370210031073	39	0.5%
370210031074	47	0.6%
370210031081	43	0.5%
370210032011	52	0.6%
370210032021	29	0.3%
370210032022	23	0.3%
370210032023	36	0.4%
370210032024	17	0.2%
370210032031	32	0.4%
370210032032	18	0.2%
370210032033	129	1.5%
370210032041	51	0.6%
370210032042	44	0.5%
370210032043	55	0.7%
370210032051	60	0.7%
Overall	8373	100.0%
Excluded	0	
Total	8373	

## Ratio Statistics for CMV / TASP2021

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
370210001002	.925	.925	.925	.925	.925	.	1.000	.000
370210002001	.925	.886	.915	.729	1.133	.021	1.011	.117
370210002002	1.021	1.065	1.033	.721	1.247	.137	.989	.113
370210003001	.943	.969	.952	.744	1.082	.111	.990	.071
370210003002	.940	.964	.928	.765	1.093	-.030	1.013	.086
370210004001	.940	.923	.947	.773	1.105	.071	.993	.069
370210004002	.834	.838	.827	.698	1.010	-.056	1.008	.064
370210004003	.937	.946	.950	.720	1.092	.117	.987	.082



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370210005001	.902	.924	.904	.551	1.137	.061	.998	.102
370210005002	.946	.951	.981	.734	1.155	.230	.965	.148
370210005003	.935	.942	.912	.644	1.278	-.065	1.026	.099
370210006001	.971	.980	.972	.780	1.158	.045	.999	.074
370210006002	.945	.924	.953	.683	1.168	.101	.992	.108
370210007001	.939	.929	.949	.561	1.295	.153	.989	.139
370210008001	.926	.922	.917	.745	1.135	-.025	1.010	.087
370210008002	.944	.951	.923	.632	1.245	-.103	1.023	.102
370210008003	.891	.874	.887	.694	1.108	.023	1.004	.087
370210009001	.963	.973	.961	.853	1.091	.102	1.002	.069
370210009002	.895	.881	.897	.774	.973	.057	.997	.065
370210009003	.909	.904	.899	.733	1.190	-.100	1.012	.083
370210010001	.889	.899	.886	.637	1.118	.008	1.003	.080
370210010002	.893	.881	.880	.660	1.152	-.097	1.015	.085
370210011001	.912	.918	.909	.688	1.127	.022	1.003	.094
370210011002	.896	.897	.889	.636	1.176	-.026	1.008	.081
370210011003	.912	.915	.916	.661	1.194	.078	.996	.086
370210012001	.882	.879	.888	.659	1.079	.132	.993	.100
370210012002	.897	.893	.899	.717	1.060	.053	.999	.082
370210012003	.946	.932	.942	.748	1.149	.005	1.003	.075
370210012004	.934	.932	.926	.781	1.176	-.024	1.010	.082
370210012005	.903	.915	.895	.745	1.031	-.099	1.009	.067
370210013001	.868	.881	.865	.591	1.084	.077	1.003	.101
370210013002	.886	.899	.876	.156	1.216	.110	1.011	.101
370210013003	.891	.914	.887	.573	1.250	.054	1.004	.109
370210014011	.882	.874	.890	.597	1.244	.045	.991	.112
370210014012	.869	.824	.861	.514	1.306	.051	1.009	.143
370210014013	.908	.908	.904	.664	1.176	-.005	1.004	.100
370210014021	.880	.890	.884	.159	1.229	.186	.995	.126
370210014022	.852	.852	.852	.852	.852	.	1.000	.000
370210015001	.885	.883	.877	.531	1.191	.019	1.008	.129
370210015002	.913	.876	.917	.642	1.290	.170	.996	.137
370210016011	.875	.900	.882	.652	1.002	.050	.992	.076
370210016012	.937	.924	.943	.636	1.281	.074	.993	.112
370210016021	.913	.917	.916	.669	1.191	.026	.997	.121

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370210016022	.882	.872	.876	.627	1.077	.018	1.007	.118
370210017001	.918	.902	.928	.740	1.295	.049	.989	.093
370210017002	.945	.940	.943	.755	1.134	.021	1.002	.080
370210018011	.905	.927	.914	.673	1.032	.059	.990	.070
370210018012	.965	.959	.961	.783	1.280	.005	1.004	.068
370210018021	.923	.936	.930	.661	1.152	.075	.992	.097
370210018022	.916	.905	.914	.679	1.163	.018	1.002	.082
370210019001	.960	.935	.960	.645	1.459	.135	1.000	.121
370210019002	.935	.932	.930	.720	1.152	-.021	1.006	.082
370210020001	.912	.902	.917	.634	1.382	.136	.994	.082
370210020002	.874	.881	.871	.670	1.119	.024	1.004	.087
370210020003	.954	.958	.966	.768	1.138	.194	.988	.096
370210020004	.924	.918	.927	.682	1.167	.136	.997	.082
370210021011	.928	.912	.896	.689	1.261	-.047	1.036	.138
370210021021	.917	.917	.917	.584	1.344	.100	1.001	.101
370210021022	.905	.904	.910	.667	1.119	.123	.994	.080
370210021023	.921	.926	.919	.760	1.125	.011	1.002	.058
370210022031	.834	.811	.835	.726	.994	.194	.999	.103
370210022032	.896	.902	.892	.708	1.169	-.006	1.004	.067
370210022033	.871	.883	.880	.548	1.187	.094	.989	.098
370210022041	.909	.915	.893	.671	1.235	-.030	1.018	.081
370210022042	.911	.905	.912	.735	1.136	.020	.999	.072
370210022043	.976	.971	.971	.753	1.366	.000	1.005	.072
370210022044	.829	.865	.818	.666	1.062	.024	1.014	.111
370210022051	.965	.953	.949	.644	1.274	-.045	1.017	.101
370210022052	.879	.891	.886	.669	1.114	.180	.992	.090
370210022053	.956	.946	.962	.740	1.195	.047	.994	.090
370210022061	.912	.920	.921	.666	1.133	.038	.991	.083
370210022062	.887	.892	.892	.645	1.069	.055	.994	.098
370210023031	.860	.877	.861	.422	1.064	.051	.999	.105
370210023032	.921	.907	.921	.733	1.217	.033	1.000	.071
370210023033	.970	.965	.976	.753	1.289	.118	.993	.088
370210023034	.911	.895	.916	.651	1.258	.101	.995	.110
370210023041	.910	.923	.901	.428	1.193	.047	1.010	.106
370210023051	.893	.898	.892	.694	1.201	.025	1.001	.086

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370210023052	.872	.868	.879	.453	1.251	.090	.992	.111
370210023061	.966	.959	.958	.406	1.321	.021	1.008	.111
370210023062	.855	.849	.856	.664	1.007	.124	.999	.110
370210024011	.874	.885	.874	.451	1.134	.051	1.000	.099
370210024012	.887	.865	.894	.649	1.329	.094	.992	.122
370210024021	.855	.883	.875	.456	1.123	.192	.978	.125
370210024022	.866	.879	.861	.619	1.224	.015	1.005	.105
370210024023	.913	.889	.922	.694	1.128	.123	.991	.122
370210025031	.878	.900	.892	.496	1.279	.137	.985	.133
370210025032	.832	.831	.832	.485	1.062	.070	1.000	.109
370210025033	.820	.858	.834	.426	1.095	.221	.984	.127
370210025041	.871	.881	.897	.515	1.338	.089	.972	.145
370210025042	.940	.919	.926	.681	1.267	-.002	1.015	.115
370210025043	.875	.874	.875	.512	1.206	.092	.999	.121
370210025051	.934	.930	.940	.527	1.319	.184	.994	.105
370210025052	.857	.848	.857	.688	1.151	.069	1.001	.092
370210025053	.944	.942	.946	.540	1.140	.075	.998	.073
370210025061	1.05 4	1.052	1.063	.568	1.448	.241	.991	.121
370210025062	.810	.804	.813	.502	1.128	.051	.997	.169
370210025063	.825	.828	.833	.624	1.001	.137	.990	.116
370210026031	.766	.781	.783	.449	1.051	.119	.977	.147
370210026032	.961	.934	.908	.576	1.482	-.084	1.058	.177
370210026041	.899	.893	.900	.480	1.215	.028	1.000	.116
370210026042	.887	.905	.896	.544	1.128	.121	.989	.117
370210026043	.871	.856	.868	.601	1.280	-.005	1.004	.102
370210026044	.866	.891	.883	.460	1.205	.162	.980	.106
370210026061	.801	.786	.807	.636	1.122	.208	.992	.125
370210026062	.873	.877	.876	.504	1.066	.070	.996	.098
370210026063	.903	.919	.907	.685	1.280	.107	.996	.120
370210026071	.861	.867	.866	.120	1.171	.159	.993	.126
370210026072	.868	.882	.875	.640	1.061	.071	.992	.098
370210026073	.886	.889	.868	.441	1.138	-.035	1.021	.113
370210026081	1.06 5	1.093	1.097	.762	1.239	.103	.971	.091

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370210026082	.901	.921	.899	.803	.990	.013	1.002	.059
370210026083	.885	.898	.870	.712	1.079	-.072	1.017	.085
370210026084	.895	.908	.901	.527	1.208	.121	.993	.099
370210026085	.868	.882	.879	.654	1.045	.070	.987	.095
370210026091	.921	.937	.945	.601	1.180	.150	.975	.101
370210027011	.915	.943	.923	.465	1.246	.146	.991	.128
370210027012	.923	.915	.921	.645	1.205	.057	1.002	.082
370210027013	.938	.938	.940	.914	.963	.257	.999	.026
370210027021	.869	.848	.868	.635	1.218	.049	1.001	.104
370210027022	.942	.948	.931	.756	1.263	-.042	1.012	.081
370210027023	.998	1.020	.979	.487	1.170	-.058	1.020	.092
370210027041	.919	.926	.914	.742	1.078	-.027	1.005	.057
370210027042	.938	.907	.934	.515	1.396	.045	1.004	.138
370210027043	.857	.832	.882	.682	1.110	.180	.972	.124
370210027044	.918	.923	.931	.505	1.233	.128	.987	.093
370210027051	.986	.966	.974	.766	1.322	.001	1.012	.108
370210028031	.890	.875	.889	.619	1.455	.099	1.000	.116
370210028032	.951	.948	.943	.808	1.147	.019	1.008	.106
370210028033	.892	.874	.895	.663	1.170	.069	.997	.100
370210028041	.886	.904	.886	.585	1.133	.112	1.000	.157
370210028042	.877	.862	.879	.589	1.240	.032	.998	.102
370210028043	.900	.901	.921	.485	1.380	.134	.978	.123
370210029001	.905	.884	.892	.615	1.256	-.008	1.015	.118
370210029002	.827	.860	.851	.547	.996	.112	.971	.102
370210029003	.750	.761	.795	.441	1.032	.192	.944	.185
370210030021	.968	.978	.965	.733	1.301	.042	1.003	.104
370210030022	.896	.867	.895	.754	1.186	.078	1.002	.095
370210030023	.938	.948	.937	.577	1.152	.073	1.001	.098
370210030024	.933	.933	.936	.485	1.231	.056	.997	.112
370210030031	.941	.929	.935	.666	1.379	-.017	1.006	.078
370210030032	.949	.904	.934	.673	1.717	-.038	1.016	.120
370210030033	.946	.943	.943	.637	1.282	.016	1.003	.094
370210030041	.978	.970	.974	.636	1.201	.110	1.004	.133
370210030042	.917	.907	.933	.497	1.251	.083	.983	.133
370210031031	.944	.954	.945	.541	1.299	.059	.999	.110

# RATIO STUDY REPORT – BUNCOMBE COUNTY NORTH CAROLINA JUNE 2024

370210031051	.953	.925	.976	.715	1.589	.243	.977	.118
370210031052	.940	.938	.943	.656	1.331	.098	.997	.087
370210031053	.933	.912	.941	.547	1.327	.091	.991	.142
370210031061	.900	.905	.901	.616	1.141	.055	.999	.094
370210031071	.928	.910	.925	.587	1.358	.084	1.004	.121
370210031072	.875	.867	.867	.596	1.181	.031	1.009	.123
370210031073	.942	.932	.953	.780	1.273	.117	.989	.106
370210031074	.964	.973	.963	.760	1.168	.057	1.001	.087
370210031081	.943	.954	.944	.562	1.245	.058	.999	.102
370210032011	.934	.898	.918	.727	1.307	-.003	1.017	.132
370210032021	.904	.925	.882	.669	1.213	-.021	1.024	.111
370210032022	.863	.848	.894	.441	1.235	.134	.966	.181
370210032023	.890	.911	.908	.622	1.112	.112	.980	.082
370210032024	.902	.950	.877	.669	1.167	-.014	1.029	.118
370210032031	.891	.908	.907	.603	1.238	.144	.982	.128
370210032032	.912	.944	.923	.583	1.139	.127	.988	.101
370210032033	.929	.925	.933	.540	1.298	.074	.996	.100
370210032041	.864	.848	.866	.626	1.157	.043	.998	.130
370210032042	.876	.899	.885	.638	1.158	.107	.989	.126
370210032043	.891	.879	.881	.585	1.560	-.004	1.012	.108
370210032051	.900	.877	.859	.545	1.488	-.093	1.047	.180
Overall	.914	.914	.914	.120	1.717	.048	1.000	.108

RATIO STATS CMV WITH TASP2021 BY DEVCLASS/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

## Ratio Statistics

### Case Processing Summary

	Count	Percent
--	-------	---------

DevClass	Rural	677	8.1%
	Suburban	6628	79.2%
	Urban	1068	12.8%
Overall		8373	100.0%
Excluded		0	
Total		8373	

**Ratio Statistics for CMV / TASP2021**

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
Rural	.876	.877	.879	.441	1.488	.057	.997	.126
Suburban	.919	.919	.918	.120	1.717	.047	1.000	.109
Urban	.908	.908	.909	.634	1.382	.042	.999	.089
Overall	.914	.914	.914	.120	1.717	.048	1.000	.108

RATIO STATS CMV WITH TASP2021 BY SYEAR/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

**Ratio Statistics****Case Processing Summary**

	Count	Percent
SYear	2020	24.2%
	2021	30.5%
	2022	25.7%
	2023	19.5%
Overall	8373	100.0%
Excluded	0	

Total	8373	
-------	------	--

**Ratio Statistics for CMV / TASP2021**

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
2020	.910	.915	.911	.441	1.560	.024	.999	.069
2021	.909	.915	.912	.406	1.482	.058	.997	.110
2022	.922	.912	.919	.441	1.717	.052	1.003	.134
2023	.915	.914	.915	.120	1.475	.057	1.000	.119
Overall	.914	.914	.914	.120	1.717	.048	1.000	.108

RATIO STATS CMV WITH TASP2021 BY SPROPERTYTYPE/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

**Ratio Statistics****Case Processing Summary**

		Count	Percent
SPropertyType	2S	1570	18.8%
	3S	20	0.2%
	Cc	792	9.5%
	Co	183	2.2%
	Ls	62	0.7%
	Mh	595	7.1%
	Mo	405	4.8%
	Ra	3892	46.5%
	Sp	26	0.3%
	To	822	9.8%
	Un	6	0.1%

Overall	8373	100.0%
Excluded	0	
Total	8373	

**Ratio Statistics for CMV / TASP2021**

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
2S	.949	.936	.939	.441	1.589	-.007	1.011	.100
3S	.970	.984	.948	.688	1.168	-.035	1.024	.099
Cc	.928	.931	.919	.156	1.475	.011	1.010	.097
Co	.893	.901	.889	.638	1.143	.005	1.004	.083
Ls	.881	.862	.870	.485	1.329	.039	1.012	.153
Mh	.816	.817	.809	.406	1.717	.102	1.008	.176
Mo	.940	.940	.943	.159	1.488	.098	.997	.102
Ra	.900	.899	.898	.120	1.455	.037	1.003	.103
Sp	.910	.931	.916	.666	1.128	.091	.994	.094
To	.961	.951	.963	.645	1.307	.050	.998	.092
Un	.726	.691	.724	.551	.900	.085	1.003	.131
Overall	.914	.914	.914	.120	1.717	.048	1.000	.108

RATIO STATS CMV WITH TASP2021 BY SSize/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

**Ratio Statistics****Case Processing Summary**

		Count	Percent
SSize	Smallest	626	7.5%



Small	1713	20.5%
Average	3217	38.4%
Large	2256	26.9%
Largest	561	6.7%
Overall	8373	100.0%
Excluded	0	
Total	8373	

**Ratio Statistics for CMV / TASP2021**

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
Smallest	.858	.861	.852	.453	1.297	.036	1.006	.119
Small	.882	.886	.880	.422	1.348	.059	1.003	.108
Average	.913	.912	.909	.120	1.560	.054	1.004	.105
Large	.944	.939	.937	.441	1.717	.012	1.008	.103
Largest	.956	.951	.932	.428	1.589	-.063	1.026	.102
Overall	.914	.914	.914	.120	1.717	.048	1.000	.108

RATIO STATS CMV WITH TASP2021 BY SPhysicalCondition/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

**Ratio Statistics****Case Processing Summary**

		Count	Percent
SPhysicalCondition	FAIR	51	0.6%
	GOOD	1584	18.9%
	NORMAL	5680	67.8%

	POOR	6	0.1%
	RENOVATED	1051	12.6%
	UNSOUND	1	0.0%
Overall		8373	100.0%
Excluded		0	
Total		8373	

**Ratio Statistics for CMV / TASP2021**

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
FAIR	.952	.938	.935	.497	1.717	.014	1.017	.186
GOOD	.911	.913	.912	.460	1.426	.045	.998	.100
NORMAL	.918	.917	.918	.120	1.589	.053	1.000	.110
POOR	.986	.943	.952	.819	1.280	-.116	1.036	.139
RENOVATED	.894	.895	.896	.530	1.475	.053	.998	.106
UNSOUND	1.488	1.488	1.488	1.488	1.488	.	1.000	.000
Overall	.914	.914	.914	.120	1.717	.048	1.000	.108

RATIO STATS CMV WITH TASP2021 BY SQUALITY/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

**Ratio Statistics****Case Processing Summary**

		Count	Percent
SQuality	AVG	5735	68.5%
	CUST	2389	28.5%

	EXCEP	18	0.2%
	FAIR	53	0.6%
	LUXUR	3	0.0%
	POOR	1	0.0%
	SUPR	174	2.1%
Overall		8373	100.0%
Excluded		0	
Total		8373	

## Ratio Statistics for CMV / TASP2021

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
AVG	.903	.902	.903	.120	1.717	.085	1.000	.114
CUST	.938	.934	.933	.441	1.589	.014	1.005	.090
EXCEP	.854	.865	.839	.516	1.052	-.053	1.017	.105
FAIR	.914	.934	.900	.441	1.482	.048	1.016	.215
LUXUR	.760	.923	.714	.428	.928	-.162	1.064	.181
POOR	1.488	1.488	1.488	1.488	1.488	.	1.000	.000
SUPR	.936	.938	.925	.644	1.247	-.013	1.012	.105
Overall	.914	.914	.914	.120	1.717	.048	1.000	.108

RATIO STATS CMV WITH TASP2021 BY SEra/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

## Ratio Statistics

## Case Processing Summary

	Count	Percent
--	-------	---------

SEra	Pre 1945	1059	12.6%
	1946 to 1965	1161	13.9%
	1966 to 1985	824	9.8%
	1986 to 2005	1959	23.4%
	Post 2005	3370	40.2%
Overall		8373	100.0%
Excluded		0	
Total		8373	

**Ratio Statistics for CMV / TASP2021**

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
Pre 1945	.900	.899	.902	.485	1.348	.044	.998	.108
1946 to 1965	.902	.899	.898	.485	1.379	.031	1.004	.110
1966 to 1985	.897	.905	.904	.406	1.482	.077	.992	.120
1986 to 2005	.901	.906	.907	.441	1.589	.055	.993	.107
Post 2005	.934	.928	.928	.120	1.717	.027	1.007	.104
Overall	.914	.914	.914	.120	1.717	.048	1.000	.108

RATIO STATS CMV WITH TASP2021 BY PRICE\_CLASS/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

**Ratio Statistics****Case Processing Summary**

		Count	Percent
Price_Class	Below 230k	1012	12.1%
	230k to 275k	967	11.5%

	275k to 315k	1086	13.0%
	315k to 350k	1029	12.3%
	350k to 400k	1093	13.1%
	400k to 450k	899	10.7%
	450k to 520k	705	8.4%
	520k to 625k	700	8.4%
	625k to 815k	575	6.9%
	815k+	307	3.7%
Overall		8373	100.0%
Excluded		0	
Total		8373	

**Ratio Statistics for CMV / TASP2021**

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
Below 230k	.885	.894	.886	.406	1.717	.120	.999	.135
230k to 275k	.900	.903	.901	.449	1.324	.278	.999	.104
275k to 315k	.923	.921	.923	.485	1.440	.265	1.001	.107
315k to 350k	.925	.923	.923	.485	1.424	.244	1.002	.109
350k to 400k	.923	.918	.922	.159	1.459	.247	1.001	.100
400k to 450k	.920	.922	.921	.120	1.379	.285	1.000	.104
450k to 520k	.910	.908	.909	.561	1.329	.249	1.001	.101
520k to 625k	.920	.917	.919	.156	1.382	.233	1.000	.100
625k to 815k	.919	.922	.918	.441	1.589	.252	1.001	.104
815k+	.916	.912	.902	.428	1.295	-.001	1.016	.117
Overall	.914	.914	.914	.120	1.717	.048	1.000	.108

RATIO STATS CMV WITH TASP2021 BY RACECLASS/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

**Ratio Statistics**

**Case Processing Summary**

	Count	Percent
RaceClass	33	0.4%
LE 20% Non-White	6327	75.6%
GT 20% to 40% Non-White	1708	20.4%
GT 40% to 70% Non-White	292	3.5%
GT 70% to 90% Non-White	13	0.2%
Overall	8373	100.0%
Excluded	0	
Total	8373	

**Ratio Statistics for CMV / TASP2021**

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential
	.880	.890	.884	.159	1.229	.186	.995
LE 20% Non-White	.914	.915	.915	.120	1.589	.049	.999
GT 20% to 40% Non-White	.916	.915	.914	.156	1.717	.042	1.002
GT 40% to 70% Non-White	.906	.903	.906	.514	1.306	.047	1.000
GT 70% to 90% Non-White	.825	.828	.833	.624	1.001	.137	.990
Overall	.914	.914	.914	.120	1.717	.048	1.000

**Ratio Statistics for CMV / TASP2021**

Group	Coefficient of Dispersion
	.126
LE 20% Non-White	.110
GT 20% to 40% Non-White	.104
GT 40% to 70% Non-White	.091
GT 70% to 90% Non-White	.116
Overall	.108

RATIO STATS CMV WITH TASP2021 BY INCOMECLASS/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

**Ratio Statistics****Case Processing Summary**

	Count	Percent
IncomeClass	33	0.4%
0	358	4.3%
LT \$47,000	1199	14.3%
\$47,000 to \$61999	1356	16.2%
\$62,000 to \$71,999	2125	25.4%
\$72,000 to \$90,000	1565	18.7%
GT \$90,000	1737	20.7%
Overall	8373	100.0%
Excluded	0	
Total	8373	

**Ratio Statistics for CMV / TASP2021**

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential
	.880	.890	.884	.159	1.229	.186	.995
0	.928	.927	.924	.562	1.366	.023	1.004
LT \$47,000	.904	.910	.907	.441	1.488	.048	.997
\$47,000 to \$61999	.885	.892	.893	.120	1.455	.089	.992
\$62,000 to \$71,999	.937	.931	.938	.406	1.717	.066	.999
\$72,000 to \$90,000	.912	.913	.915	.453	1.589	.051	.997
GT \$90,000	.914	.913	.907	.422	1.560	.014	1.008

Overall	.914	.914	.914	.120	1.717	.048	1.000
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Ratio Statistics for CMV / TASP2021

Group	Coefficient of Dispersion
	.126
0	.089
LT \$47,000	.110
\$47,000 to \$61999	.113
\$62,000 to \$71,999	.115
\$72,000 to \$90,000	.106
GT \$90,000	.098
Overall	.108

RATIO STATS CMV WITH TASP2021 BY RACEINCOMECLASS/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

Ratio Statistics

Case Processing Summary

		Count	Percent
RaceIncomeClass		33	0.4%
	10	254	3.0%
	LE 20% Non-White and LT \$47,000	684	8.2%
	LE 20% Non-White and \$47,000 to \$61,999	1030	12.3%
	LE 20% Non-White and \$62,000 to \$71,999	1754	20.9%



LE 20% Non-White and \$72,000 to \$90,000	1344	16.1%
LE 20% Non-White and GT \$90,000	1261	15.1%
20	74	0.9%
GT 20% to 40% Non-White and LT \$47,000	407	4.9%
GT 20% to 40% Non-White and \$47,000 to \$61,999	270	3.2%
GT 20% to 40% Non-White and \$62,000 to \$71,999	260	3.1%
GT 20% to 40% Non-White and \$72,000 to \$90,000	221	2.6%
GT 20% to 40% Non-White and GT \$90,000	476	5.7%
30	30	0.4%
GT 40% to 70% Non-White and LT \$47,000	108	1.3%
GT 40% to 70% Non-White and \$47,000 to \$61,999	43	0.5%
GT 40% to 70% Non-White and \$62,000 to \$71,999	111	1.3%
GT 70% to 90% Non-White and \$47,000 to \$61,999	13	0.2%
Overall	8373	100.0%
Excluded	0	
Total	8373	

#### Ratio Statistics for CMV / TASP2021

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential
	.880	.890	.884	.159	1.229	.186	.995
10	.929	.925	.927	.562	1.366	.032	1.002
LE 20% Non-White and LT \$47,000	.895	.903	.897	.441	1.488	.039	.998

# RATIO STUDY REPORT – BUNCOMBE COUNTY NORTH CAROLINA JUNE 2024

LE 20% Non-White and \$47,000 to \$61,999	.888	.894	.896	.120	1.455	.094	.991
LE 20% Non-White and \$62,000 to \$71,999	.940	.933	.941	.406	1.448	.066	.999
LE 20% Non-White and \$72,000 to \$90,000	.914	.915	.918	.453	1.589	.058	.996
LE 20% Non-White and GT \$90,000	.906	.909	.902	.422	1.560	.019	1.005
20	.931	.941	.921	.632	1.245	.006	1.010
GT 20% to 40% Non-White and LT \$47,000	.920	.927	.923	.504	1.382	.067	.996
GT 20% to 40% Non-White and \$47,000 to \$61,999	.882	.892	.881	.156	1.244	.071	1.001
GT 20% to 40% Non-White and \$62,000 to \$71,999	.921	.910	.925	.465	1.717	.083	.995
GT 20% to 40% Non-White and \$72,000 to \$90,000	.901	.899	.895	.660	1.155	-.021	1.007
GT 20% to 40% Non-White and GT \$90,000	.934	.926	.920	.428	1.274	.006	1.015
30	.912	.883	.908	.729	1.133	.040	1.005
GT 40% to 70% Non-White and LT \$47,000	.898	.905	.895	.514	1.306	.040	1.004
GT 40% to 70% Non-White and \$47,000 to \$61,999	.870	.882	.880	.548	1.187	.093	.989
GT 40% to 70% Non-White and \$62,000 to \$71,999	.924	.919	.923	.682	1.167	.030	1.002
GT 70% to 90% Non-White and \$47,000 to \$61,999	.825	.828	.833	.624	1.001	.137	.990
Overall	.914	.914	.914	.120	1.717	.048	1.000

## Ratio Statistics for CMV / TASP2021

Group	Coefficient of Dispersion
	.126
10	.087
LE 20% Non-White and LT	.122

\$47,000	
LE 20% Non-White and \$47,000 to \$61,999	.116
LE 20% Non-White and \$62,000 to \$71,999	.116
LE 20% Non-White and \$72,000 to \$90,000	.108
LE 20% Non-White and GT \$90,000	.094
20	.094
GT 20% to 40% Non-White and LT \$47,000	.092
GT 20% to 40% Non-White and \$47,000 to \$61,999	.104
GT 20% to 40% Non-White and \$62,000 to \$71,999	.122
GT 20% to 40% Non-White and \$72,000 to \$90,000	.091
GT 20% to 40% Non-White and GT \$90,000	.107
30	.095
GT 40% to 70% Non-White and LT \$47,000	.093
GT 40% to 70% Non-White and \$47,000 to \$61,999	.096
GT 40% to 70% Non-White and \$62,000 to \$71,999	.083
GT 70% to 90% Non-White and \$47,000 to \$61,999	.116
Overall	.108

\*SHOW.

RATIO STATS CMV WITH TASP2021 BY DISAD/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

**Ratio Statistics****Case Processing Summary**

	Count	Percent
DISAD 0	8209	98.0%
1	164	2.0%
Overall	8373	100.0%
Excluded	0	
Total	8373	

**Ratio Statistics for CMV / TASP2021**

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
0	.914	.915	.915	.120	1.717	.048	1.000	.108
1	.885	.890	.887	.514	1.306	.065	.998	.098
Overall	.914	.914	.914	.120	1.717	.048	1.000	.108

\*Median: 0.925 Price Related Differential: 1.013 PRB .007 Coefficient of Dispersion: 0.122

\*Median: 0.914 Price Related Differential: 1.000 PRB .048 Coefficient of Dispersion: 0.108

\*Measure accuracy of values.

```
COMPUTE WITHIN102021=0.
IF (TASP2021Ratio LE 1.1) AND (TASP2021Ratio GE .9) WITHIN102021=1.
COMPUTE WITHIN202021=0.
IF (TASP2021Ratio LE 1.2) AND (TASP2021Ratio GE .8) WITHIN202021=1.
COMPUTE WITHIN502021=0.
IF (TASP2021Ratio LE 1.5) AND (TASP2021Ratio GE .5) WITHIN502021=1.
FREQ WITHIN102021 WITHIN202021 WITHIN502021.
```

## Frequencies

		Statistics		
		WITHIN102021	WITHIN202021	WITHIN502021
N	Valid	8373	8373	8373
	Missing	0	0	0

## Frequency Table

		WITHIN102021			
		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	0	4374	52.2	52.2	52.2
	1	3999	47.8	47.8	100.0
	Total	8373	100.0	100.0	

		WITHIN202021			
		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	0	1588	19.0	19.0	19.0
	1	6785	81.0	81.0	100.0
	Total	8373	100.0	100.0	

		WITHIN502021			
		Frequency	Percent	Valid Percent	Cumulative

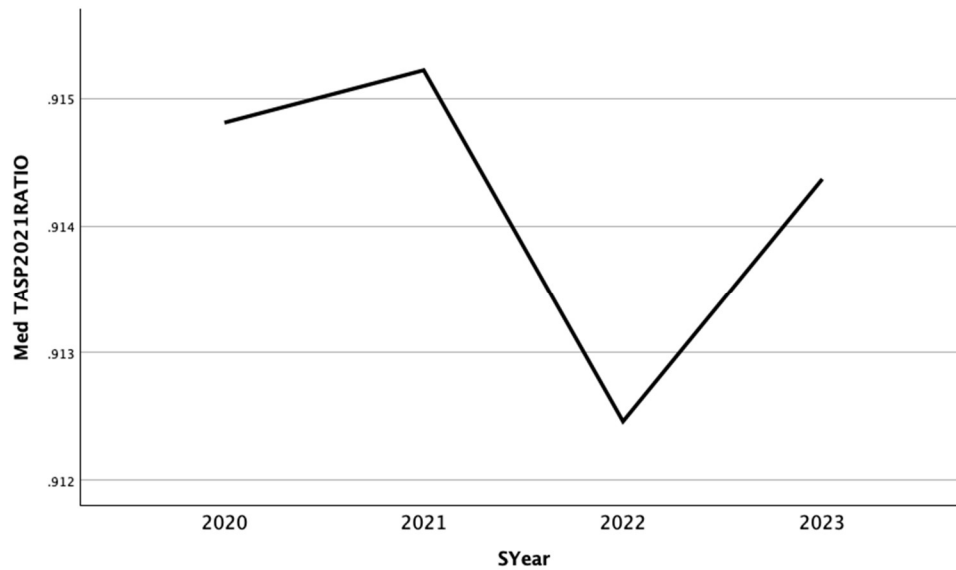
		Percent			
Valid	0	30	.4	.4	.4
	1	8343	99.6	99.6	100.0
	Total	8373	100.0	100.0	

\*47.8 / 81.0/ 99.6.

GRAPH

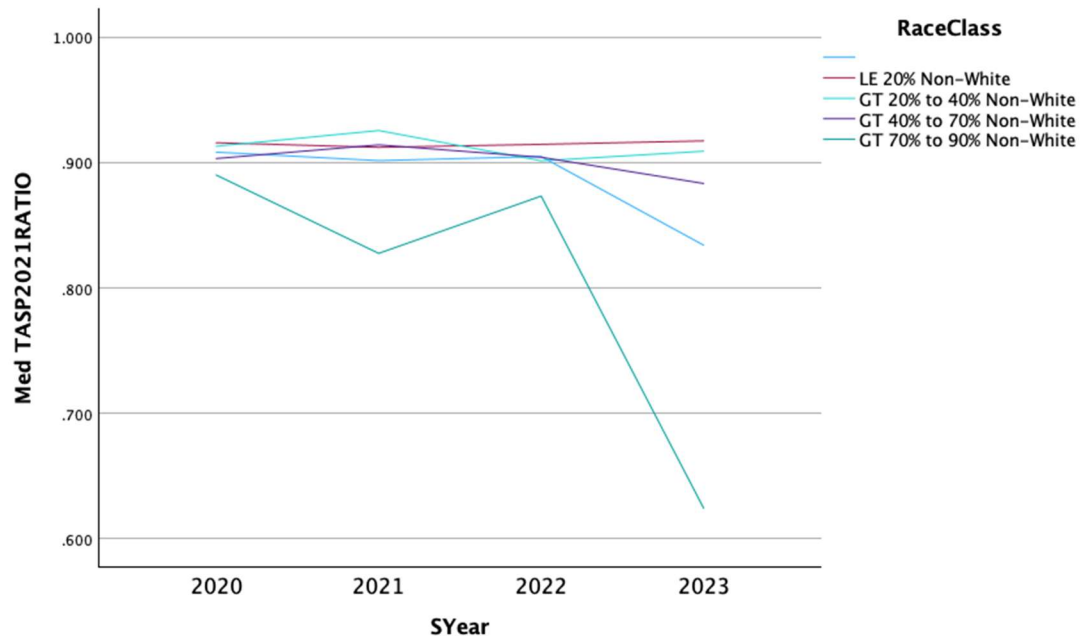
/LINE=MED(TASP2021Ratio) BY SYear.

### Graph



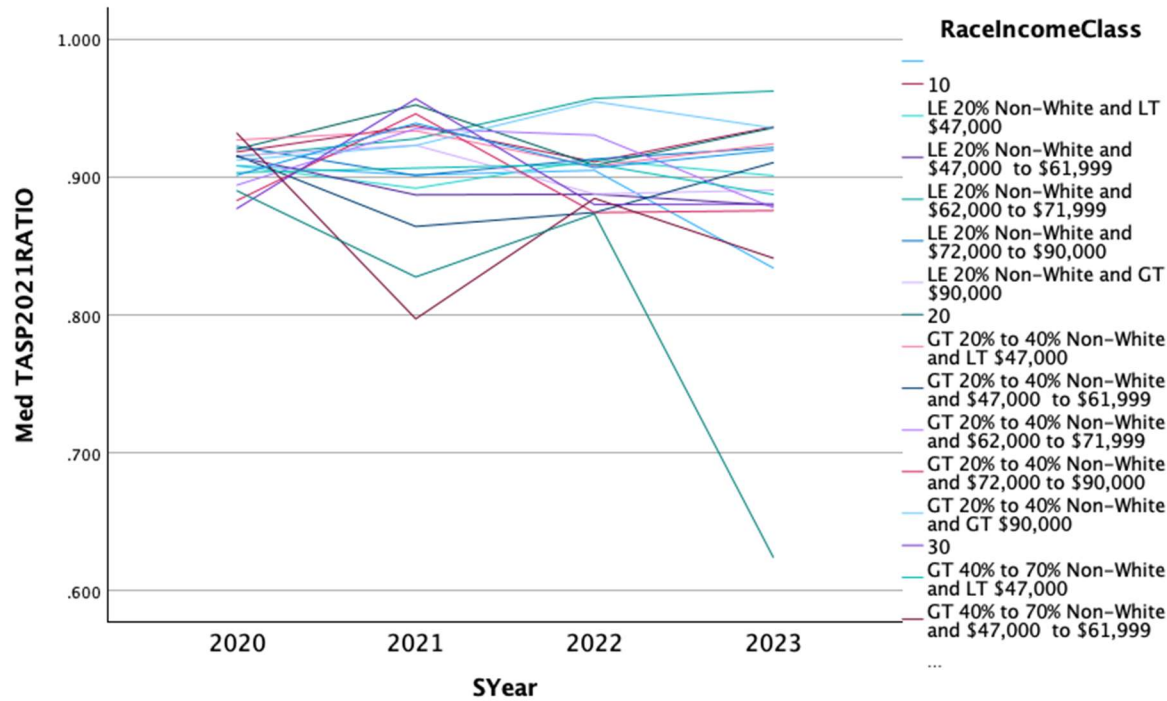
GRAPH

/LINE (MULTIPLE) =MED (TASP2021Ratio) BY SYear BY RaceClass.



GRAPH

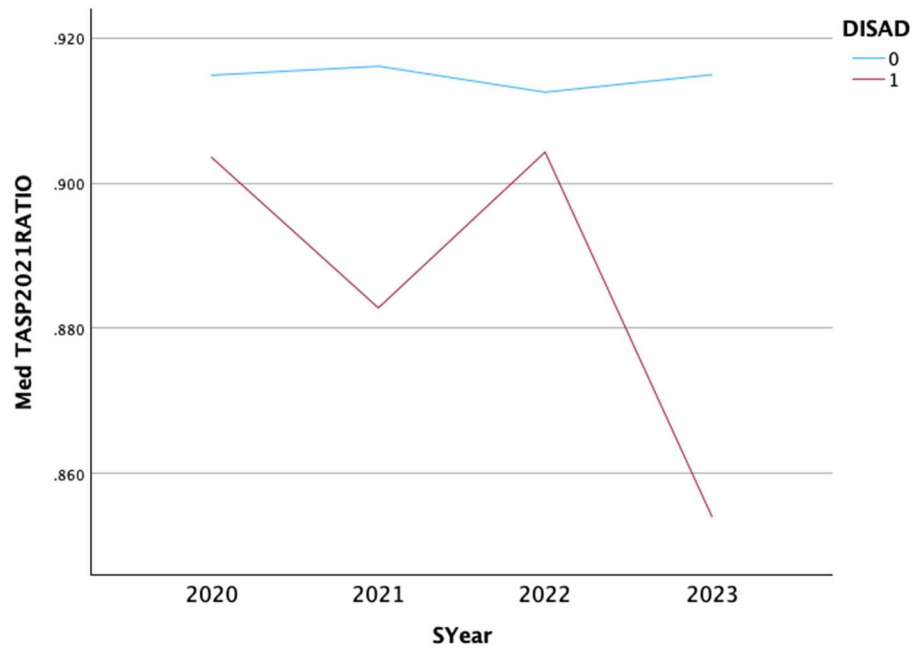
/LINE (MULTIPLE) =MED (TASP2021Ratio) BY SYear BY RaceIncomeClass.



## Graph

GRAPH  
/LINE (MULTIPLE) =MED (TASP2021Ratio) BY SYear BY DISAD.





### Graph

\*Examine distribution of errors.

```
CROSSTABS /TABLES=RaceClass BY TASP2021RatioClass
/FORMAT=AVALUE TABLES
/CELLS=COUNT ROW
/COUNT ROUND CELL.
```

### Crosstabs

**Case Processing Summary**

	Valid		Cases Missing		Total	
	N	Percent	N	Percent	N	Percent
RaceClass * TASP2021RATIOCLASS	8373	100.0%	0	0.0%	8373	100.0%

**RaceClass \* TASP2021RATIOCLASS Crosstabulation**

		TASP2021RATIOCLASS				
		1.00	2.00	3.00	4.00	5.00
RaceClass	Count	19	5	3	4	2
	% within RaceClass	57.6%	15.2%	9.1%	12.1%	6.1%
LE 20% Non-White	Count	2814	1191	1472	361	489
	% within RaceClass	44.5%	18.8%	23.3%	5.7%	7.7%
GT 20% to 40% Non-White	Count	773	291	445	86	113
	% within RaceClass	45.3%	17.0%	26.1%	5.0%	6.6%
GT 40% to 70% Non-White	Count	142	57	74	6	13
	% within RaceClass	48.6%	19.5%	25.3%	2.1%	4.5%
GT 70% to 90% Non-White	Count	9	2	2	0	0
	% within RaceClass	69.2%	15.4%	15.4%	0.0%	0.0%
Total	Count	3757	1546	1996	457	617
	% within RaceClass	44.9%	18.5%	23.8%	5.5%	7.4%

**RaceClass \* TASP2021RATIOCLASS Crosstabulation**

		Total
RaceClass	Count	33
	% within RaceClass	100.0%
LE 20% Non-White	Count	6327
	% within RaceClass	100.0%
GT 20% to 40% Non-White	Count	1708
	% within RaceClass	100.0%
GT 40% to 70% Non-White	Count	292

	% within RaceClass	100.0%
	Count	13
GT 70% to 90% Non-White	% within RaceClass	100.0%
Total	Count	8373
	% within RaceClass	100.0%

```

CROSSTABS /TABLES=IncomeClass BY TASP2021RatioClass
/FORMAT=AVALUE TABLES
/CELLS=COUNT ROW
/COUNT ROUND CELL.

```

## Crosstabs

### Case Processing Summary

	Valid		Cases Missing		Total	
	N	Percent	N	Percent	N	Percent
IncomeClass * TASP2021RATIOCLASS	8373	100.0%	0	0.0%	8373	100.0%

### IncomeClass \* TASP2021RATIOCLASS Crosstabulation

		TASP2021RATIOCLASS				
		1.00	2.00	3.00	4.00	5.00
IncomeClass	Count	19	5	3	4	2
	% within IncomeClass	57.6%	15.2%	9.1%	12.1%	6.1%
0	Count	141	71	105	21	20
	% within IncomeClass	39.4%	19.8%	29.3%	5.9%	5.6%
LT \$47,000	Count	556	245	285	42	71
	% within IncomeClass	39.4%	19.8%	29.3%	5.9%	5.6%

	% within IncomeClass	46.4%	20.4%	23.8%	3.5%	5.9%
\$47,000 to \$61,999	Count	718	222	301	57	58
	% within IncomeClass	52.9%	16.4%	22.2%	4.2%	4.3%
\$62,000 to \$71,999	Count	825	386	490	179	245
	% within IncomeClass	38.8%	18.2%	23.1%	8.4%	11.5%
\$72,000 to \$90,000	Count	720	285	383	69	108
	% within IncomeClass	46.0%	18.2%	24.5%	4.4%	6.9%
GT \$90,000	Count	778	332	429	85	113
	% within IncomeClass	44.8%	19.1%	24.7%	4.9%	6.5%
Total	Count	3757	1546	1996	457	617
	% within IncomeClass	44.9%	18.5%	23.8%	5.5%	7.4%

### IncomeClass \* TASP2021RATIOCLASS Crosstabulation

		Total
IncomeClass	Count	33
	% within IncomeClass	100.0%
0	Count	358
	% within IncomeClass	100.0%
LT \$47,000	Count	1199
	% within IncomeClass	100.0%
\$47,000 to \$61,999	Count	1356
	% within IncomeClass	100.0%
\$62,000 to \$71,999	Count	2125
	% within IncomeClass	100.0%
\$72,000 to \$90,000	Count	1565
	% within IncomeClass	100.0%
GT \$90,000	Count	1737
	% within IncomeClass	100.0%
Total	Count	8373
	% within IncomeClass	100.0%

CROSSTABS /TABLES=RaceIncomeClass BY TASP2021RatioClass

/FORMAT=AVALUE TABLES  
 /CELLS=COUNT ROW  
 /COUNT ROUND CELL.

## Crosstabs

### Case Processing Summary

	Valid		Cases Missing		Total	
	N	Percent	N	Percent	N	Percent
RaceIncomeClass * TASP2021RATIOCLASS	8373	100.0%	0	0.0%	8373	100.0%

### RaceIncomeClass \* TASP2021RATIOCLASS Crosstabulation

			TASP2021RATIOCLASS				
			1.00	2.00	3.00	4.00	5.00
RaceIncomeClass		Count	19	5	3	4	2
		% within RaceIncomeClass	57.6%	15.2%	9.1%	12.1%	6.1%
10		Count	97	55	74	16	12
		% within RaceIncomeClass	38.2%	21.7%	29.1%	6.3%	4.7%
LE 20% Non-White and LT \$47,000		Count	336	137	140	26	45
		% within RaceIncomeClass	49.1%	20.0%	20.5%	3.8%	6.6%
LE 20% Non-White and \$47,000 to \$61,999		Count	535	169	228	47	51
		% within RaceIncomeClass	51.9%	16.4%	22.1%	4.6%	5.0%
LE 20% Non-White and \$62,000 to \$71,999		Count	656	326	399	157	216
		% within RaceIncomeClass	37.4%	18.6%	22.7%	9.0%	12.3%
LE 20% Non-White and \$72,000 to \$90,000		Count	609	245	326	60	104
		% within RaceIncomeClass	45.3%	18.2%	24.3%	4.5%	7.7%

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	LE 20% Non-White and GT \$90,000	Count	581	259	305	55	61
		% within RaceIncomeClass	46.1%	20.5%	24.2%	4.4%	4.8%
20		Count	28	13	23	5	5
		% within RaceIncomeClass	37.8%	17.6%	31.1%	6.8%	6.8%
	GT 20% to 40% Non-White and LT \$47,000	Count	170	80	122	14	21
		% within RaceIncomeClass	41.8%	19.7%	30.0%	3.4%	5.2%
	GT 20% to 40% Non-White and \$47,000 to \$61,999	Count	146	46	62	10	6
		% within RaceIncomeClass	54.1%	17.0%	23.0%	3.7%	2.2%
	GT 20% to 40% Non-White and \$62,000 to \$71,999	Count	121	39	57	18	25
		% within RaceIncomeClass	46.5%	15.0%	21.9%	6.9%	9.6%
	GT 20% to 40% Non-White and \$72,000 to \$90,000	Count	111	40	57	9	4
		% within RaceIncomeClass	50.2%	18.1%	25.8%	4.1%	1.8%
	GT 20% to 40% Non-White and GT \$90,000	Count	197	73	124	30	52
		% within RaceIncomeClass	41.4%	15.3%	26.1%	6.3%	10.9%
30		Count	16	3	8	0	3
		% within RaceIncomeClass	53.3%	10.0%	26.7%	0.0%	10.0%
	GT 40% to 70% Non-White and LT \$47,000	Count	50	28	23	2	5
		% within RaceIncomeClass	46.3%	25.9%	21.3%	1.9%	4.6%
	GT 40% to 70% Non-White and \$47,000 to \$61,999	Count	28	5	9	0	1
		% within RaceIncomeClass	65.1%	11.6%	20.9%	0.0%	2.3%
	GT 40% to 70% Non-White and \$62,000 to \$71,999	Count	48	21	34	4	4
		% within RaceIncomeClass	43.2%	18.9%	30.6%	3.6%	3.6%
	GT 70% to 90% Non-White and \$47,000 to \$61,999	Count	9	2	2	0	0
		% within RaceIncomeClass	69.2%	15.4%	15.4%	0.0%	0.0%
Total		Count	3757	1546	1996	457	617
		% within RaceIncomeClass	44.9%	18.5%	23.8%	5.5%	7.4%

RaceIncomeClass \* TASP2021RATIOCLASS Crosstabulation

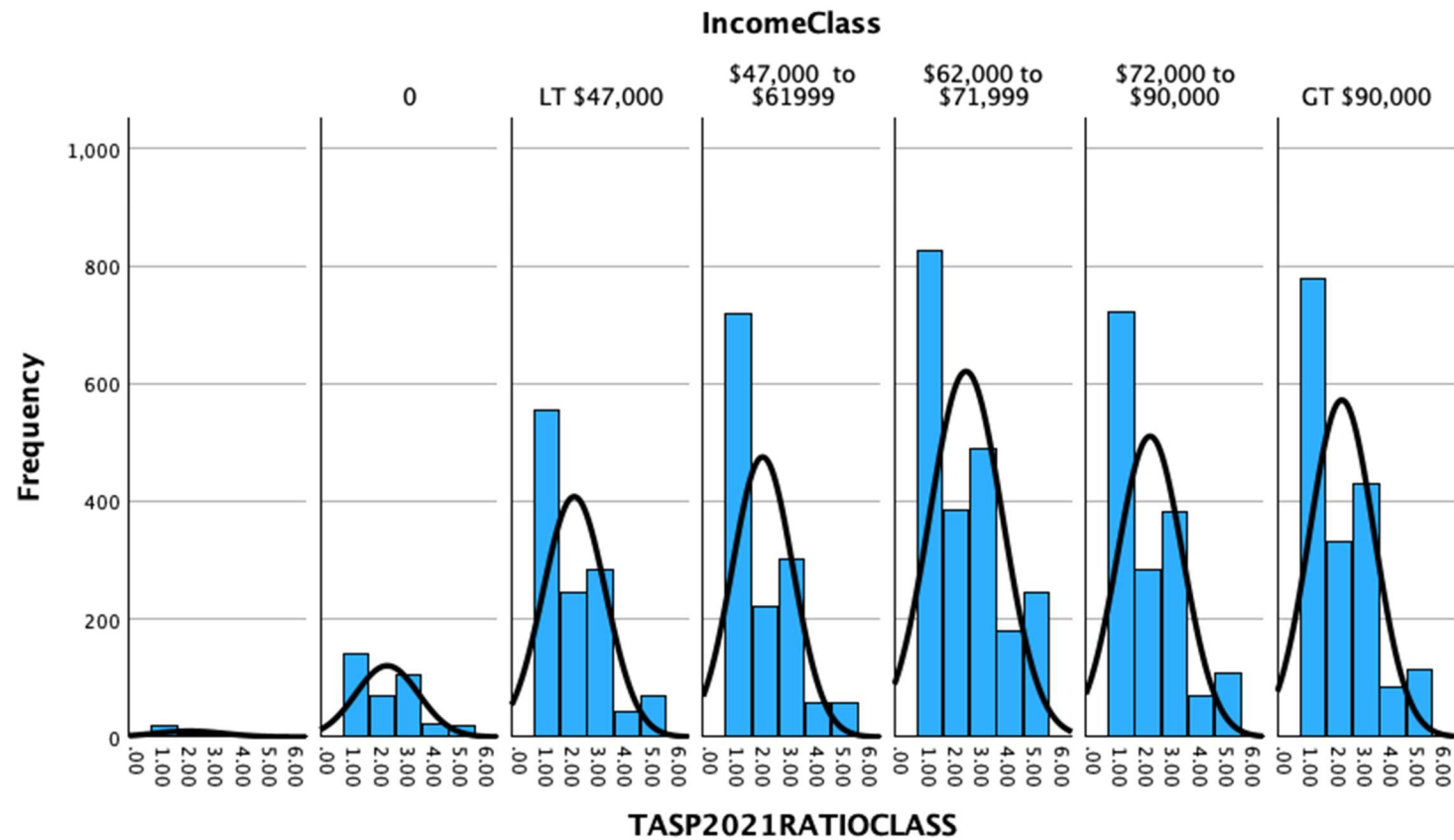
		Total
RaceIncomeClass	Count	33
	% within RaceIncomeClass	100.0%
10	Count	254
	% within RaceIncomeClass	100.0%

LE 20% Non-White and LT \$47,000	Count	684
	% within RaceIncomeClass	100.0%
LE 20% Non-White and \$47,000 to \$61,999	Count	1030
	% within RaceIncomeClass	100.0%
LE 20% Non-White and \$62,000 to \$71,999	Count	1754
	% within RaceIncomeClass	100.0%
LE 20% Non-White and \$72,000 to \$90,000	Count	1344
	% within RaceIncomeClass	100.0%
LE 20% Non-White and GT \$90,000	Count	1261
	% within RaceIncomeClass	100.0%
20	Count	74
	% within RaceIncomeClass	100.0%
GT 20% to 40% Non-White and LT \$47,000	Count	407
	% within RaceIncomeClass	100.0%
GT 20% to 40% Non-White and \$47,000 to \$61,999	Count	270
	% within RaceIncomeClass	100.0%
GT 20% to 40% Non-White and \$62,000 to \$71,999	Count	260
	% within RaceIncomeClass	100.0%
GT 20% to 40% Non-White and \$72,000 to \$90,000	Count	221
	% within RaceIncomeClass	100.0%
GT 20% to 40% Non-White and GT \$90,000	Count	476
	% within RaceIncomeClass	100.0%
30	Count	30
	% within RaceIncomeClass	100.0%
GT 40% to 70% Non-White and LT \$47,000	Count	108
	% within RaceIncomeClass	100.0%
GT 40% to 70% Non-White and \$47,000 to \$61,999	Count	43
	% within RaceIncomeClass	100.0%
GT 40% to 70% Non-White and \$62,000 to \$71,999	Count	111
	% within RaceIncomeClass	100.0%
GT 70% to 90% Non-White and \$47,000 to \$61,999	Count	13
	% within RaceIncomeClass	100.0%
Total	Count	8373
	% within RaceIncomeClass	100.0%

GRAPH

```
/HISTOGRAM(NORMAL)=TASP2021RatioClass
/PANEL COLVAR=IncomeClass COLOP=CROSS.
```

### Graph



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EXAMINE VARIABLES=TASP2021Ratio BY RaceClass
/PLOT=BOXPLOT
/STATISTICS=NONE
/NOTOTAL.
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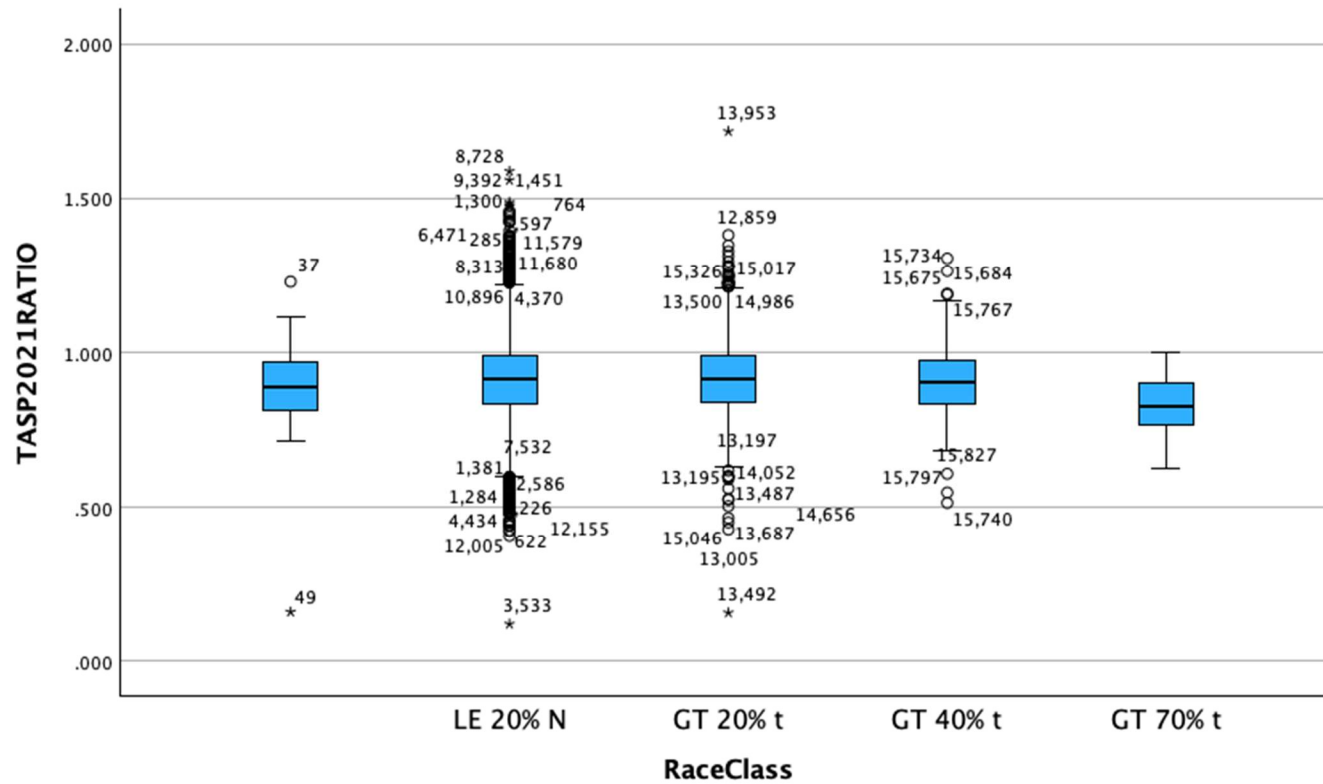
Explore

RaceClass

Case Processing Summary

RaceClass	Valid		Cases Missing		Total	
	N	Percent	N	Percent	N	Percent
TASP2021RATIO	33	100.0%	0	0.0%	33	100.0%
LE 20% Non-White	6327	100.0%	0	0.0%	6327	100.0%
GT 20% to 40% Non-White	1708	100.0%	0	0.0%	1708	100.0%
GT 40% to 70% Non-White	292	100.0%	0	0.0%	292	100.0%
GT 70% to 90% Non-White	13	100.0%	0	0.0%	13	100.0%

TASP2021RATIO



```

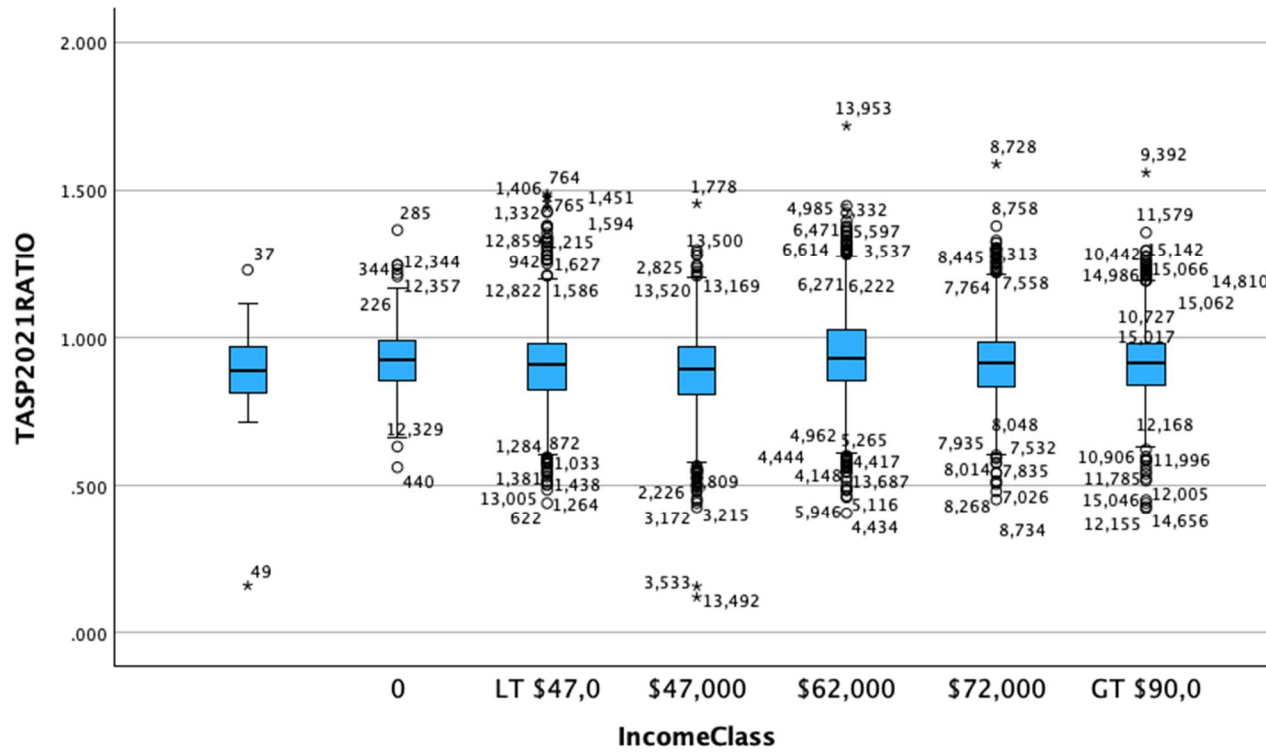
EXAMINE VARIABLES=TASP2021Ratio BY IncomeClass
/PLOT=BOXPLOT
/STATISTICS=NONE
/NOTOTAL
    
```

Explore

**IncomeClass****Case Processing Summary**

IncomeClass	Valid		Cases Missing		Total	
	N	Percent	N	Percent	N	Percent
TASP2021RATIO	33	100.0%	0	0.0%	33	100.0%
0	358	100.0%	0	0.0%	358	100.0%
LT \$47,000	1199	100.0%	0	0.0%	1199	100.0%
\$47,000 to \$61,999	1356	100.0%	0	0.0%	1356	100.0%
\$62,000 to \$71,999	2125	100.0%	0	0.0%	2125	100.0%
\$72,000 to \$90,000	1565	100.0%	0	0.0%	1565	100.0%
GT \$90,000	1737	100.0%	0	0.0%	1737	100.0%

**TASP2021RATIO**



```
EXAMINE VARIABLES=TASP2021Ratio BY RaceIncomeClass
/PLOT=BOXPLOT
/STATISTICS=NONE
/NOTOTAL.
```

Explore

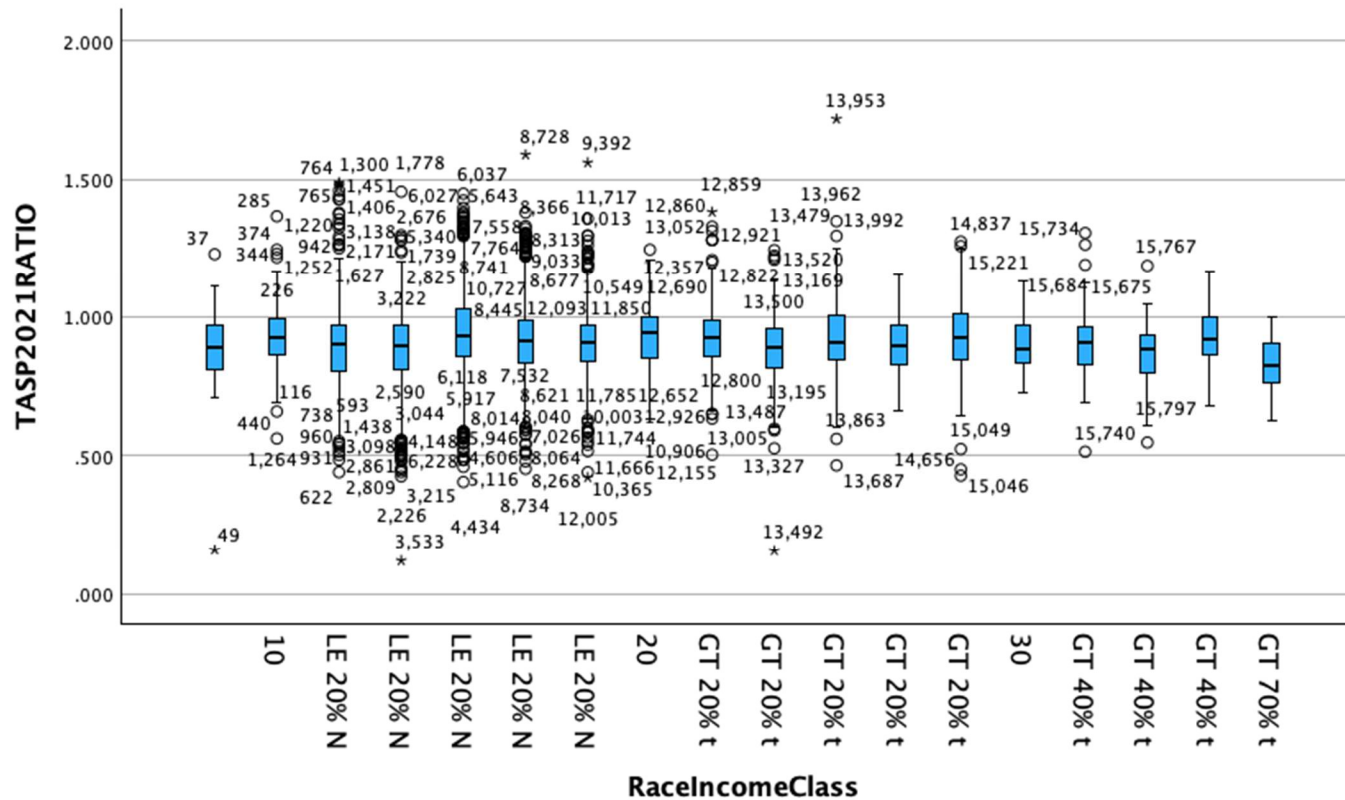
## RaceIncomeClass

## Case Processing Summary

RaceIncomeClass	Valid		Cases Missing		Total	
	N	Percent	N	Percent	N	Percent
TASP2021RATIO	33	100.0%	0	0.0%	33	100.0%
10	254	100.0%	0	0.0%	254	100.0%
LE 20% Non-White and LT \$47,000	684	100.0%	0	0.0%	684	100.0%
LE 20% Non-White and \$47,000 to \$61,999	1030	100.0%	0	0.0%	1030	100.0%
LE 20% Non-White and \$62,000 to \$71,999	1754	100.0%	0	0.0%	1754	100.0%
LE 20% Non-White and \$72,000 to \$90,000	1344	100.0%	0	0.0%	1344	100.0%
LE 20% Non-White and GT \$90,000	1261	100.0%	0	0.0%	1261	100.0%
20	74	100.0%	0	0.0%	74	100.0%
GT 20% to 40% Non-White and LT \$47,000	407	100.0%	0	0.0%	407	100.0%
GT 20% to 40% Non-White and \$47,000 to \$61,999	270	100.0%	0	0.0%	270	100.0%
GT 20% to 40% Non-White and \$62,000 to \$71,999	260	100.0%	0	0.0%	260	100.0%
GT 20% to 40% Non-White and \$72,000 to \$90,000	221	100.0%	0	0.0%	221	100.0%
GT 20% to 40% Non-White and GT \$90,000	476	100.0%	0	0.0%	476	100.0%
30	30	100.0%	0	0.0%	30	100.0%

GT 40% to 70% Non-White and LT \$47,000	108	100.0%	0	0.0%	108	100.0%
GT 40% to 70% Non-White and \$47,000 to \$61,999	43	100.0%	0	0.0%	43	100.0%
GT 40% to 70% Non-White and \$62,000 to \$71,999	111	100.0%	0	0.0%	111	100.0%
GT 70% to 90% Non-White and \$47,000 to \$61,999	13	100.0%	0	0.0%	13	100.0%

TASP2021RATIO



FILTER OFF.

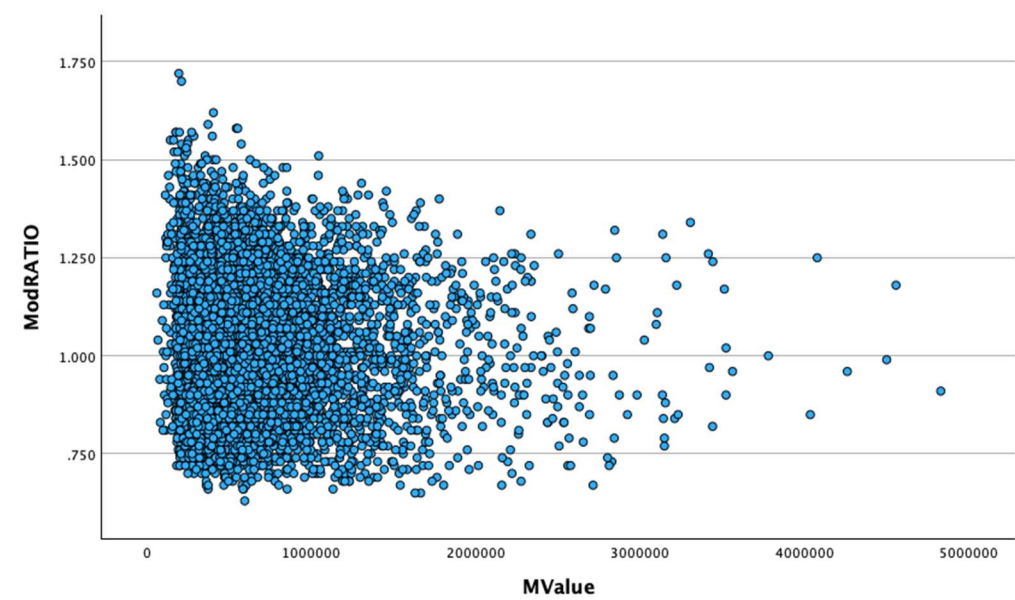
\*\*\*\*\*

\*MEASURE MODELED RATIOS WITH AND WITHOUT DISQUALIFIED SALES

Set 7 - Uses Time Adjusted sales calibrated to December of 2023 and values projected by three regression models.

GRAPH/SCATTER=MVALUE WITH MODRatio.

Graph



RATIO STATS MVALUE WITH TASP/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

Ratio Statistics

Case Processing Summary	
	Count
Overall	14714
Excluded	1134



Total	15848
-------	-------

**Ratio Statistics for MValue / TASP**

Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
1.009	.998	.990	.634	1.723	-.030	1.020	.108

RATIO STATS MVALUE WITH TASP BY COMMUNITY/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

**Ratio Statistics****Case Processing Summary**

		Count	Percent
Community	BILTMORE	79	0.5%
	BROAD RIVER	91	0.6%
	CANDLER	252	1.7%
	CBD	1	0.0%
	EAST ASHEVILLE	872	5.9%
	EAST BUNCOMBE	865	5.9%
	ENKA	933	6.3%
	FAIRVIEW	338	2.3%
	FRENCH BROAD	316	2.1%
	IVY	122	0.8%
	LEICESTER	710	4.8%
	MONTFORD	168	1.1%
	NORTH ASHEVILLE	841	5.7%
	NORTH BUNCOMBE	395	2.7%
	NORTH WEST ASHEVILLE	721	4.9%
	OAKLEY	323	2.2%
	REEMS CREEK	499	3.4%
	REYNOLDS	501	3.4%
	SANDY MUSH	115	0.8%

SHILOH / SWEETEN CREEK	379	2.6%
SOUTH ASHEVILLE	1864	12.7%
SOUTH WEST BUNCOMBE	1364	9.3%
SOUTHSIDE	68	0.5%
SWANNANOA	902	6.1%
WEAVERVILLE	335	2.3%
WEST ASHEVILLE	1088	7.4%
WOODFIN	572	3.9%
Overall	14714	100.0%
Excluded	1134	
Total	15848	

## Ratio Statistics for MValue / TASP

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential
BILTMORE	1.011	.996	.999	.732	1.342	-.015	1.012
BROAD RIVER	1.016	1.001	.983	.634	1.623	-.041	1.034
CANDLER	1.005	1.002	.992	.732	1.535	-.033	1.012
CBD	1.000	1.000	1.000	1.000	1.000	.	1.000
EAST ASHEVILLE	1.009	1.001	.993	.689	1.417	-.035	1.016
EAST BUNCOMBE	1.011	1.004	.991	.664	1.434	-.043	1.019
ENKA	1.010	.995	.995	.702	1.570	-.041	1.015
FAIRVIEW	1.022	1.003	.999	.685	1.445	-.036	1.023
FRENCH BROAD	1.011	.984	.988	.692	1.548	-.060	1.024
IVY	1.027	1.012	1.005	.730	1.578	-.036	1.022
LEICESTER	1.008	.997	.994	.685	1.574	-.037	1.014
MONTFORD	1.003	1.000	.992	.722	1.332	-.029	1.011
NORTH ASHEVILLE	1.001	.990	.982	.685	1.453	-.040	1.019
NORTH BUNCOMBE	1.006	.994	.988	.664	1.723	-.048	1.018
NORTH WEST ASHEVILLE	1.015	1.000	1.000	.677	1.572	-.061	1.015
OAKLEY	1.006	1.010	.997	.734	1.342	-.050	1.009
REEMS CREEK	1.014	1.005	1.002	.674	1.495	-.025	1.012
REYNOLDS	1.002	.986	.994	.682	1.461	.010	1.008
SANDY MUSH	1.013	1.004	.988	.707	1.703	-.043	1.025

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SHILOH / SWEETEN CREEK	1.007	.992	.996	.722	1.446	-.052	1.011
SOUTH ASHEVILLE	1.018	1.005	.999	.661	1.524	-.015	1.019
SOUTH WEST BUNCOMBE	1.008	1.000	.968	.647	1.556	-.052	1.042
SOUTHSIDE	1.006	1.005	.990	.799	1.282	-.100	1.016
SWANNANOA	.992	.970	.967	.663	1.572	-.070	1.026
WEAVERVILLE	1.000	1.004	.990	.676	1.412	-.015	1.010
WEST ASHEVILLE	1.007	.996	.993	.724	1.394	-.061	1.014
WOODFIN	1.022	1.006	1.001	.689	1.536	-.033	1.022
Overall	1.009	.998	.990	.634	1.723	-.030	1.020

Ratio Statistics for MValue / TASP

Group	Coefficient of Dispersion
BILTMORE	.124
BROAD RIVER	.139
CANDLER	.102
CBD	.000
EAST ASHEVILLE	.106
EAST BUNCOMBE	.117
ENKA	.111
FAIRVIEW	.114
FRENCH BROAD	.119
IVY	.127
LEICESTER	.098
MONTFORD	.098
NORTH ASHEVILLE	.105
NORTH BUNCOMBE	.119
NORTH WEST ASHEVILLE	.106
OAKLEY	.090
REEMS CREEK	.102
REYNOLDS	.109
SANDY MUSH	.115
SHILOH / SWEETEN CREEK	.091
SOUTH ASHEVILLE	.109
SOUTH WEST BUNCOMBE	.115

SOUTHSIDE	.087
SWANNANOA	.117
WEAVERVILLE	.104
WEST ASHEVILLE	.093
WOODFIN	.117
Overall	.108

RATIO STATS MVALUE WITH TASP BY DEVCLASS/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

## Ratio Statistics

### Case Processing Summary

		Count	Percent
DevClass	Rural	1039	7.1%
	Suburban	12027	81.7%
	Urban	1648	11.2%
Overall		14714	100.0%
Excluded		1134	
Total		15848	

### Ratio Statistics for MValue / TASP

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
Rural	1.012	.995	.989	.634	1.723	-.047	1.023	.121
Suburban	1.009	.998	.989	.647	1.574	-.028	1.020	.109
Urban	1.007	.999	.994	.722	1.394	-.046	1.013	.093
Overall	1.009	.998	.990	.634	1.723	-.030	1.020	.108

RATIO STATS MVALUE WITH TASP BY SYEAR/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

## Ratio Statistics

**Case Processing Summary**

		Count	Percent
SYear	2020	3800	25.8%
	2021	4516	30.7%
	2022	3719	25.3%
	2023	2679	18.2%
Overall		14714	100.0%
Excluded		1134	
Total		15848	

**Ratio Statistics for MValue / TASP**

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
2020	1.012	1.002	.995	.634	1.703	-.033	1.018	.102
2021	1.009	.994	.991	.664	1.578	-.025	1.019	.110
2022	1.006	.995	.984	.647	1.723	-.034	1.023	.112
2023	1.009	1.000	.989	.654	1.623	-.025	1.021	.110
Overall	1.009	.998	.990	.634	1.723	-.030	1.020	.108

RATIO STATS MVALUE WITH TASP BY SPROPERTYTYPE/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

**Ratio Statistics****Case Processing Summary**

		Count	Percent
SPROPERTYTYPE	2S	2834	19.3%
	3S	49	0.3%
	Cc	1529	10.4%
	Co	625	4.2%

	Ls	93	0.6%
	Mh	670	4.6%
	Mo	507	3.4%
	Ra	6907	46.9%
	Sp	334	2.3%
	To	1147	7.8%
	Un	19	0.1%
Overall		14714	100.0%
Excluded		1134	
Total		15848	

**Ratio Statistics for MValue / TASP**

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
2S	1.009	.999	.993	.634	1.507	-.020	1.016	.105
3S	1.002	.991	1.001	.675	1.378	.031	1.000	.108
Cc	1.008	.997	.987	.673	1.623	-.046	1.022	.109
Co	1.011	1.000	.981	.654	1.461	-.048	1.031	.114
Ls	1.010	1.007	1.001	.702	1.414	.028	1.009	.122
Mh	1.018	.961	.978	.719	1.723	-.266	1.040	.159
Mo	1.009	.991	.995	.710	1.435	-.071	1.015	.111
Ra	1.009	.999	.991	.664	1.593	-.038	1.018	.106
Sp	1.009	.995	.998	.689	1.495	-.035	1.011	.099
To	1.008	1.007	.980	.647	1.432	-.077	1.029	.098
Un	.998	1.002	.997	.800	1.253	.019	1.001	.116
Overall	1.009	.998	.990	.634	1.723	-.030	1.020	.108

RATIO STATS MVALUE WITH TASP BY SSize/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

**Ratio Statistics**

**Case Processing Summary**

		Count	Percent
SSize	Smallest	733	5.0%
	Small	2051	13.9%
	Average	4373	29.7%
	Large	4644	31.6%
	Largest	2913	19.8%
Overall		14714	100.0%
Excluded		1134	
Total		15848	

**Ratio Statistics for MValue / TASP**

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
Smallest	1.011	.996	.992	.702	1.548	-.097	1.018	.112
Small	1.012	.993	.992	.664	1.723	-.131	1.020	.111
Average	1.008	.999	.995	.666	1.703	-.053	1.012	.100
Large	1.007	.997	.991	.634	1.576	-.077	1.016	.105
Largest	1.013	1.002	.984	.647	1.578	-.063	1.029	.123
Overall	1.009	.998	.990	.634	1.723	-.030	1.020	.108

RATIO STATS MVALUE WITH TASP BY SPhysicalCondition/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

**Ratio Statistics****Case Processing Summary**

	Count	Percent
--	-------	---------

SPHysicalCondition	FAIR	91	0.6%
	GOOD	2949	20.0%
	NORMAL	9785	66.5%
	POOR	12	0.1%
	RENOVATED	1876	12.7%
	UNSOUND	1	0.0%
Overall		14714	100.0%
Excluded		1134	
Total		15848	

**Ratio Statistics for MValue / TASP**

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
FAIR	1.012	.982	.984	.725	1.396	-.067	1.029	.133
GOOD	1.009	.995	.997	.661	1.558	-.014	1.012	.108
NORMAL	1.009	.998	.987	.634	1.723	-.037	1.023	.109
POOR	1.001	1.007	.988	.813	1.157	-.043	1.013	.069
RENOVATED	1.009	1.002	.994	.647	1.623	-.021	1.015	.104
UNSOUND	1.043	1.043	1.043	1.043	1.043	.	1.000	.000
Overall	1.009	.998	.990	.634	1.723	-.030	1.020	.108

RATIO STATS MVALUE WITH TASP BY SQUALITY/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

**Ratio Statistics****Case Processing Summary**

		Count	Percent
SQuality	AVG	9133	62.1%
	CUST	4651	31.6%
	EXCEP	127	0.9%



	FAIR	103	0.7%
	LUXUR	9	0.1%
	POOR	1	0.0%
	SUPR	690	4.7%
Overall		14714	100.0%
Excluded		1134	
Total		15848	

#### Ratio Statistics for MValue / TASP

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
AVG	1.009	.995	.993	.634	1.723	-.060	1.016	.107
CUST	1.008	1.000	.989	.661	1.556	-.083	1.019	.103
EXCEP	1.014	1.001	.980	.675	1.373	-.214	1.034	.147
FAIR	1.015	.990	.978	.716	1.447	-.090	1.037	.148
LUXUR	1.007	1.021	.984	.848	1.178	-.159	1.024	.101
POOR	.910	.910	.910	.910	.910	.	1.000	.000
SUPR	1.016	1.014	.980	.647	1.441	-.166	1.037	.145
Overall	1.009	.998	.990	.634	1.723	-.030	1.020	.108

RATIO STATS MVALUE WITH TASP BY SEra/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

#### Ratio Statistics

##### Case Processing Summary

		Count	Percent
SEra	Pre 1945	1554	10.6%
	1946 to 1965	1926	13.1%
	1966 to 1985	1798	12.2%
	1986 to 2005	4323	29.4%
	Post 2005	5113	34.7%
Overall		14714	100.0%

Excluded	1134	
Total	15848	

**Ratio Statistics for MValue / TASP**

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
Pre 1945	1.009	.996	.990	.666	1.497	-.041	1.019	.110
1946 to 1965	1.010	.997	.991	.634	1.536	-.042	1.019	.113
1966 to 1985	1.009	.999	.992	.666	1.623	-.040	1.018	.109
1986 to 2005	1.010	.991	.996	.647	1.723	-.013	1.014	.115
Post 2005	1.008	1.003	.983	.654	1.510	-.043	1.026	.100
Overall	1.009	.998	.990	.634	1.723	-.030	1.020	.108

RATIO STATS MVALUE WITH TASP BY PRICE\_CLASS/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

**Ratio Statistics****Case Processing Summary**

		Count	Percent
Price_Class	Below 230k	1209	8.2%
	230k to 275k	1284	8.7%
	275k to 315k	1479	10.1%
	315k to 350k	1520	10.3%
	350k to 400k	1848	12.6%
	400k to 450k	1615	11.0%
	450k to 520k	1415	9.6%
	520k to 625k	1572	10.7%
	625k to 815k	1484	10.1%
	815k+	1288	8.8%

Overall	14714	100.0%
Excluded	1134	
Total	15848	

**Ratio Statistics for MValue / TASP**

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
Below 230k	1.090	1.070	1.073	.722	1.723	-.059	1.016	.129
230k to 275k	1.036	1.025	1.035	.698	1.578	.209	1.002	.101
275k to 315k	1.028	1.021	1.027	.702	1.493	.187	1.001	.097
315k to 350k	1.026	1.021	1.025	.721	1.576	.186	1.001	.094
350k to 400k	1.014	1.004	1.012	.674	1.536	.178	1.002	.099
400k to 450k	1.012	.998	1.011	.664	1.507	.193	1.001	.100
450k to 520k	.995	.985	.995	.666	1.459	.219	1.001	.101
520k to 625k	.980	.972	.979	.634	1.482	.197	1.001	.102
625k to 815k	.969	.954	.968	.664	1.420	.207	1.002	.107
815k+	.951	.931	.941	.647	1.441	.022	1.011	.130
Overall	1.009	.998	.990	.634	1.723	-.030	1.020	.108

RATIO STATS MVALUE WITH TASP BY RACECLASS/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

**Ratio Statistics****Case Processing Summary**

	Count	Percent
RaceClass	51	0.3%
LE 20% Non-White	11304	76.8%
GT 20% to 40% Non-White	2921	19.9%
GT 40% to 70% Non-White	425	2.9%
GT 70% to 90% Non-White	13	0.1%
Overall	14714	100.0%

Excluded	1134	
Total	15848	

**Ratio Statistics for MValue / TASP**

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential
	1.005	.982	.994	.825	1.270	-.090	1.011
LE 20% Non-White	1.007	.994	.989	.634	1.723	-.027	1.019
GT 20% to 40% Non-White	1.016	1.011	.992	.647	1.574	-.038	1.024
GT 40% to 70% Non-White	1.008	.995	.986	.677	1.494	-.056	1.022
GT 70% to 90% Non-White	1.067	1.139	1.054	.818	1.383	-.015	1.012
Overall	1.009	.998	.990	.634	1.723	-.030	1.020

**Ratio Statistics for MValue / TASP**

Group	Coefficient of Dispersion
	.087
LE 20% Non-White	.110
GT 20% to 40% Non-White	.103
GT 40% to 70% Non-White	.100
GT 70% to 90% Non-White	.111
Overall	.108

RATIO STATS MVALUE WITH TASP BY INCOMECLASS/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

**Ratio Statistics****Case Processing Summary**

	Count	Percent
IncomeClass	51	0.3%
0	560	3.8%

LT \$47,000	1855	12.6%
\$47,000 to \$61,999	2274	15.5%
\$62,000 to \$71,999	3586	24.4%
\$72,000 to \$90,000	2750	18.7%
GT \$90,000	3638	24.7%
Overall	14714	100.0%
Excluded	1134	
Total	15848	

#### Ratio Statistics for MValue / TASP

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential
	1.005	.982	.994	.825	1.270	-.090	1.011
0	1.006	1.001	.991	.704	1.499	-.034	1.016
LT \$47,000	1.010	.997	.993	.634	1.623	-.040	1.017
\$47,000 to \$61,999	1.010	1.001	.994	.664	1.703	-.034	1.016
\$62,000 to \$71,999	1.003	.992	.986	.663	1.723	-.041	1.017
\$72,000 to \$90,000	1.009	.993	.993	.664	1.578	-.034	1.016
GT \$90,000	1.015	1.005	.987	.647	1.538	-.032	1.028
Overall	1.009	.998	.990	.634	1.723	-.030	1.020

#### Ratio Statistics for MValue / TASP

Group	Coefficient of Dispersion
	.087
0	.097
LT \$47,000	.107
\$47,000 to \$61,999	.103

\$62,000 to \$71,999	.110
\$72,000 to \$90,000	.107
GT \$90,000	.113
Overall	.108

RATIO STATS MVALUE WITH TASP BY RACEINCOMECLASS/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

## Ratio Statistics

### Case Processing Summary

		Count	Percent
RaceIncomeClass		51	0.3%
	10	360	2.4%
	LE 20% Non-White and LT \$47,000	1073	7.3%
	LE 20% Non-White and \$47,000 to \$61,999	1745	11.9%
	LE 20% Non-White and \$62,000 to \$71,999	2934	19.9%
	LE 20% Non-White and \$72,000 to \$90,000	2418	16.4%
	LE 20% Non-White and GT \$90,000	2774	18.9%
	20	141	1.0%
	GT 20% to 40% Non-White and LT \$47,000	637	4.3%
	GT 20% to 40% Non-White and \$47,000 to \$61,999	454	3.1%
	GT 20% to 40% Non-White and \$62,000 to \$71,999	493	3.4%
	GT 20% to 40% Non-White and \$72,000 to \$90,000	332	2.3%
	GT 20% to 40% Non-White and GT \$90,000	864	5.9%

	30	59	0.4%
	GT 40% to 70% Non-White and LT \$47,000	145	1.0%
	GT 40% to 70% Non-White and \$47,000 to \$61,999	62	0.4%
	GT 40% to 70% Non-White and \$62,000 to \$71,999	159	1.1%
	GT 70% to 90% Non-White and \$47,000 to \$61,999	13	0.1%
Overall		14714	100.0%
Excluded		1134	
Total		15848	

## Ratio Statistics for MValue / TASP

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential
	1.005	.982	.994	.825	1.270	-.090	1.011
10	1.007	1.000	.996	.737	1.499	-.024	1.011
LE 20% Non-White and LT \$47,000	1.010	.992	.990	.634	1.623	-.047	1.021
LE 20% Non-White and \$47,000 to \$61,999	1.010	1.001	.994	.664	1.703	-.032	1.017
LE 20% Non-White and \$62,000 to \$71,999	1.002	.990	.985	.663	1.723	-.039	1.017
LE 20% Non-White and \$72,000 to \$90,000	1.008	.992	.993	.664	1.578	-.032	1.016
LE 20% Non-White and GT \$90,000	1.010	.998	.987	.661	1.538	-.024	1.023
20	1.010	1.013	.987	.704	1.417	-.050	1.024
GT 20% to 40% Non-White and LT \$47,000	1.009	1.005	.998	.689	1.535	-.019	1.011
GT 20% to 40% Non-White and \$47,000 to \$61,999	1.007	.999	.995	.714	1.574	-.058	1.012
GT 20% to 40% Non-White and \$62,000 to \$71,999	1.010	1.000	.994	.710	1.572	-.059	1.016

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GT 20% to 40% Non-White and \$72,000 to \$90,000	1.013	1.000	1.000	.761	1.368	-.049	1.013
GT 20% to 40% Non-White and GT \$90,000	1.031	1.034	.986	.647	1.443	-.059	1.045
30	.995	1.004	.974	.780	1.225	-.111	1.021
GT 40% to 70% Non-White and LT \$47,000	1.013	1.005	.997	.677	1.494	-.086	1.016
GT 40% to 70% Non-White and \$47,000 to \$61,999	1.015	.984	.994	.756	1.489	-.095	1.020
GT 40% to 70% Non-White and \$62,000 to \$71,999	1.006	.988	.982	.756	1.333	-.042	1.024
GT 70% to 90% Non-White and \$47,000 to \$61,999	1.067	1.139	1.054	.818	1.383	-.015	1.012
Overall	1.009	.998	.990	.634	1.723	-.030	1.020

**Ratio Statistics for MValue / TASP**

Group	Coefficient of Dispersion
	.087
10	.087
LE 20% Non-White and LT \$47,000	.113
LE 20% Non-White and \$47,000 to \$61,999	.105
LE 20% Non-White and \$62,000 to \$71,999	.111
LE 20% Non-White and \$72,000 to \$90,000	.109
LE 20% Non-White and GT \$90,000	.114
20	.117
GT 20% to 40% Non-White and LT \$47,000	.101
GT 20% to 40% Non-White and \$47,000 to \$61,999	.094
GT 20% to 40% Non-White	.104



and \$62,000 to \$71,999	
GT 20% to 40% Non-White and \$72,000 to \$90,000	.096
GT 20% to 40% Non-White and GT \$90,000	.107
30	.100
GT 40% to 70% Non-White and LT \$47,000	.097
GT 40% to 70% Non-White and \$47,000 to \$61,999	.101
GT 40% to 70% Non-White and \$62,000 to \$71,999	.102
GT 70% to 90% Non-White and \$47,000 to \$61,999	.111
Overall	.108

\*Median: 0.998 Price Related Differential: 1.020 PRB:-.030 Coefficient of Dispersion: 0.108

\*Measure accuracy of values.

```
COMPUTE WITHIN10MOD=0.
IF (MODRatio LE 1.1) AND (MODRatio GE .9) WITHIN10MOD=1.
COMPUTE WITHIN20MOD=0.
IF (MODRatio LE 1.2) AND (MODRatio GE .8) WITHIN20MOD=1.
COMPUTE WITHIN50MOD=0.
IF (MODRatio LE 1.5) AND (MODRatio GE .5) WITHIN50MOD=1.
FREQ WITHIN10MOD WITHIN20MOD WITHIN50MOD.
```

## Frequencies

		Statistics		
		WITHIN10MOD	WITHIN20MOD	WITHIN50MOD
N	Valid	15848	15848	15848
	Missing	0	0	0

**Frequency Table****WITHIN10MOD**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	0	7411	46.8	46.8	46.8
	1	8437	53.2	53.2	100.0
	Total	15848	100.0	100.0	

**WITHIN20MOD**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	0	3040	19.2	19.2	19.2
	1	12808	80.8	80.8	100.0
	Total	15848	100.0	100.0	

**WITHIN50MOD**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	0	1160	7.3	7.3	7.3
	1	14688	92.7	92.7	100.0
	Total	15848	100.0	100.0	

\*53.2/ 80.0 / 92.7.

\*\*\*\*\*

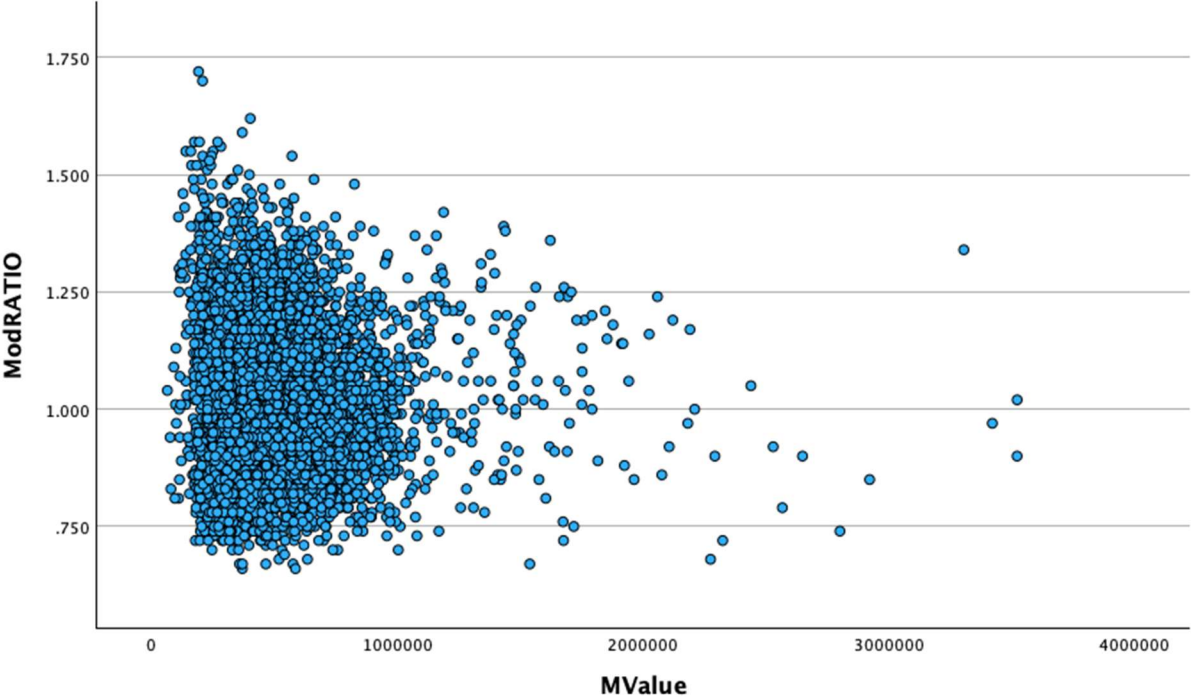
\*FILTER OUT DISQUALIFIED RECORDS.

\*Set 8 - Uses Time Adjusted sales calibrated to December of 2023 and values projected by three regression models.

\*Best approximation of 2025 values until they are released in November.

FILTER BY RATIO\_IN.  
GRAPH/SCATTER=MVALUE WITH MODRatio.

Graph



RATIO STATS MVALUE WITH TASP/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

Ratio Statistics

Case Processing Summary	
	Count
Overall	8278
Excluded	95
Total	8373

Ratio Statistics for MValue / TASP							
Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
1.015	1.004	.998	.664	1.723	-.036	1.016	.106

RATIO STATS MVALUE WITH TASP BY COMMUNITY/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

Ratio Statistics

Case Processing Summary			
		Count	Percent
Community	BILTMORE	21	0.3%
	BROAD RIVER	47	0.6%

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CANDLER	180	2.2%
CBD	1	0.0%
EAST ASHEVILLE	488	5.9%
EAST BUNCOMBE	498	6.0%
ENKA	650	7.9%
FAIRVIEW	152	1.8%
FRENCH BROAD	200	2.4%
IVY	68	0.8%
LEICESTER	379	4.6%
MONTFORD	88	1.1%
NORTH ASHEVILLE	374	4.5%
NORTH BUNCOMBE	200	2.4%
NORTH WEST ASHEVILLE	503	6.1%
OAKLEY	257	3.1%
REEMS CREEK	263	3.2%
REYNOLDS	225	2.7%
SANDY MUSH	67	0.8%
SHILOH / SWEETEN CREEK	274	3.3%
SOUTH ASHEVILLE	893	10.8%
SOUTH WEST BUNCOMBE	773	9.3%
SOUTHSIDE	44	0.5%
SWANNANOA	479	5.8%
WEAVERVILLE	189	2.3%
WEST ASHEVILLE	678	8.2%
WOODFIN	287	3.5%
Overall	8278	100.0%
Excluded	95	
Total	8373	

Ratio Statistics for MValue / TASP

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential
BILTMORE	1.074	1.054	1.054	.735	1.342	-.032	1.019
BROAD RIVER	1.037	1.035	.998	.703	1.623	-.050	1.039

# RATIO STUDY REPORT – BUNCOMBE COUNTY NORTH CAROLINA JUNE 2024

CANDLER	1.015	1.010	1.001	.738	1.535	-.049	1.014
CBD	1.000	1.000	1.000	1.000	1.000	.	1.000
EAST ASHEVILLE	1.015	1.013	1.002	.704	1.417	-.032	1.014
EAST BUNCOMBE	1.021	1.017	1.000	.664	1.434	-.061	1.021
ENKA	1.008	.993	.991	.703	1.570	-.053	1.017
FAIRVIEW	1.025	1.002	1.003	.697	1.445	-.033	1.021
FRENCH BROAD	1.019	.992	.995	.715	1.548	-.081	1.024
IVY	1.029	1.007	.999	.730	1.424	-.072	1.031
LEICESTER	1.005	.997	.988	.707	1.407	-.063	1.017
MONTFORD	1.006	1.006	.994	.754	1.332	-.025	1.012
NORTH ASHEVILLE	1.003	.991	.987	.685	1.396	-.043	1.016
NORTH BUNCOMBE	1.015	1.008	.996	.664	1.723	-.070	1.019
NORTH WEST ASHEVILLE	1.019	1.007	1.005	.716	1.572	-.063	1.015
OAKLEY	1.001	1.005	.992	.762	1.334	-.051	1.009
REEMS CREEK	1.017	1.021	1.004	.674	1.443	-.035	1.013
REYNOLDS	1.000	.982	.995	.721	1.369	.016	1.005
SANDY MUSH	1.023	1.007	.993	.707	1.703	-.069	1.030
SHILOH / SWEETEN CREEK	1.013	.996	1.003	.722	1.446	-.051	1.010
SOUTH ASHEVILLE	1.021	1.004	1.008	.725	1.524	-.014	1.013
SOUTH WEST BUNCOMBE	1.019	1.013	.996	.666	1.556	-.038	1.023
SOUTHSIDE	1.006	1.006	.995	.802	1.282	-.076	1.011
SWANNANOA	1.003	.985	.977	.702	1.572	-.092	1.026
WEAVERVILLE	1.004	1.009	.990	.676	1.412	-.044	1.014
WEST ASHEVILLE	1.014	1.006	1.001	.724	1.381	-.060	1.013
WOODFIN	1.032	1.006	1.014	.745	1.536	-.052	1.018
Overall	1.015	1.004	.998	.664	1.723	-.036	1.016

## Ratio Statistics for MValue / TASP

Group	Coefficient of Dispersion
BILTMORE	.133
BROAD RIVER	.128
CANDLER	.102
CBD	.000
EAST ASHEVILLE	.101

EAST BUNCOMBE	.114
ENKA	.114
FAIRVIEW	.116
FRENCH BROAD	.119
IVY	.133
LEICESTER	.096
MONTFORD	.103
NORTH ASHEVILLE	.101
NORTH BUNCOMBE	.114
NORTH WEST ASHEVILLE	.110
OAKLEY	.090
REEMS CREEK	.092
REYNOLDS	.103
SANDY MUSH	.115
SHILOH / SWEETEN CREEK	.091
SOUTH ASHEVILLE	.105
SOUTH WEST BUNCOMBE	.101
SOUTHSIDE	.085
SWANNANOA	.123
WEAVERVILLE	.101
WEST ASHEVILLE	.092
WOODFIN	.112
Overall	.106

RATIO STATS MVALUE WITH TASP BY CBLOCKGROUP/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

## Ratio Statistics

## Case Processing Summary

		Count	Percent
CBlockGroup	370210001002	1	0.0%
	370210002001	17	0.2%
	370210002002	28	0.3%
	370210003001	22	0.3%
	370210003002	21	0.3%
	370210004001	35	0.4%
	370210004002	10	0.1%
	370210004003	22	0.3%
	370210005001	19	0.2%
	370210005002	6	0.1%
	370210005003	47	0.6%
	370210006001	25	0.3%
	370210006002	39	0.5%
	370210007001	36	0.4%
	370210008001	33	0.4%
	370210008002	41	0.5%
	370210008003	38	0.5%
	370210009001	5	0.1%
	370210009002	13	0.2%
	370210009003	26	0.3%
	370210010001	89	1.1%
	370210010002	134	1.6%
	370210011001	81	1.0%
	370210011002	85	1.0%
	370210011003	94	1.1%
	370210012001	45	0.5%
	370210012002	45	0.5%
	370210012003	44	0.5%
	370210012004	52	0.6%
	370210012005	10	0.1%
	370210013001	69	0.8%
	370210013002	55	0.7%
	370210013003	71	0.9%
	370210014011	26	0.3%



370210014012	31	0.4%
370210014013	49	0.6%
370210014021	33	0.4%
370210014022	1	0.0%
370210015001	67	0.8%
370210015002	20	0.2%
370210016011	33	0.4%
370210016012	54	0.7%
370210016021	26	0.3%
370210016022	23	0.3%
370210017001	32	0.4%
370210017002	47	0.6%
370210018011	16	0.2%
370210018012	99	1.2%
370210018021	31	0.4%
370210018022	88	1.1%
370210019001	75	0.9%
370210019002	33	0.4%
370210020001	129	1.6%
370210020002	110	1.3%
370210020003	20	0.2%
370210020004	78	0.9%
370210021011	21	0.3%
370210021021	122	1.5%
370210021022	28	0.3%
370210021023	44	0.5%
370210022031	6	0.1%
370210022032	114	1.4%
370210022033	42	0.5%
370210022041	89	1.1%
370210022042	23	0.3%
370210022043	43	0.5%
370210022044	11	0.1%
370210022051	234	2.8%
370210022052	53	0.6%

370210022053	63	0.8%
370210022061	60	0.7%
370210022062	46	0.6%
370210023031	48	0.6%
370210023032	90	1.1%
370210023033	50	0.6%
370210023034	98	1.2%
370210023041	107	1.3%
370210023051	83	1.0%
370210023052	81	1.0%
370210023061	189	2.3%
370210023062	11	0.1%
370210024011	24	0.3%
370210024012	51	0.6%
370210024021	50	0.6%
370210024022	52	0.6%
370210024023	27	0.3%
370210025031	63	0.8%
370210025032	49	0.6%
370210025033	32	0.4%
370210025041	104	1.3%
370210025042	29	0.4%
370210025043	59	0.7%
370210025051	151	1.8%
370210025052	37	0.4%
370210025053	100	1.2%
370210025061	126	1.5%
370210025062	36	0.4%
370210025063	13	0.2%
370210026031	43	0.5%
370210026032	18	0.2%
370210026041	40	0.5%
370210026042	49	0.6%
370210026043	43	0.5%
370210026044	94	1.1%

370210026061	22	0.3%
370210026062	26	0.3%
370210026063	31	0.4%
370210026071	57	0.7%
370210026072	60	0.7%
370210026073	45	0.5%
370210026081	6	0.1%
370210026082	6	0.1%
370210026083	22	0.3%
370210026084	37	0.4%
370210026085	31	0.4%
370210026091	26	0.3%
370210027011	73	0.9%
370210027012	59	0.7%
370210027013	2	0.0%
370210027021	48	0.6%
370210027022	33	0.4%
370210027023	120	1.4%
370210027041	50	0.6%
370210027042	78	0.9%
370210027043	19	0.2%
370210027044	85	1.0%
370210027051	31	0.4%
370210028031	35	0.4%
370210028032	11	0.1%
370210028033	65	0.8%
370210028041	15	0.2%
370210028042	38	0.5%
370210028043	57	0.7%
370210029001	33	0.4%
370210029002	11	0.1%
370210029003	11	0.1%
370210030021	51	0.6%
370210030022	27	0.3%
370210030023	20	0.2%

370210030024	150	1.8%
370210030031	63	0.8%
370210030032	59	0.7%
370210030033	44	0.5%
370210030041	23	0.3%
370210030042	42	0.5%
370210031031	103	1.2%
370210031051	36	0.4%
370210031052	55	0.7%
370210031053	57	0.7%
370210031061	47	0.6%
370210031071	56	0.7%
370210031072	15	0.2%
370210031073	39	0.5%
370210031074	47	0.6%
370210031081	43	0.5%
370210032011	52	0.6%
370210032021	29	0.4%
370210032022	23	0.3%
370210032023	36	0.4%
370210032024	17	0.2%
370210032031	32	0.4%
370210032032	18	0.2%
370210032033	129	1.6%
370210032041	51	0.6%
370210032042	44	0.5%
370210032043	55	0.7%
370210032051	47	0.6%
Overall	8278	100.0%
Excluded	95	
Total	8373	

Ratio Statistics for MValue / TASP

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
370210001002	1.000	1.000	1.000	1.000	1.000	.	1.000	.000
370210002001	1.013	1.007	.991	.784	1.225	-.066	1.022	.119
370210002002	.998	.988	.989	.805	1.227	-.062	1.010	.081
370210003001	.991	1.010	.987	.754	1.232	.046	1.004	.107
370210003002	1.024	1.006	1.010	.811	1.332	-.041	1.014	.115
370210004001	1.005	.991	.991	.814	1.204	-.061	1.014	.097
370210004002	1.036	1.012	1.031	.963	1.204	-.114	1.005	.045
370210004003	1.017	.984	1.002	.902	1.217	-.109	1.015	.073
370210005001	1.013	1.039	.993	.782	1.259	-.045	1.019	.120
370210005002	1.001	.988	1.010	.898	1.096	.075	.991	.070
370210005003	1.023	.999	1.006	.785	1.299	-.030	1.017	.113
370210006001	.992	.975	.985	.833	1.173	-.021	1.007	.072
370210006002	1.005	.996	.988	.832	1.255	-.088	1.016	.087
370210007001	1.003	.998	.973	.758	1.332	-.172	1.030	.129
370210008001	1.004	1.006	.990	.816	1.291	-.056	1.014	.090
370210008002	1.045	1.035	1.009	.704	1.417	-.170	1.035	.154
370210008003	1.010	1.006	.999	.766	1.283	-.038	1.011	.104
370210009001	1.010	.961	1.012	.883	1.221	.350	.997	.086
370210009002	1.035	1.053	1.025	.818	1.199	-.074	1.010	.079
370210009003	.991	.993	.975	.802	1.282	-.198	1.016	.082
370210010001	1.020	1.007	1.007	.731	1.381	-.054	1.013	.088
370210010002	1.026	1.022	1.010	.761	1.354	-.091	1.016	.092
370210011001	1.033	1.021	1.018	.808	1.368	-.071	1.015	.110
370210011002	.975	.980	.969	.737	1.319	-.004	1.006	.088
370210011003	1.016	.996	1.004	.788	1.300	-.071	1.013	.091
370210012001	1.007	1.018	.987	.724	1.346	-.130	1.020	.110
370210012002	1.013	1.003	1.004	.831	1.241	-.060	1.009	.067
370210012003	1.012	1.002	1.006	.829	1.245	-.025	1.006	.074
370210012004	1.014	.993	.994	.854	1.328	-.078	1.020	.094
370210012005	1.035	1.072	1.027	.838	1.124	-.088	1.008	.064
370210013001	1.031	1.041	1.019	.780	1.470	-.091	1.012	.090
370210013002	1.005	.996	.996	.777	1.279	-.091	1.009	.087
370210013003	1.024	.991	.997	.716	1.472	-.155	1.027	.127

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370210014011	1.005	.931	.969	.740	1.572	-.116	1.038	.152
370210014012	1.009	1.003	.973	.723	1.494	-.187	1.038	.143
370210014013	1.002	1.011	.999	.716	1.276	.014	1.003	.107
370210014021	1.008	1.031	.995	.825	1.262	-.118	1.013	.089
370210014022	1.115	1.115	1.115	1.115	1.115	.	1.000	.000
370210015001	1.002	.982	.992	.745	1.397	-.015	1.010	.104
370210015002	1.001	.994	1.003	.819	1.153	.083	.997	.076
370210016011	1.003	.991	.986	.811	1.363	-.073	1.017	.096
370210016012	1.016	1.000	1.005	.685	1.396	-.019	1.011	.129
370210016021	1.176	1.233	1.100	.799	1.536	-.132	1.069	.152
370210016022	1.011	1.035	.975	.783	1.159	-.078	1.037	.085
370210017001	1.002	.997	.965	.748	1.290	-.069	1.039	.123
370210017002	1.002	1.006	.981	.767	1.299	-.100	1.022	.094
370210018011	.977	1.003	.961	.805	1.197	-.061	1.016	.092
370210018012	1.009	1.003	1.003	.730	1.312	.023	1.006	.093
370210018021	1.027	1.004	.999	.805	1.298	-.149	1.028	.099
370210018022	1.004	1.006	.997	.727	1.332	-.010	1.007	.081
370210019001	1.026	1.019	1.028	.747	1.323	.115	.998	.106
370210019002	1.034	1.027	1.019	.836	1.346	-.210	1.014	.087
370210020001	1.004	1.011	.995	.762	1.230	-.048	1.009	.087
370210020002	.999	.995	.989	.789	1.334	-.064	1.010	.098
370210020003	.997	.997	.992	.859	1.130	-.056	1.006	.059
370210020004	1.017	1.018	1.014	.756	1.276	.032	1.003	.089
370210021011	1.074	1.054	1.054	.735	1.342	-.032	1.019	.133
370210021021	1.013	.980	.997	.722	1.446	-.130	1.017	.100
370210021022	1.010	1.027	1.000	.793	1.178	-.038	1.010	.081
370210021023	1.007	1.007	1.004	.785	1.228	.035	1.002	.068
370210022031	1.079	1.043	1.085	.878	1.403	.364	.994	.124
370210022032	.976	.980	.969	.759	1.345	-.053	1.007	.066
370210022033	.996	.969	.979	.756	1.489	-.067	1.018	.100
370210022041	1.024	.964	1.007	.736	1.416	.008	1.016	.173
370210022042	1.012	1.019	1.003	.805	1.195	-.012	1.009	.077
370210022043	1.008	1.007	.997	.797	1.499	-.139	1.012	.081
370210022044	.989	.992	.964	.777	1.301	-.092	1.026	.098
370210022051	1.062	1.062	1.045	.790	1.408	-.049	1.016	.088

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370210022052	.969	.967	.973	.802	1.271	.125	.996	.079
370210022053	1.034	1.008	1.015	.780	1.432	-.051	1.019	.122
370210022061	1.004	.993	1.004	.725	1.273	.016	1.000	.105
370210022062	1.049	1.039	1.033	.773	1.357	-.069	1.016	.095
370210023031	1.081	1.092	1.002	.675	1.411	-.086	1.079	.092
370210023032	1.009	1.004	1.001	.816	1.443	-.038	1.009	.076
370210023033	1.017	1.003	1.011	.902	1.266	-.029	1.006	.066
370210023034	.997	.983	.980	.749	1.378	-.086	1.017	.099
370210023041	1.074	1.060	1.018	.679	1.389	-.095	1.055	.092
370210023051	1.016	.988	.990	.775	1.556	-.118	1.026	.094
370210023052	1.011	.983	.989	.789	1.510	-.058	1.023	.113
370210023061	.997	1.005	.983	.666	1.364	-.014	1.014	.118
370210023062	.964	.971	.963	.868	1.059	.019	1.001	.051
370210024011	1.017	1.021	.993	.818	1.334	-.125	1.024	.090
370210024012	1.028	1.024	1.006	.768	1.535	-.059	1.022	.119
370210024021	1.030	1.024	1.016	.699	1.370	-.052	1.014	.096
370210024022	1.003	1.005	.991	.738	1.292	-.051	1.012	.102
370210024023	1.013	.996	1.000	.832	1.235	-.028	1.013	.095
370210025031	1.014	.991	.991	.739	1.469	-.092	1.023	.122
370210025032	1.003	1.010	.975	.717	1.345	-.109	1.028	.133
370210025033	1.000	.965	.993	.749	1.369	.025	1.007	.126
370210025041	1.014	.959	.964	.768	1.570	-.121	1.051	.146
370210025042	1.032	1.049	1.011	.769	1.338	-.088	1.021	.091
370210025043	1.006	1.016	.993	.719	1.258	-.034	1.013	.094
370210025051	1.014	1.026	1.010	.715	1.463	.042	1.003	.105
370210025052	.985	.964	.976	.793	1.404	-.006	1.009	.102
370210025053	1.006	.984	1.001	.745	1.428	.023	1.005	.090
370210025061	1.009	1.000	1.006	.703	1.525	.034	1.003	.086
370210025062	1.027	.952	.995	.737	1.447	-.075	1.032	.194
370210025063	1.067	1.139	1.054	.818	1.383	-.015	1.012	.111
370210026031	1.011	.986	.980	.719	1.703	-.116	1.032	.120
370210026032	1.033	1.047	.995	.707	1.297	-.045	1.038	.075
370210026041	1.034	1.012	.998	.761	1.548	-.110	1.036	.139
370210026042	1.026	.964	.995	.715	1.445	-.059	1.031	.149
370210026043	1.025	1.024	1.018	.779	1.333	-.016	1.007	.076

## RATIO STUDY REPORT – BUNCOMBE COUNTY NORTH CAROLINA JUNE 2024

370210026044	1.002	.970	.982	.743	1.453	-.105	1.020	.101
370210026061	.995	.982	.987	.757	1.189	.016	1.007	.087
370210026062	1.011	.989	.984	.835	1.309	-.112	1.027	.089
370210026063	.971	.967	.963	.832	1.253	-.035	1.009	.085
370210026071	1.008	1.004	.997	.766	1.346	-.038	1.011	.093
370210026072	.973	.958	.948	.707	1.275	-.093	1.027	.134
370210026073	1.031	1.045	1.022	.798	1.257	-.011	1.009	.077
370210026081	1.015	.972	.964	.888	1.241	-.141	1.053	.094
370210026082	.973	.970	.971	.898	1.069	-.048	1.002	.036
370210026083	1.055	1.058	1.039	.852	1.265	-.066	1.016	.085
370210026084	1.010	.998	.999	.778	1.402	-.037	1.012	.093
370210026085	1.025	1.000	1.002	.839	1.320	-.095	1.022	.096
370210026091	1.032	1.008	1.027	.811	1.407	-.023	1.005	.099
370210027011	1.025	1.000	1.013	.816	1.534	-.070	1.012	.102
370210027012	.999	.987	.986	.786	1.270	-.123	1.013	.088
370210027013	1.046	1.046	1.048	.999	1.092	.390	.997	.045
370210027021	1.005	1.002	.997	.707	1.412	.043	1.008	.138
370210027022	.996	.986	.970	.666	1.404	-.085	1.027	.086
370210027023	1.015	1.028	.998	.676	1.425	-.072	1.017	.092
370210027041	1.044	1.041	1.034	.878	1.284	-.092	1.010	.061
370210027042	1.026	1.026	1.004	.759	1.443	-.062	1.021	.106
370210027043	.956	.947	.965	.783	1.093	.059	.991	.073
370210027044	1.013	.993	1.004	.674	1.366	-.006	1.009	.096
370210027051	.983	1.023	.957	.732	1.222	-.073	1.027	.113
370210028031	1.010	1.004	1.015	.775	1.593	.112	.995	.098
370210028032	.999	1.029	.968	.734	1.289	-.106	1.031	.110
370210028033	1.007	.972	.990	.798	1.518	-.096	1.017	.102
370210028041	1.010	1.010	.981	.664	1.424	-.096	1.029	.156
370210028042	1.016	1.008	.997	.754	1.538	-.049	1.019	.096
370210028043	1.047	1.040	1.015	.741	1.723	-.116	1.031	.124
370210029001	1.007	.982	.981	.730	1.406	-.073	1.026	.150
370210029002	1.020	1.000	.987	.780	1.251	-.097	1.034	.090
370210029003	1.022	1.013	.985	.746	1.312	-.075	1.038	.136
370210030021	1.014	.973	.993	.736	1.548	-.118	1.022	.128
370210030022	.988	.967	.981	.827	1.252	-.041	1.007	.094



## RATIO STUDY REPORT – BUNCOMBE COUNTY NORTH CAROLINA JUNE 2024

370210030023	1.065	1.063	1.042	.801	1.298	-.152	1.022	.100
370210030024	.989	.972	.958	.702	1.495	-.143	1.032	.124
370210030031	1.008	.991	.980	.742	1.480	-.116	1.028	.115
370210030032	1.023	1.007	1.014	.800	1.572	-.037	1.010	.111
370210030033	1.036	1.032	1.011	.777	1.403	-.119	1.025	.122
370210030041	.964	.921	.950	.736	1.416	.013	1.015	.155
370210030042	.973	.946	.925	.734	1.509	-.078	1.052	.143
370210031031	1.022	1.043	.985	.664	1.434	-.120	1.038	.130
370210031051	1.026	1.037	1.014	.741	1.306	-.058	1.012	.097
370210031052	1.008	1.021	.999	.789	1.268	-.022	1.009	.101
370210031053	1.030	1.004	1.001	.735	1.424	-.087	1.029	.150
370210031061	1.037	1.066	1.006	.736	1.374	-.176	1.031	.121
370210031071	1.017	1.003	1.004	.794	1.351	-.035	1.014	.108
370210031072	1.011	1.008	.985	.798	1.365	-.221	1.026	.106
370210031073	1.024	1.021	1.015	.784	1.283	-.002	1.008	.098
370210031074	1.008	.981	.996	.816	1.350	-.057	1.011	.089
370210031081	1.016	1.007	1.010	.791	1.274	.002	1.006	.082
370210032011	1.019	.983	.999	.736	1.350	-.028	1.020	.121
370210032021	1.004	.999	.989	.774	1.217	-.019	1.015	.087
370210032022	1.045	.984	1.027	.752	1.377	-.035	1.017	.144
370210032023	.989	.961	.991	.817	1.261	.037	.998	.079
370210032024	1.003	.968	.967	.805	1.391	-.110	1.038	.096
370210032031	1.021	1.013	1.019	.745	1.330	.065	1.001	.129
370210032032	1.017	1.065	1.028	.771	1.279	.078	.990	.113
370210032033	1.000	.990	.993	.721	1.369	-.001	1.006	.090
370210032041	1.014	.983	.976	.759	1.381	-.085	1.039	.112
370210032042	1.006	.985	.998	.758	1.445	-.019	1.008	.105
370210032043	1.030	1.018	1.009	.697	1.524	-.032	1.021	.125
370210032051	1.037	1.035	.998	.703	1.623	-.050	1.039	.128
Overall	1.015	1.004	.998	.664	1.723	-.036	1.016	.106

RATIO STATS MVALUE WITH TASP BY DEVCLASS/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

**Ratio Statistics****Case Processing Summary**

		Count	Percent
DevClass	Rural	582	7.0%
	Suburban	6628	80.1%
	Urban	1068	12.9%
Overall		8278	100.0%
Excluded		95	
Total		8373	

**Ratio Statistics for MValue / TASP**

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
Rural	1.021	1.005	.996	.664	1.723	-.069	1.025	.119
Suburban	1.015	1.004	.998	.664	1.572	-.032	1.017	.106
Urban	1.010	1.006	.998	.724	1.381	-.041	1.012	.092
Overall	1.015	1.004	.998	.664	1.723	-.036	1.016	.106

RATIO STATS MVALUE WITH TASP BY SYEAR/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

**Ratio Statistics**

**Case Processing Summary**

		Count	Percent
SYear	2020	2015	24.3%
	2021	2525	30.5%
	2022	2124	25.7%
	2023	1614	19.5%
Overall		8278	100.0%
Excluded		95	
Total		8373	

**Ratio Statistics for MValue / TASP**

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
2020	1.016	1.006	1.000	.666	1.703	-.047	1.017	.101
2021	1.013	1.000	.998	.664	1.519	-.031	1.015	.106
2022	1.014	1.004	.996	.664	1.723	-.037	1.018	.109
2023	1.016	1.007	.999	.675	1.623	-.027	1.016	.106
Overall	1.015	1.004	.998	.664	1.723	-.036	1.016	.106

RATIO STATS MVALUE WITH TASP BY SPROPERTYTYPE/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

**Ratio Statistics****Case Processing Summary**

		Count	Percent
SPropertyType	2S	1570	19.0%
	3S	20	0.2%

	Cc	792	9.6%
	Co	183	2.2%
	Ls	40	0.5%
	Mh	595	7.2%
	Mo	332	4.0%
	Ra	3892	47.0%
	Sp	26	0.3%
	To	822	9.9%
	Un	6	0.1%
Overall		8278	100.0%
Excluded		95	
Total		8373	

**Ratio Statistics for MValue / TASP**

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
2S	1.019	1.011	1.006	.683	1.478	-.023	1.012	.099
3S	1.021	1.053	1.021	.675	1.232	.041	1.000	.100
Cc	1.011	1.001	.991	.679	1.623	-.052	1.020	.103
Co	1.019	1.010	1.001	.790	1.307	-.062	1.018	.088
Ls	.984	.987	.992	.702	1.310	.112	.992	.137
Mh	1.023	.971	.984	.719	1.723	-.269	1.040	.158
Mo	1.017	.998	1.002	.729	1.435	-.076	1.015	.114
Ra	1.011	1.002	.995	.664	1.593	-.056	1.016	.103
Sp	1.036	1.006	1.038	.826	1.332	.069	.998	.101
To	1.021	1.021	1.005	.664	1.432	-.060	1.016	.091
Un	1.008	1.036	.998	.823	1.110	-.028	1.010	.087
Overall	1.015	1.004	.998	.664	1.723	-.036	1.016	.106

RATIO STATS MVALUE WITH TASP BY SSize/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

**Ratio Statistics****Case Processing Summary**

		Count	Percent
SSize	Smallest	622	7.5%
	Small	1704	20.6%
	Average	3162	38.2%
	Large	2232	27.0%
	Largest	558	6.7%
Overall		8278	100.0%
Excluded		95	
Total		8373	

**Ratio Statistics for MValue / TASP**

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
Smallest	1.016	1.001	.998	.702	1.548	-.109	1.018	.113
Small	1.017	.999	.997	.664	1.723	-.133	1.020	.110
Average	1.014	1.007	1.003	.666	1.703	-.037	1.011	.100
Large	1.012	1.003	.996	.664	1.572	-.066	1.017	.104
Largest	1.018	1.005	.994	.675	1.478	-.061	1.024	.118
Overall	1.015	1.004	.998	.664	1.723	-.036	1.016	.106

RATIO STATS MVALUE WITH TASP BY SPhysicalCondition/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

**Ratio Statistics**

**Case Processing Summary**

		Count	Percent
SPhysicalCondition	FAIR	50	0.6%
	GOOD	1570	19.0%
	NORMAL	5611	67.8%
	POOR	6	0.1%
	RENOVATED	1041	12.6%
Overall		8278	100.0%
Excluded		95	
Total		8373	

**Ratio Statistics for MValue / TASP**

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
FAIR	.983	.960	.950	.725	1.300	-.100	1.035	.125
GOOD	1.010	.998	.999	.666	1.519	-.017	1.011	.109
NORMAL	1.016	1.005	.997	.664	1.723	-.046	1.019	.105
POOR	1.010	1.026	1.006	.813	1.126	-.007	1.004	.066
RENOVATE D	1.017	1.009	1.006	.664	1.623	-.022	1.011	.102
Overall	1.015	1.004	.998	.664	1.723	-.036	1.016	.106

RATIO STATS MVALUE WITH TASP BY SQUALITY/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

**Ratio Statistics**

**Case Processing Summary**

		Count	Percent
SQuality	AVG	5661	68.4%
	CUST	2370	28.6%
	EXCEP	18	0.2%
	FAIR	53	0.6%
	LUXUR	3	0.0%
	SUPR	173	2.1%
Overall		8278	100.0%
Excluded		95	
Total		8373	

**Ratio Statistics for MValue / TASP**

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
AVG	1.013	1.000	.997	.666	1.723	-.070	1.016	.107
CUST	1.014	1.007	.996	.664	1.556	-.095	1.019	.099
EXCEP	1.005	.987	.967	.720	1.342	-.329	1.039	.145
FAIR	1.046	1.018	.999	.716	1.447	-.089	1.047	.163
LUXUR	1.029	1.021	.998	.897	1.169	-.259	1.031	.089
SUPR	1.061	1.060	1.029	.675	1.416	-.157	1.031	.122
Overall	1.015	1.004	.998	.664	1.723	-.036	1.016	.106

RATIO STATS MVALUE WITH TASP BY S<sub>Era</sub>/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

**Ratio Statistics**

**Case Processing Summary**

		Count	Percent
SEra	Pre 1945	1057	12.8%
	1946 to 1965	1161	14.0%
	1966 to 1985	820	9.9%
	1986 to 2005	1917	23.2%
	Post 2005	3323	40.1%
Overall		8278	100.0%
Excluded		95	
Total		8373	

**Ratio Statistics for MValue / TASP**

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
Pre 1945	1.016	1.003	1.000	.666	1.494	-.045	1.017	.108
1946 to 1965	1.010	.996	.993	.664	1.536	-.060	1.018	.115
1966 to 1985	1.008	.999	.991	.666	1.623	-.053	1.017	.107
1986 to 2005	1.013	.988	.998	.715	1.723	-.029	1.015	.120
Post 2005	1.018	1.014	1.000	.664	1.510	-.040	1.018	.093
Overall	1.015	1.004	.998	.664	1.723	-.036	1.016	.106

RATIO STATS MVALUE WITH TASP BY PRICE\_CLASS/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

**Ratio Statistics****Case Processing Summary**



		Count	Percent
Price_Class	Below 230k	1007	12.2%
	230k to 275k	950	11.5%
	275k to 315k	1068	12.9%
	315k to 350k	1012	12.2%
	350k to 400k	1083	13.1%
	400k to 450k	887	10.7%
	450k to 520k	701	8.5%
	520k to 625k	693	8.4%
	625k to 815k	573	6.9%
	815k+	304	3.7%
Overall		8278	100.0%
Excluded		95	
Total		8373	

## Ratio Statistics for MValue / TASP

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential	Coefficient of Dispersion
Below 230k	1.094	1.074	1.076	.739	1.723	-.068	1.017	.128
230k to 275k	1.030	1.022	1.029	.716	1.475	.202	1.002	.101
275k to 315k	1.022	1.020	1.021	.702	1.493	.188	1.001	.095
315k to 350k	1.021	1.018	1.019	.725	1.446	.178	1.001	.092
350k to 400k	1.006	.996	1.004	.674	1.536	.169	1.003	.098
400k to 450k	1.007	1.000	1.005	.664	1.387	.211	1.001	.098
450k to 520k	.991	.986	.990	.666	1.387	.204	1.002	.098
520k to 625k	.977	.972	.975	.675	1.381	.156	1.002	.095
625k to 815k	.959	.952	.957	.664	1.392	.200	1.002	.100
815k+	.952	.923	.947	.675	1.416	.066	1.005	.127
Overall	1.015	1.004	.998	.664	1.723	-.036	1.016	.106

RATIO STATS MVALUE WITH TASP BY RACECLASS/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

## Ratio Statistics

## Case Processing Summary

	Count	Percent
RaceClass	33	0.4%
LE 20% Non-White	6234	75.3%
GT 20% to 40% Non-White	1706	20.6%
GT 40% to 70% Non-White	292	3.5%
GT 70% to 90% Non-White	13	0.2%
Overall	8278	100.0%
Excluded	95	
Total	8373	

## Ratio Statistics for MValue / TASP

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential
	1.008	1.031	.995	.825	1.262	-.118	1.013
LE 20% Non-White	1.012	1.000	.996	.664	1.723	-.036	1.017
GT 20% to 40% Non-White	1.024	1.019	1.007	.679	1.572	-.035	1.016
GT 40% to 70% Non-White	1.010	1.003	.997	.723	1.494	-.042	1.013
GT 70% to 90% Non-White	1.067	1.139	1.054	.818	1.383	-.015	1.012
Overall	1.015	1.004	.998	.664	1.723	-.036	1.016

## Ratio Statistics for MValue / TASP

Group	Coefficient of Dispersion
	.089
LE 20% Non-White	.107

# RATIO STUDY REPORT – BUNCOMBE COUNTY NORTH CAROLINA JUNE 2024

GT 20% to 40% Non-White	.100
GT 40% to 70% Non-White	.096
GT 70% to 90% Non-White	.111
Overall	.106

RATIO STATS MVALUE WITH TASP BY INCOMECLASS/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

## Ratio Statistics

### Case Processing Summary

	Count	Percent
IncomeClass	33	0.4%
0	358	4.3%
LT \$47,000	1180	14.3%
\$47,000 to \$61999	1341	16.2%
\$62,000 to \$71,999	2109	25.5%
\$72,000 to \$90,000	1525	18.4%
GT \$90,000	1732	20.9%
Overall	8278	100.0%
Excluded	95	
Total	8373	

### Ratio Statistics for MValue / TASP

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Bias	Price Related Differential
	1.008	1.031	.995	.825	1.262	-.118	1.013
0	1.015	1.007	1.003	.704	1.499	-.033	1.012

# RATIO STUDY REPORT – BUNCOMBE COUNTY NORTH CAROLINA JUNE 2024

LT \$47,000	1.009	.995	.991	.666	1.623	-.054	1.019
\$47,000 to \$61999	1.013	1.003	.998	.664	1.703	-.040	1.014
\$62,000 to \$71,999	1.010	1.000	.994	.666	1.723	-.053	1.017
\$72,000 to \$90,000	1.014	1.000	.996	.664	1.556	-.048	1.018
GT \$90,000	1.025	1.018	1.006	.675	1.538	-.027	1.019
Overall	1.015	1.004	.998	.664	1.723	-.036	1.016

## Ratio Statistics for MValue / TASP

Group	Coefficient of Dispersion
	.089
0	.090
LT \$47,000	.108
\$47,000 to \$61999	.102
\$62,000 to \$71,999	.109
\$72,000 to \$90,000	.106
GT \$90,000	.105
Overall	.106

RATIO STATS MVALUE WITH TASP BY RACEINCOMECLASS/PRINT=MEDIAN MEAN WGTMEAN MIN MAX PRD PRB COD.

## Ratio Statistics

### Case Processing Summary

	Count	Percent
RaceIncomeClass	33	0.4%
10	254	3.1%
LE 20% Non-White and LT	665	8.0%

	\$47,000		
	LE 20% Non-White and \$47,000 to \$61,999	1015	12.3%
	LE 20% Non-White and \$62,000 to \$71,999	1740	21.0%
	LE 20% Non-White and \$72,000 to \$90,000	1304	15.8%
	LE 20% Non-White and GT \$90,000	1256	15.2%
	20	74	0.9%
	GT 20% to 40% Non-White and LT \$47,000	407	4.9%
	GT 20% to 40% Non-White and \$47,000 to \$61,999	270	3.3%
	GT 20% to 40% Non-White and \$62,000 to \$71,999	258	3.1%
	GT 20% to 40% Non-White and \$72,000 to \$90,000	221	2.7%
	GT 20% to 40% Non-White and GT \$90,000	476	5.8%
	30	30	0.4%
	GT 40% to 70% Non-White and LT \$47,000	108	1.3%
	GT 40% to 70% Non-White and \$47,000 to \$61,999	43	0.5%
	GT 40% to 70% Non-White and \$62,000 to \$71,999	111	1.3%
	GT 70% to 90% Non-White and \$47,000 to \$61,999	13	0.2%
Overall		8278	100.0%
Excluded		95	
Total		8373	

## Ratio Statistics for MValue / TASP

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related	Price Related
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						Bias	Differential
	1.008	1.031	.995	.825	1.262	-.118	1.013
10	1.010	1.004	1.001	.791	1.499	-.031	1.009
LE 20% Non-White and LT \$47,000	1.012	.989	.988	.666	1.623	-.063	1.024
LE 20% Non-White and \$47,000 to \$61,999	1.013	1.004	.999	.664	1.703	-.037	1.014
LE 20% Non-White and \$62,000 to \$71,999	1.009	.999	.992	.666	1.723	-.053	1.017
LE 20% Non-White and \$72,000 to \$90,000	1.012	.997	.993	.664	1.556	-.046	1.019
LE 20% Non-White and GT \$90,000	1.017	1.004	1.002	.675	1.538	-.018	1.015
20	1.029	1.026	1.006	.704	1.417	-.058	1.023
GT 20% to 40% Non-White and LT \$47,000	1.005	1.003	.995	.716	1.535	-.027	1.011
GT 20% to 40% Non-White and \$47,000 to \$61,999	1.010	1.003	.997	.738	1.572	-.069	1.013
GT 20% to 40% Non-White and \$62,000 to \$71,999	1.018	1.003	1.002	.758	1.572	-.064	1.016
GT 20% to 40% Non-White and \$72,000 to \$90,000	1.028	1.021	1.013	.761	1.368	-.070	1.015
GT 20% to 40% Non-White and GT \$90,000	1.047	1.043	1.019	.679	1.408	-.051	1.028
30	1.023	1.023	1.005	.784	1.225	-.071	1.017
GT 40% to 70% Non-White and LT \$47,000	1.007	1.004	.992	.723	1.494	-.092	1.015
GT 40% to 70% Non-White and \$47,000 to \$61,999	.999	.969	.981	.756	1.489	-.071	1.018
GT 40% to 70% Non-White and \$62,000 to \$71,999	1.013	1.008	1.004	.756	1.291	-.017	1.010
GT 70% to 90% Non-White and \$47,000 to \$61,999	1.067	1.139	1.054	.818	1.383	-.015	1.012
Overall	1.015	1.004	.998	.664	1.723	-.036	1.016

## Ratio Statistics for MValue / TASP

Group	Coefficient of Dispersion
	.089
10	.078
LE 20% Non-White and LT \$47,000	.116
LE 20% Non-White and \$47,000 to \$61,999	.103
LE 20% Non-White and \$62,000 to \$71,999	.110
LE 20% Non-White and \$72,000 to \$90,000	.107
LE 20% Non-White and GT \$90,000	.108
20	.123
GT 20% to 40% Non-White and LT \$47,000	.097
GT 20% to 40% Non-White and \$47,000 to \$61,999	.096
GT 20% to 40% Non-White and \$62,000 to \$71,999	.107
GT 20% to 40% Non-White and \$72,000 to \$90,000	.098
GT 20% to 40% Non-White and GT \$90,000	.094
30	.103
GT 40% to 70% Non-White and LT \$47,000	.096
GT 40% to 70% Non-White and \$47,000 to \$61,999	.102
GT 40% to 70% Non-White and \$62,000 to \$71,999	.090
GT 70% to 90% Non-White and \$47,000 to \$61,999	.111
Overall	.106

\*Median: 0.998 Price Related Differential: 1.020 PRB:-.030 Coefficient of Dispersion: 0.108

\*Median: 1.004 Price Related Differential: 1.016 PRB:-.036 Coefficient of Dispersion: 0.106

\*Measure accuracy of values.

COMPUTE WITHIN10MOD=0.

IF (MODRatio LE 1.1) AND (MODRatio GE .9) WITHIN10MOD=1.

COMPUTE WITHIN20MOD=0.

IF (MODRatio LE 1.2) AND (MODRatio GE .8) WITHIN20MOD=1.

COMPUTE WITHIN50MOD=0.

IF (MODRatio LE 1.5) AND (MODRatio GE .5) WITHIN50MOD=1.

FREQ WITHIN10MOD WITHIN20MOD WITHIN50MOD.

## Frequencies

		Statistics		
		WITHIN10MOD	WITHIN20MOD	WITHIN50MOD
N	Valid	8373	8373	8373
	Missing	0	0	0

## Frequency Table

WITHIN10MOD			
Frequency	Percent	Valid Percent	Cumulative Percent



Valid	0	3495	41.7	41.7	41.7
	1	4878	58.3	58.3	100.0
	Total	8373	100.0	100.0	

**WITHIN20MOD**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	0	1113	13.3	13.3	13.3
	1	7260	86.7	86.7	100.0
	Total	8373	100.0	100.0	

**WITHIN50MOD**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	0	116	1.4	1.4	1.4
	1	8257	98.6	98.6	100.0
	Total	8373	100.0	100.0	

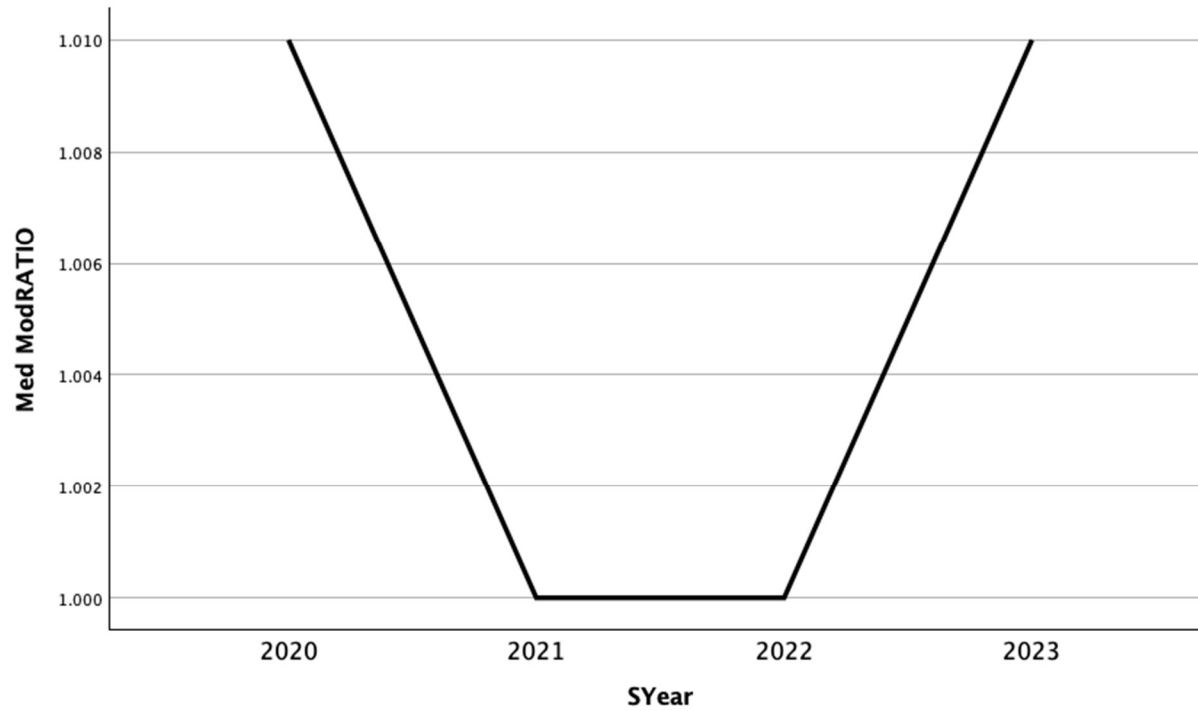
\*53.2/ 80.0 / 92.7.

\*58.3 / 86.7 / 98.6.

GRAPH

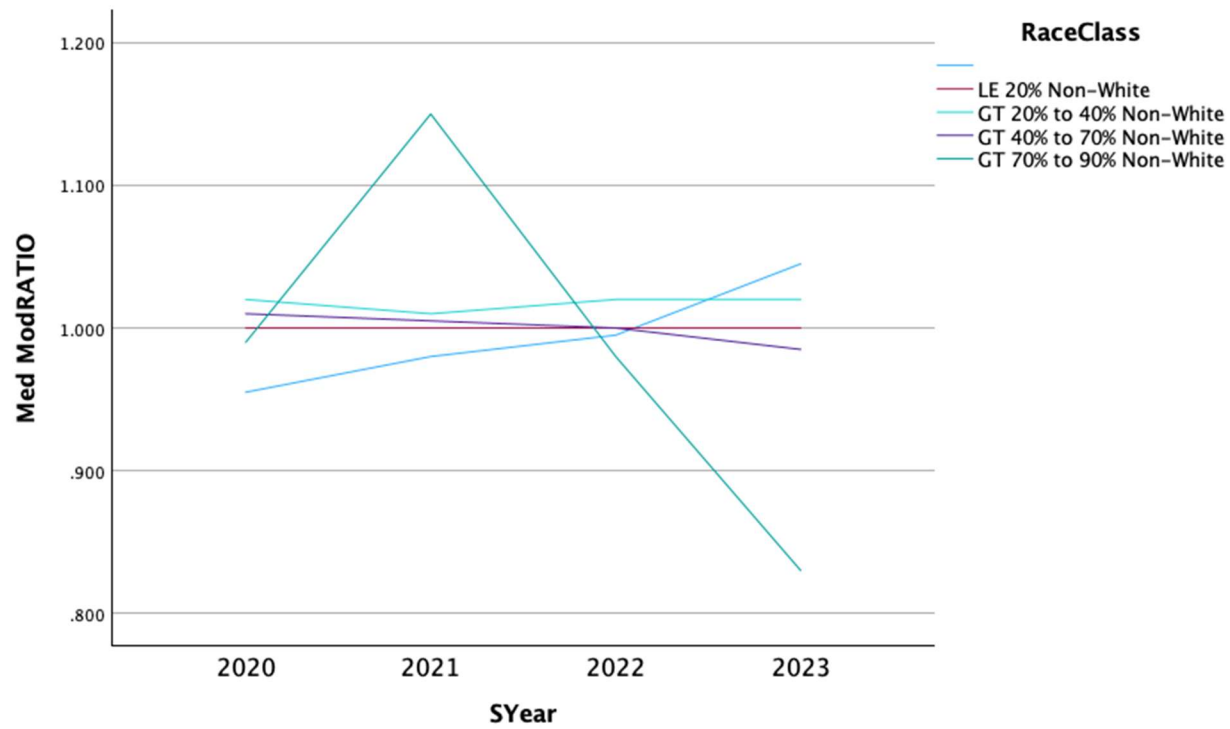
/LINE=MED(modRatio) BY SYear.

**Graph**



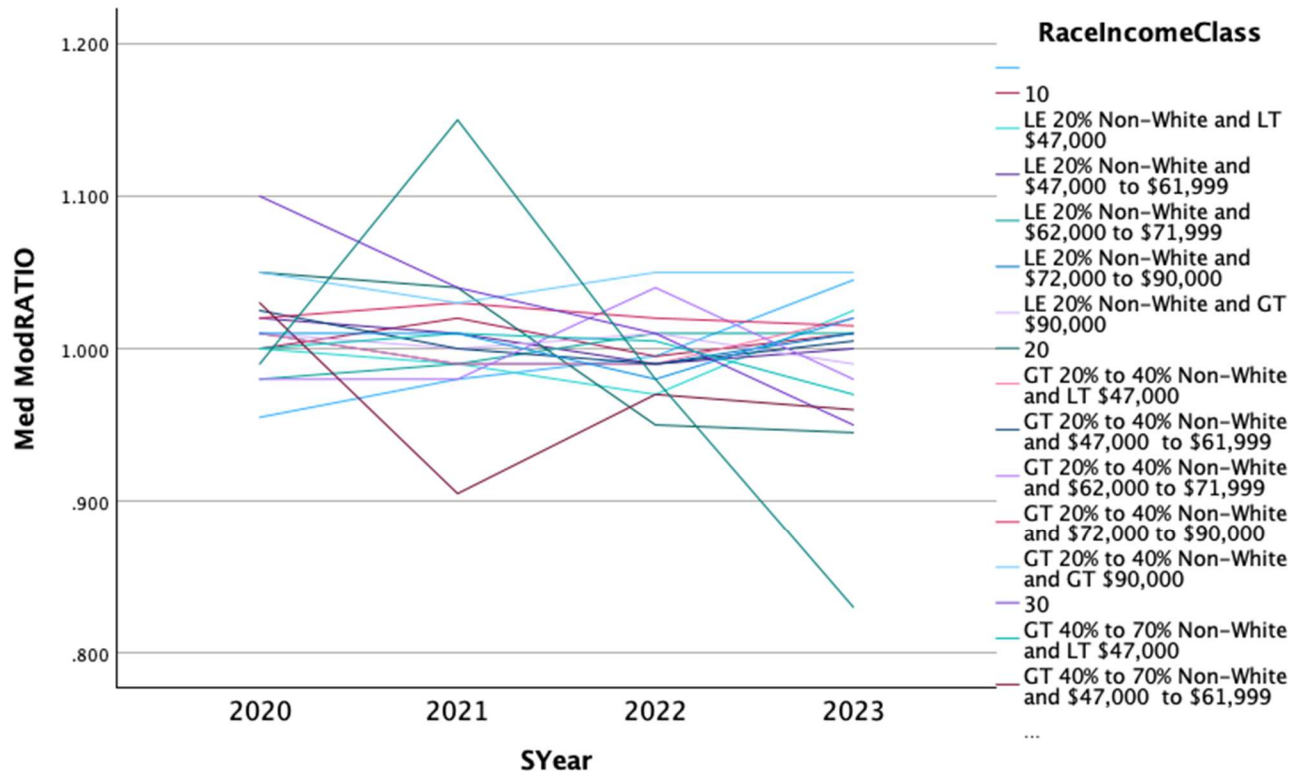
GRAPH  
/LINE (MULTIPLE) =MED (ModRatio) BY SYear BY RaceClass.

Graph



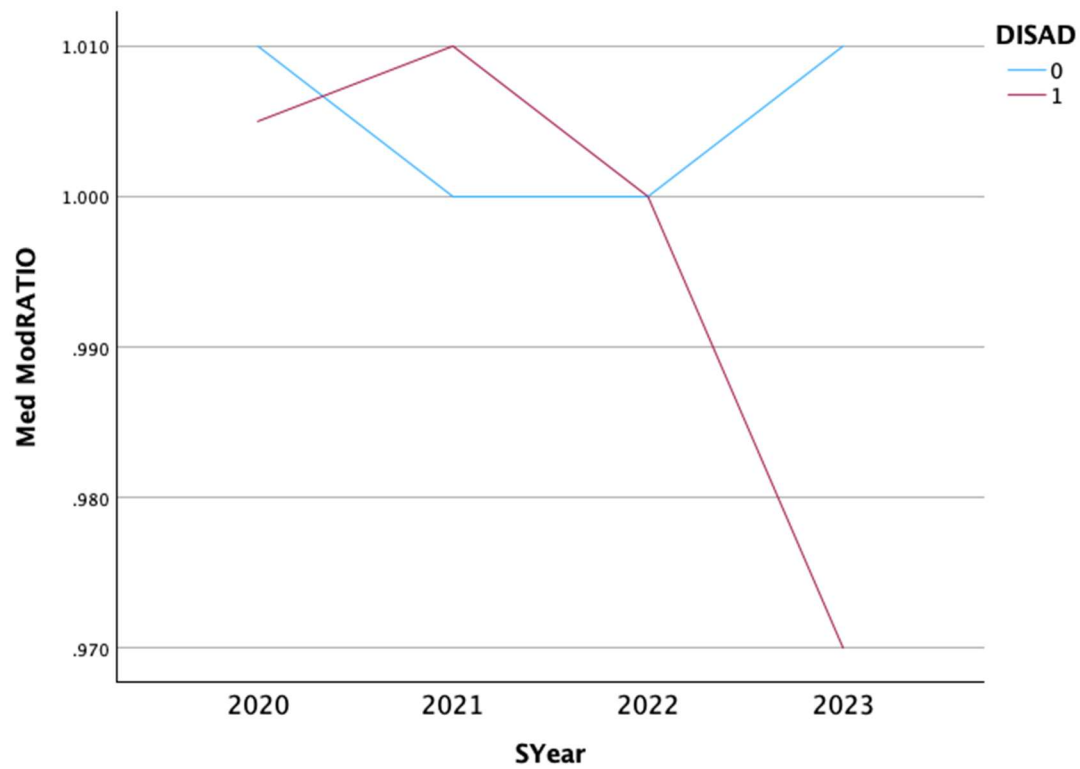
GRAPH  
/LINE (MULTIPLE) = MED (ModRatio) BY SYear BY RaceIncomeClass.

Graph



GRAPH  
/LINE (MULTIPLE) =MED (ModRatio) BY SYear BY DISAD.

Graph



\*Examine distribution of errors.

```
CROSSTABS /TABLES=RaceClass BY MRatioClass
/FORMAT=AVALUE TABLES
/CELLS=COUNT ROW
/COUNT ROUND CELL.
```

### Crosstabs

**Case Processing Summary**

	Valid		Cases Missing		Total	
	N	Percent	N	Percent	N	Percent
RaceClass * MRATIOCLASS	8373	100.0%	0	0.0%	8373	100.0%

**RaceClass \* MRATIOCLASS Crosstabulation**

		MRATIOCLASS				
		0	1	2	3	4
RaceClass	Count	0	5	7	9	5
	% within RaceClass	0.0%	15.2%	21.2%	27.3%	15.2%
LE 20% Non-White	Count	93	1315	819	1887	774
	% within RaceClass	1.5%	20.8%	12.9%	29.8%	12.2%
GT 20% to 40% Non-White	Count	2	276	254	501	238
	% within RaceClass	0.1%	16.2%	14.9%	29.3%	13.9%
GT 40% to 70% Non-White	Count	0	49	51	90	39
	% within RaceClass	0.0%	16.8%	17.5%	30.8%	13.4%
GT 70% to 90% Non-White	Count	0	2	2	2	0
	% within RaceClass	0.0%	15.4%	15.4%	15.4%	0.0%
Total	Count	95	1647	1133	2489	1056
	% within RaceClass	1.1%	19.7%	13.5%	29.7%	12.6%

**RaceClass \* MRATIOCLASS Crosstabulation**

		MRATIOCLASS	Total
		5	
RaceClass	Count	7	33
	% within RaceClass	21.2%	100.0%
LE 20% Non-White	Count	1439	6327
	% within RaceClass	22.7%	100.0%
GT 20% to 40% Non-White	Count	437	1708

	% within RaceClass	25.6%	100.0%
GT 40% to 70% Non-White	Count	63	292
	% within RaceClass	21.6%	100.0%
GT 70% to 90% Non-White	Count	7	13
	% within RaceClass	53.8%	100.0%
Total	Count	1953	8373
	% within RaceClass	23.3%	100.0%

```

CROSSTABS /TABLES=IncomeClass BY MRatioClass
/FORMAT=AVALUE TABLES
/CELLS=COUNT ROW
/COUNT ROUND CELL.

```

## Crosstabs

### Case Processing Summary

	Valid		Cases Missing		Total	
	N	Percent	N	Percent	N	Percent
IncomeClass * MRATIOCLASS	8373	100.0%	0	0.0%	8373	100.0%

### IncomeClass \* MRATIOCLASS Crosstabulation

		MRATIOCLASS				
		0	1	2	3	4
IncomeClass	Count	0	5	7	9	5
	% within IncomeClass	0.0%	15.2%	21.2%	27.3%	15.2%
0	Count	0	57	47	130	52

	% within IncomeClass	0.0%	15.9%	13.1%	36.3%	14.5%
LT \$47,000	Count	19	259	158	364	137
	% within IncomeClass	1.6%	21.6%	13.2%	30.4%	11.4%
\$47,000 to \$61,999	Count	15	252	202	419	165
	% within IncomeClass	1.1%	18.6%	14.9%	30.9%	12.2%
\$62,000 to \$71,999	Count	16	471	271	601	275
	% within IncomeClass	0.8%	22.2%	12.8%	28.3%	12.9%
\$72,000 to \$90,000	Count	40	294	234	451	184
	% within IncomeClass	2.6%	18.8%	15.0%	28.8%	11.8%
GT \$90,000	Count	5	309	214	515	238
	% within IncomeClass	0.3%	17.8%	12.3%	29.6%	13.7%
Total	Count	95	1647	1133	2489	1056
	% within IncomeClass	1.1%	19.7%	13.5%	29.7%	12.6%

# IncomeClass \* MRATIOCLASS Crosstabulation

		MRATIOCLASS	
		5	Total
IncomeClass	Count	7	33
	% within IncomeClass	21.2%	100.0%
0	Count	72	358
	% within IncomeClass	20.1%	100.0%
LT \$47,000	Count	262	1199
	% within IncomeClass	21.9%	100.0%
\$47,000 to \$61,999	Count	303	1356
	% within IncomeClass	22.3%	100.0%
\$62,000 to \$71,999	Count	491	2125
	% within IncomeClass	23.1%	100.0%
\$72,000 to \$90,000	Count	362	1565
	% within IncomeClass	23.1%	100.0%
GT \$90,000	Count	456	1737
	% within IncomeClass	26.3%	100.0%
Total	Count	1953	8373
	% within IncomeClass	23.3%	100.0%



CROSSTABS /TABLES=RaceIncomeClass BY MRatioClass  
 /FORMAT=AVALUE TABLES  
 /CELLS=COUNT ROW  
 /COUNT ROUND CELL.

## Crosstabs

### Case Processing Summary

	Valid		Cases Missing		Total	
	N	Percent	N	Percent	N	Percent
RaceIncomeClass * MRATIOCLASS	8373	100.0%	0	0.0%	8373	100.0%

### RaceIncomeClass \* MRATIOCLASS Crosstabulation

		MRATIOCLASS					
		0	1	2	3	4	
RaceIncomeClass	Count	0	5	7	9	5	
	% within RaceIncomeClass	0.0%	15.2%	21.2%	27.3%	15.2%	
	10	Count	0	38	26	110	42
	% within RaceIncomeClass	0.0%	15.0%	10.2%	43.3%	16.5%	
	LE 20% Non-White and LT \$47,000	Count	19	155	79	211	63
	% within RaceIncomeClass	2.8%	22.7%	11.5%	30.8%	9.2%	
	LE 20% Non-White and \$47,000 to \$61,999	Count	15	194	143	319	126
	% within RaceIncomeClass	1.5%	18.8%	13.9%	31.0%	12.2%	
	LE 20% Non-White and \$62,000 to \$71,999	Count	14	407	210	499	225
	% within RaceIncomeClass	0.8%	23.2%	12.0%	28.4%	12.8%	
	LE 20% Non-White and	Count	40	261	200	383	154

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	\$72,000 to \$90,000	% within RaceIncomeClass	3.0%	19.4%	14.9%	28.5%	11.5%
	LE 20% Non-White and GT \$90,000	Count	5	260	161	365	164
		% within RaceIncomeClass	0.4%	20.6%	12.8%	28.9%	13.0%
	20	Count	0	15	14	13	7
		% within RaceIncomeClass	0.0%	20.3%	18.9%	17.6%	9.5%
	GT 20% to 40% Non-White and LT \$47,000	Count	0	85	61	115	58
		% within RaceIncomeClass	0.0%	20.9%	15.0%	28.3%	14.3%
	GT 20% to 40% Non-White and \$47,000 to \$61,999	Count	0	47	49	84	36
		% within RaceIncomeClass	0.0%	17.4%	18.1%	31.1%	13.3%
	GT 20% to 40% Non-White and \$62,000 to \$71,999	Count	2	47	43	71	33
		% within RaceIncomeClass	0.8%	18.1%	16.5%	27.3%	12.7%
	GT 20% to 40% Non-White and \$72,000 to \$90,000	Count	0	33	34	68	30
		% within RaceIncomeClass	0.0%	14.9%	15.4%	30.8%	13.6%
	GT 20% to 40% Non-White and GT \$90,000	Count	0	49	53	150	74
		% within RaceIncomeClass	0.0%	10.3%	11.1%	31.5%	15.5%
	30	Count	0	4	7	7	3
		% within RaceIncomeClass	0.0%	13.3%	23.3%	23.3%	10.0%
	GT 40% to 70% Non-White and LT \$47,000	Count	0	19	18	38	16
		% within RaceIncomeClass	0.0%	17.6%	16.7%	35.2%	14.8%
	GT 40% to 70% Non-White and \$47,000 to \$61,999	Count	0	9	8	14	3
		% within RaceIncomeClass	0.0%	20.9%	18.6%	32.6%	7.0%
	GT 40% to 70% Non-White and \$62,000 to \$71,999	Count	0	17	18	31	17
		% within RaceIncomeClass	0.0%	15.3%	16.2%	27.9%	15.3%
	GT 70% to 90% Non-White and \$47,000 to \$61,999	Count	0	2	2	2	0
		% within RaceIncomeClass	0.0%	15.4%	15.4%	15.4%	0.0%
Total		Count	95	1647	1133	2489	1056
		% within RaceIncomeClass	1.1%	19.7%	13.5%	29.7%	12.6%

RaceIncomeClass \* MRATIOCLASS Crosstabulation

		MRATIOCLASS	
		5	Total
RaceIncomeClass	Count	7	33
	% within RaceIncomeClass	21.2%	100.0%

10	Count	38	254
	% within RaceIncomeClass	15.0%	100.0%
LE 20% Non-White and LT \$47,000	Count	157	684
	% within RaceIncomeClass	23.0%	100.0%
LE 20% Non-White and \$47,000 to \$61,999	Count	233	1030
	% within RaceIncomeClass	22.6%	100.0%
LE 20% Non-White and \$62,000 to \$71,999	Count	399	1754
	% within RaceIncomeClass	22.7%	100.0%
LE 20% Non-White and \$72,000 to \$90,000	Count	306	1344
	% within RaceIncomeClass	22.8%	100.0%
LE 20% Non-White and GT \$90,000	Count	306	1261
	% within RaceIncomeClass	24.3%	100.0%
20	Count	25	74
	% within RaceIncomeClass	33.8%	100.0%
GT 20% to 40% Non-White and LT \$47,000	Count	88	407
	% within RaceIncomeClass	21.6%	100.0%
GT 20% to 40% Non-White and \$47,000 to \$61,999	Count	54	270
	% within RaceIncomeClass	20.0%	100.0%
GT 20% to 40% Non-White and \$62,000 to \$71,999	Count	64	260
	% within RaceIncomeClass	24.6%	100.0%
GT 20% to 40% Non-White and \$72,000 to \$90,000	Count	56	221
	% within RaceIncomeClass	25.3%	100.0%
GT 20% to 40% Non-White and GT \$90,000	Count	150	476
	% within RaceIncomeClass	31.5%	100.0%
30	Count	9	30
	% within RaceIncomeClass	30.0%	100.0%
GT 40% to 70% Non-White and LT \$47,000	Count	17	108
	% within RaceIncomeClass	15.7%	100.0%
GT 40% to 70% Non-White and \$47,000 to \$61,999	Count	9	43
	% within RaceIncomeClass	20.9%	100.0%
GT 40% to 70% Non-White and \$62,000 to \$71,999	Count	28	111
	% within RaceIncomeClass	25.2%	100.0%
GT 70% to 90% Non-White and \$47,000 to \$61,999	Count	7	13
	% within RaceIncomeClass	53.8%	100.0%
Total	Count	1953	8373

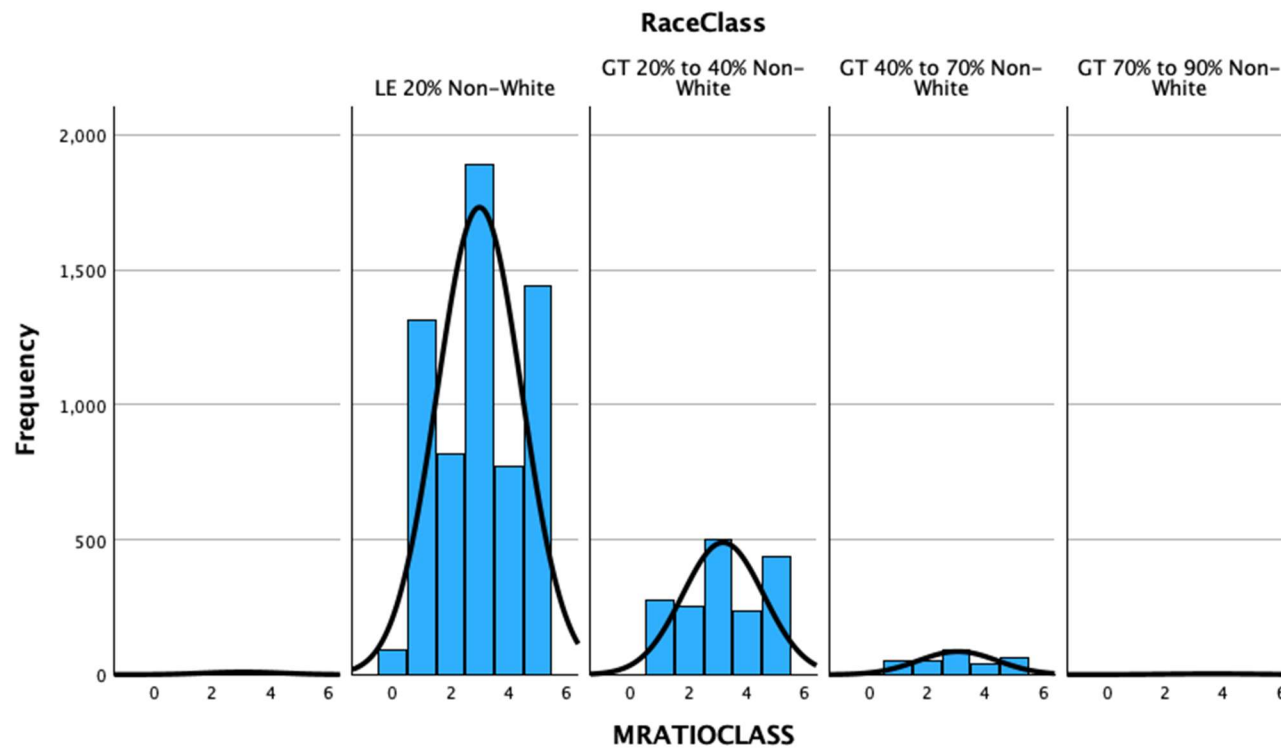
% within RaceIncomeClass	23.3%	100.0%
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GRAPH

/HISTOGRAM(NORMAL)=MRATIOclass

/PANEL COLVAR=RaceClass COLOP=CROSS.

**Graph**



```

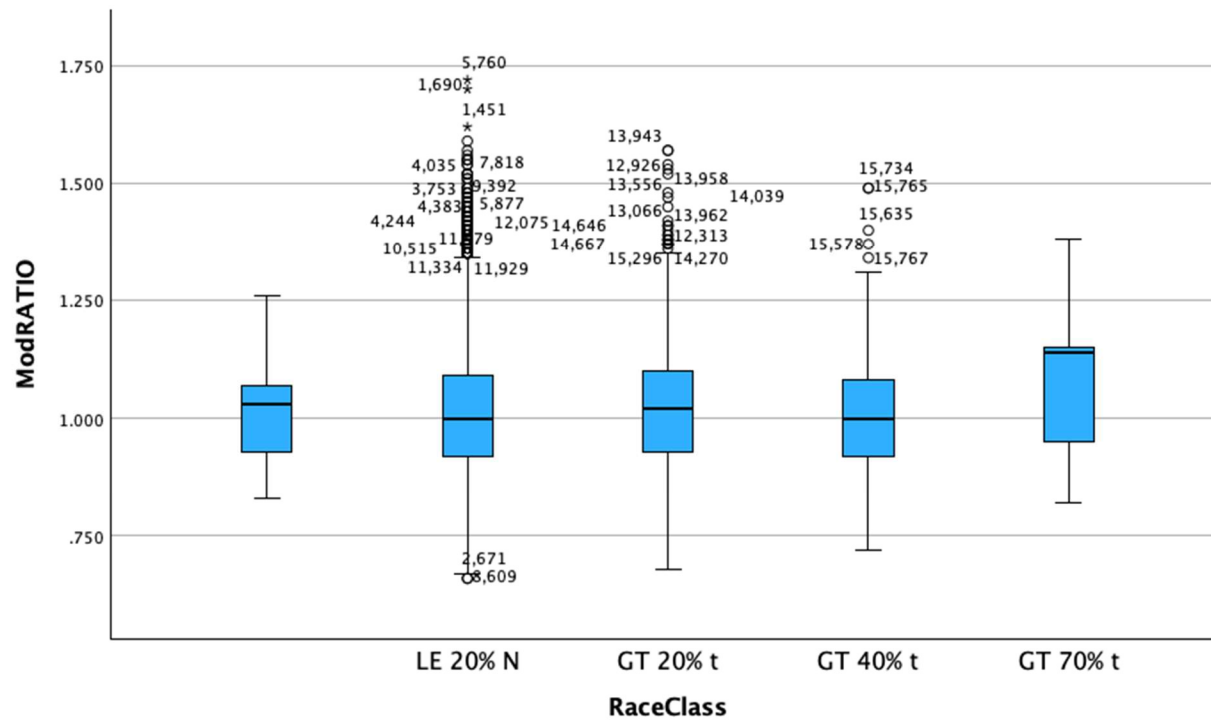
EXAMINE VARIABLES=ModRATIO BY RaceClass
/PLOT=BOXPLOT
/STATISTICS=NONE
/NOTOTAL.
    
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**Explore**

**RaceClass****Case Processing Summary**

		Valid		Cases Missing		Total	
RaceClass		N	Percent	N	Percent	N	Percent
ModRATIO		33	100.0%	0	0.0%	33	100.0%
	LE 20% Non-White	6234	98.5%	93	1.5%	6327	100.0%
	GT 20% to 40% Non-White	1706	99.9%	2	0.1%	1708	100.0%
	GT 40% to 70% Non-White	292	100.0%	0	0.0%	292	100.0%
	GT 70% to 90% Non-White	13	100.0%	0	0.0%	13	100.0%

**ModRATIO**



```
EXAMINE VARIABLES=ModRATIO BY IncomeClass
/PLOT=BOXPLOT
/STATISTICS=NONE
/NOTOTAL.
```

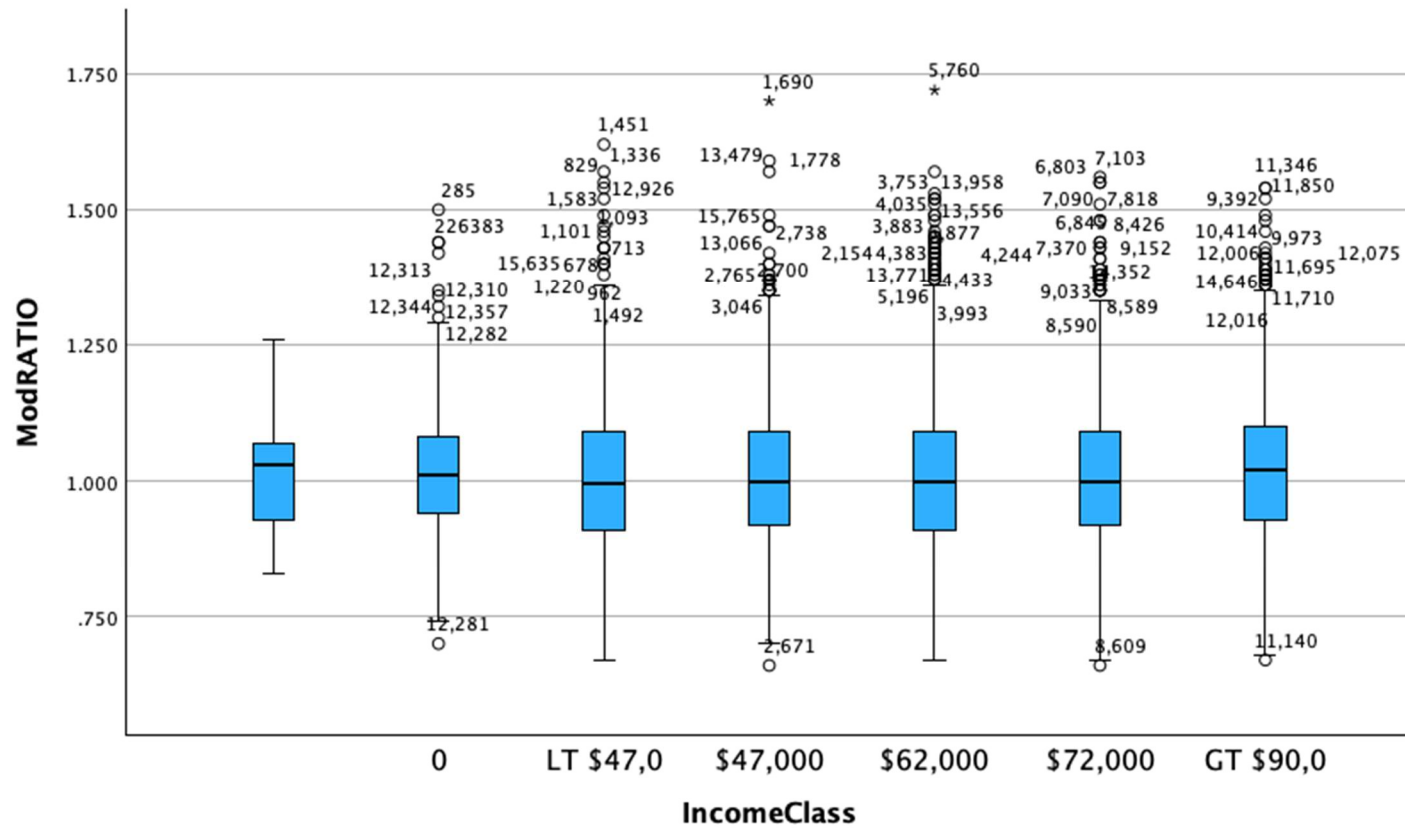
Explore

**IncomeClass****Case Processing Summary**

		Valid		Cases Missing		Total	
IncomeClass		N	Percent	N	Percent	N	Percent
ModRATIO		33	100.0%	0	0.0%	33	100.0%
	0	358	100.0%	0	0.0%	358	100.0%
	LT \$47,000	1180	98.4%	19	1.6%	1199	100.0%
	\$47,000 to \$61,999	1341	98.9%	15	1.1%	1356	100.0%
	\$62,000 to \$71,999	2109	99.2%	16	0.8%	2125	100.0%
	\$72,000 to \$90,000	1525	97.4%	40	2.6%	1565	100.0%
	GT \$90,000	1732	99.7%	5	0.3%	1737	100.0%

**ModRATIO**





```
EXAMINE VARIABLES=ModRATIO BY RaceIncomeClass
/PLOT=BOXPLOT
/STATISTICS=NONE
/NOTOTAL.
```

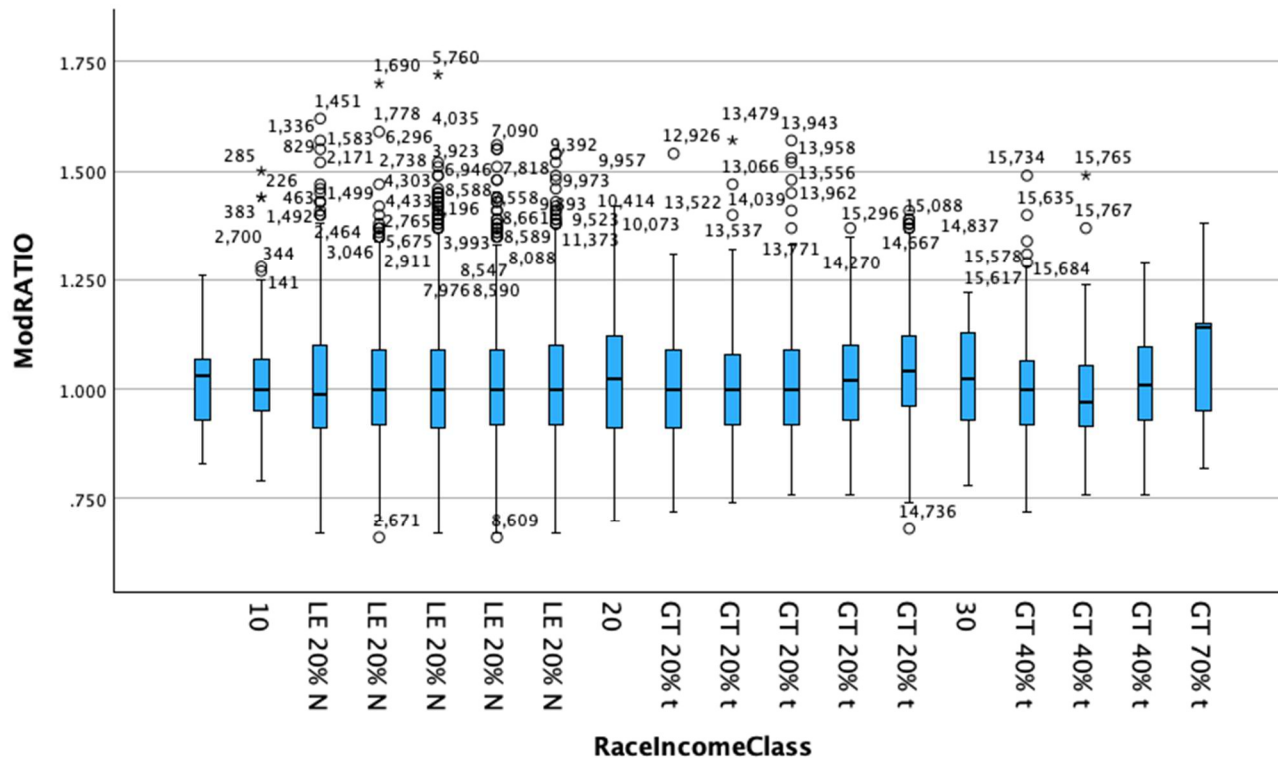
Explore

**RaceIncomeClass****Case Processing Summary**

ModRATIO	RaceIncomeClass	Valid		Cases Missing		Total	
		N	Percent	N	Percent	N	Percent
		33	100.0%	0	0.0%	33	100.0%
	10	254	100.0%	0	0.0%	254	100.0%
	LE 20% Non-White and LT \$47,000	665	97.2%	19	2.8%	684	100.0%
	LE 20% Non-White and \$47,000 to \$61,999	1015	98.5%	15	1.5%	1030	100.0%
	LE 20% Non-White and \$62,000 to \$71,999	1740	99.2%	14	0.8%	1754	100.0%
	LE 20% Non-White and \$72,000 to \$90,000	1304	97.0%	40	3.0%	1344	100.0%
	LE 20% Non-White and GT \$90,000	1256	99.6%	5	0.4%	1261	100.0%
	20	74	100.0%	0	0.0%	74	100.0%
	GT 20% to 40% Non-White and LT \$47,000	407	100.0%	0	0.0%	407	100.0%
	GT 20% to 40% Non-White and \$47,000 to \$61,999	270	100.0%	0	0.0%	270	100.0%
	GT 20% to 40% Non-White and \$62,000 to \$71,999	258	99.2%	2	0.8%	260	100.0%
	GT 20% to 40% Non-White and \$72,000 to \$90,000	221	100.0%	0	0.0%	221	100.0%
	GT 20% to 40% Non-White and GT \$90,000	476	100.0%	0	0.0%	476	100.0%
	30	30	100.0%	0	0.0%	30	100.0%

GT 40% to 70% Non-White and LT \$47,000	108	100.0%	0	0.0%	108	100.0%
GT 40% to 70% Non-White and \$47,000 to \$61,999	43	100.0%	0	0.0%	43	100.0%
GT 40% to 70% Non-White and \$62,000 to \$71,999	111	100.0%	0	0.0%	111	100.0%
GT 70% to 90% Non-White and \$47,000 to \$61,999	13	100.0%	0	0.0%	13	100.0%

## ModRATIO



\*\*\*\*\*

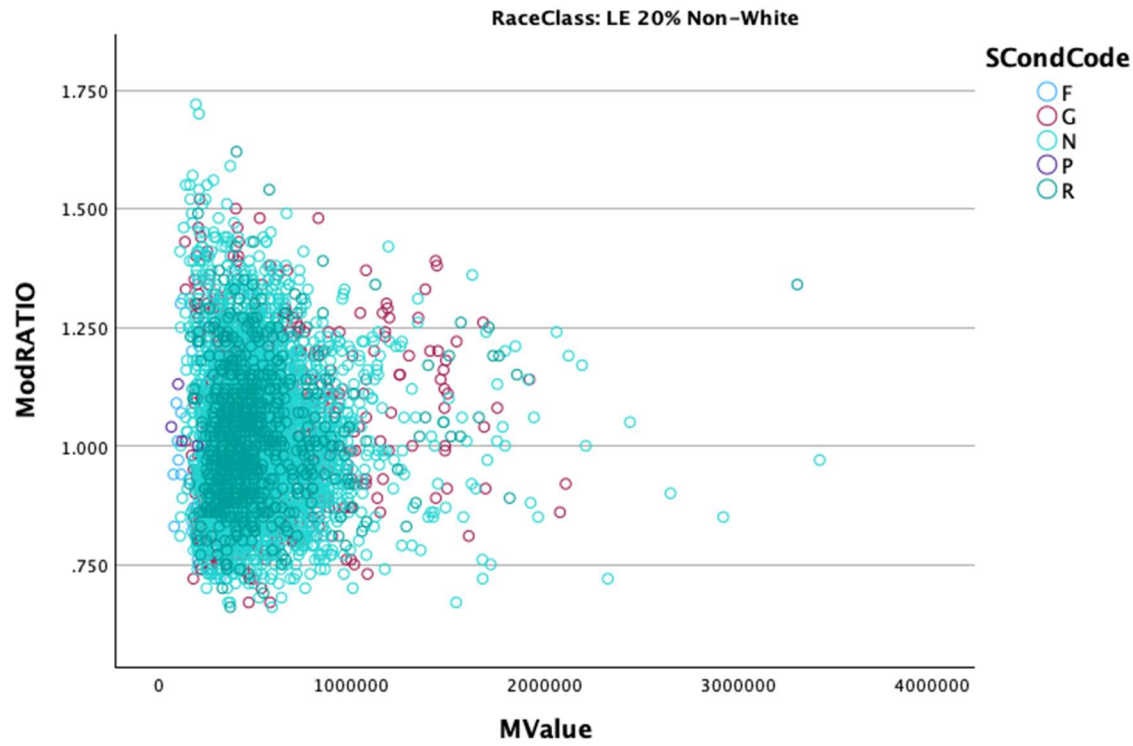
\*SCATTERPLOTS OF RATIOS BY DEMOGRAPHICS.

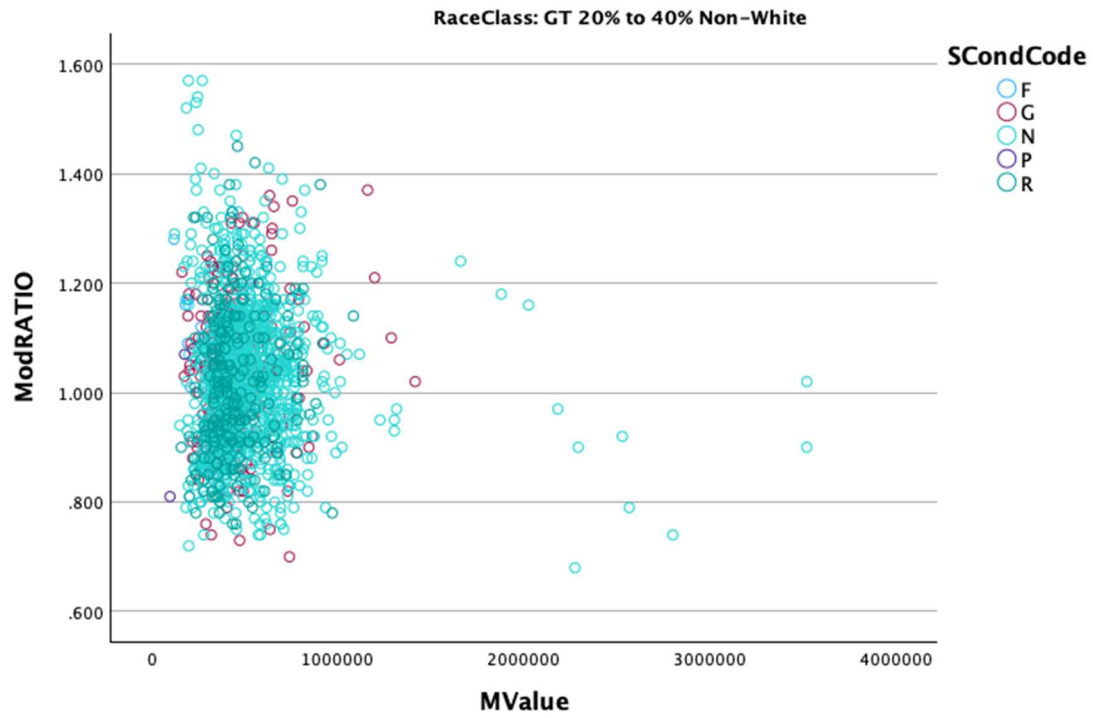
SORT CASES BY RaceClass.

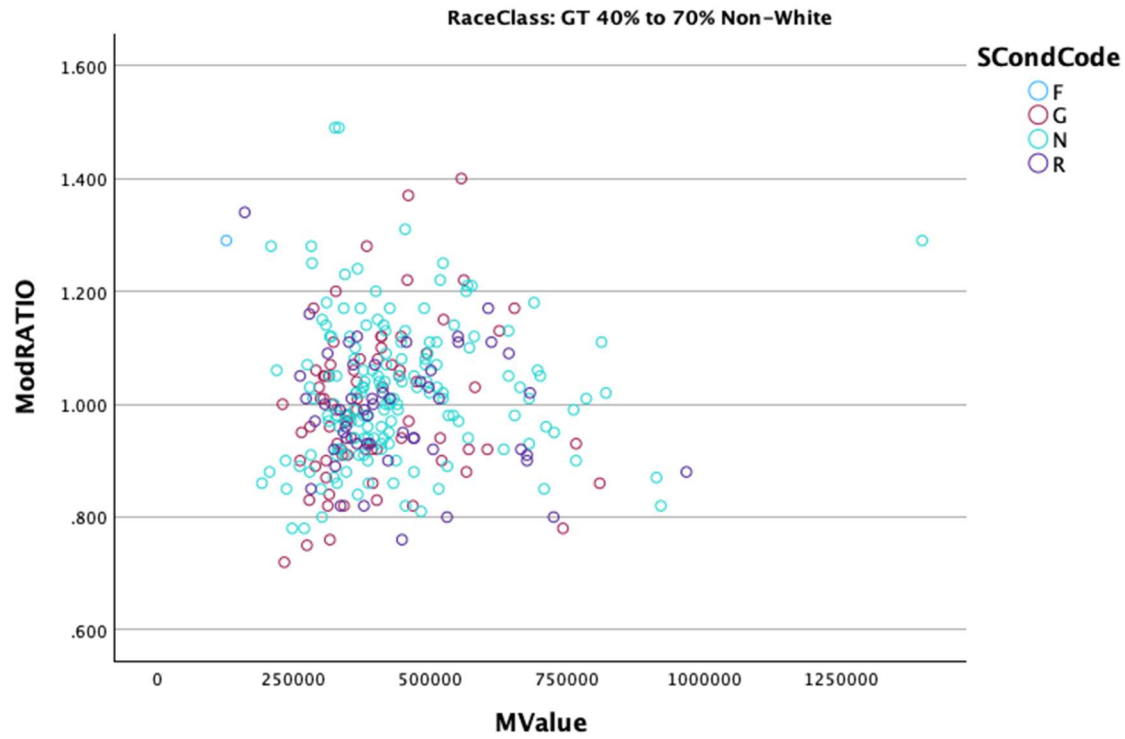
SPLIT FILE SEPARATE BY RaceClass.

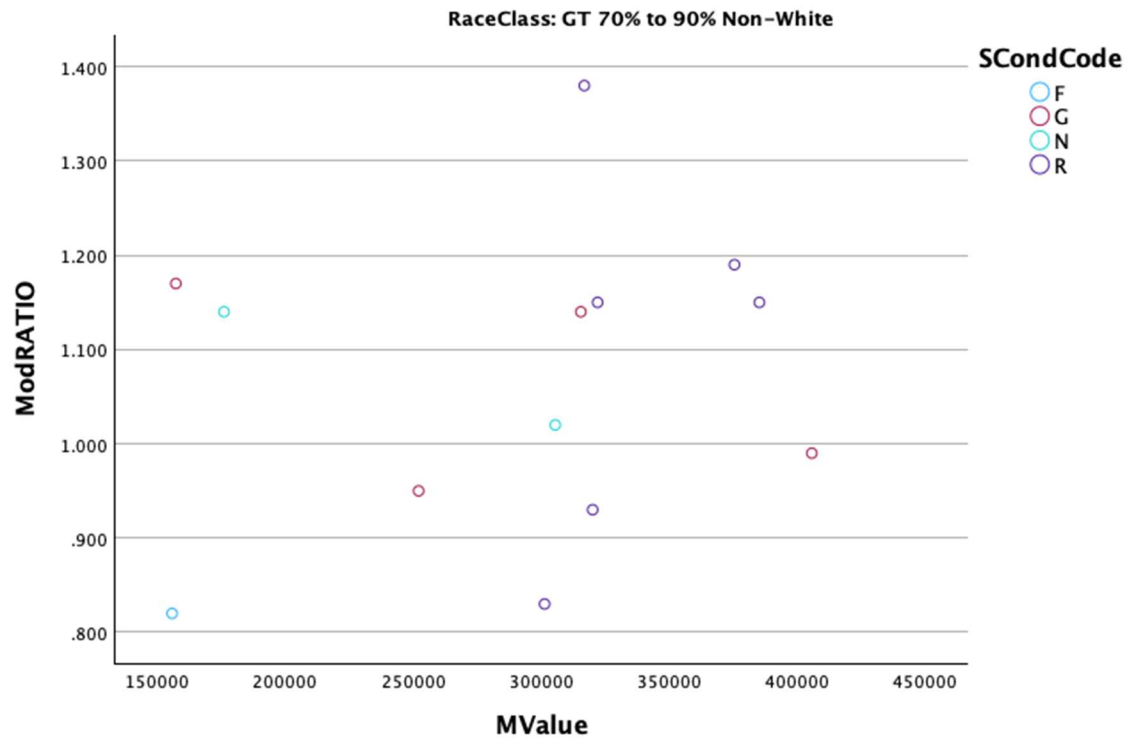
GRAPH/SCATTER=MVALUE WITH MODRatio BY SCondCode.

## Graph





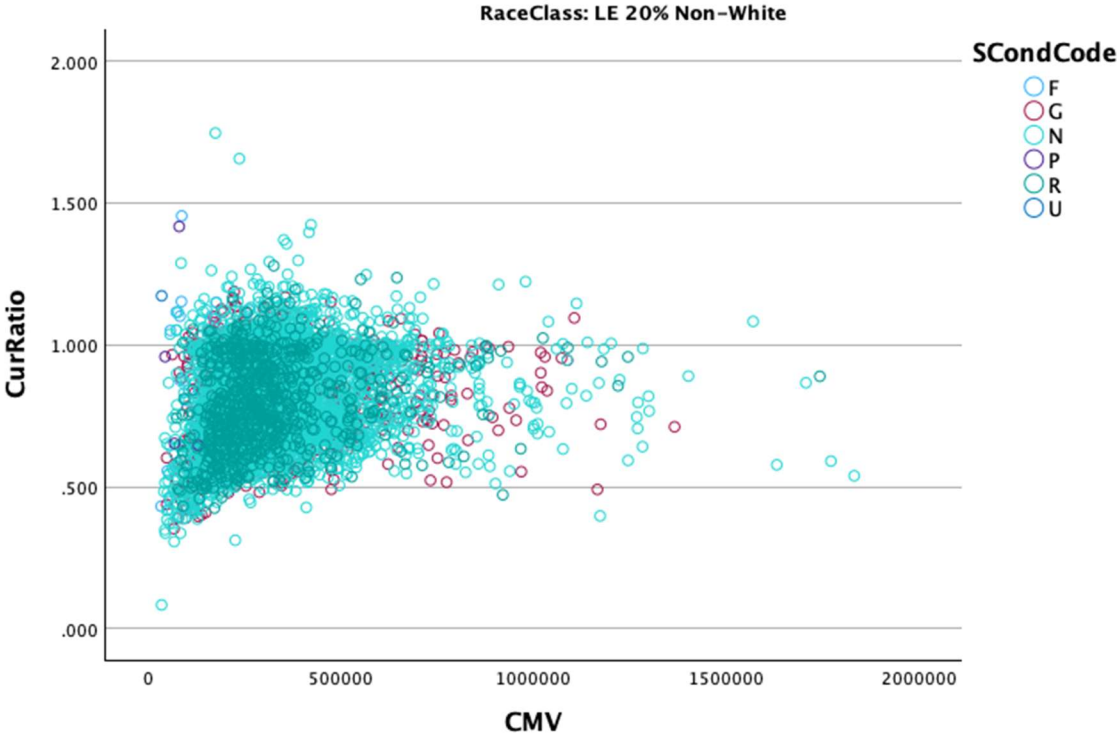


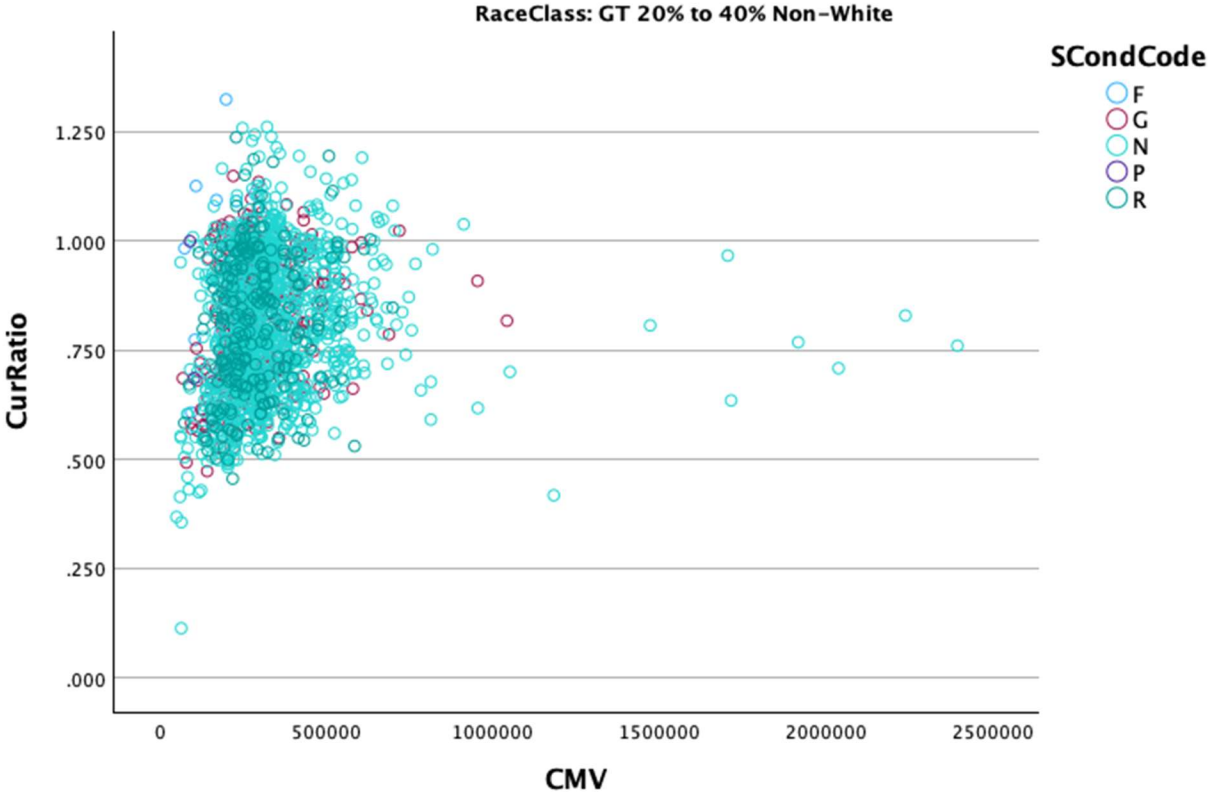


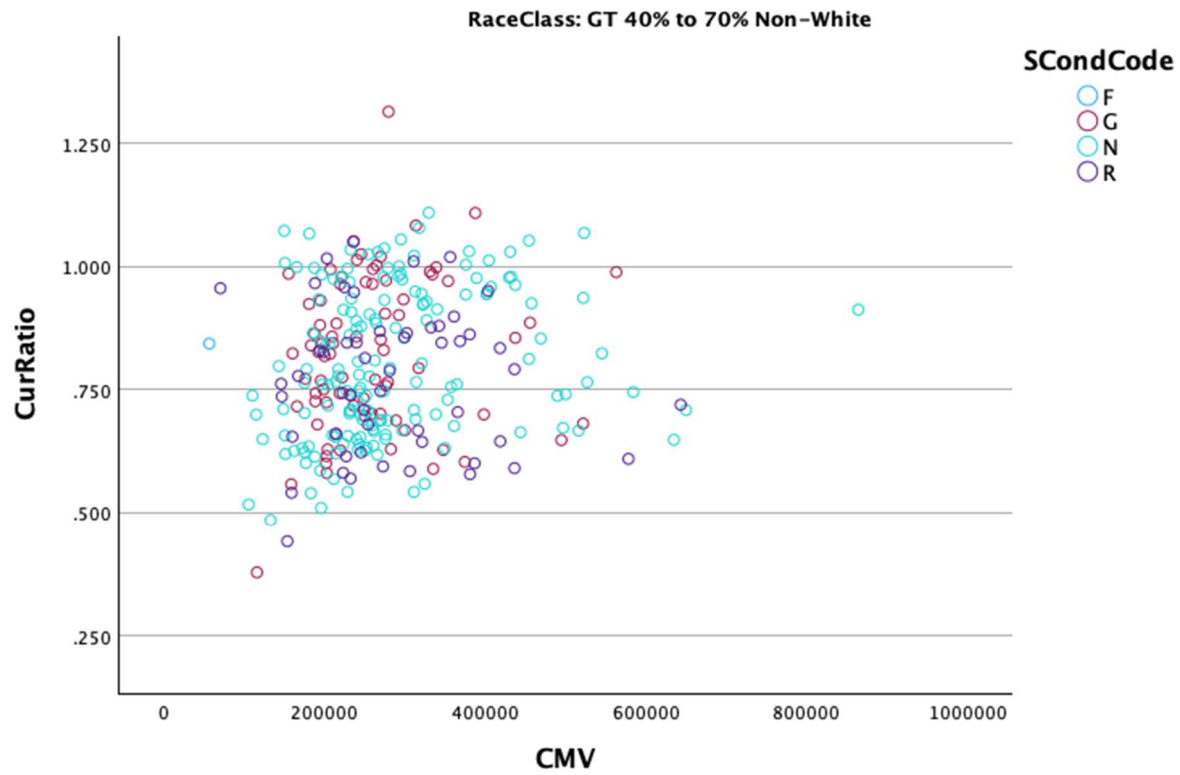
GRAPH/SCATTER=CMV WITH CURRatio BY SCondCode.

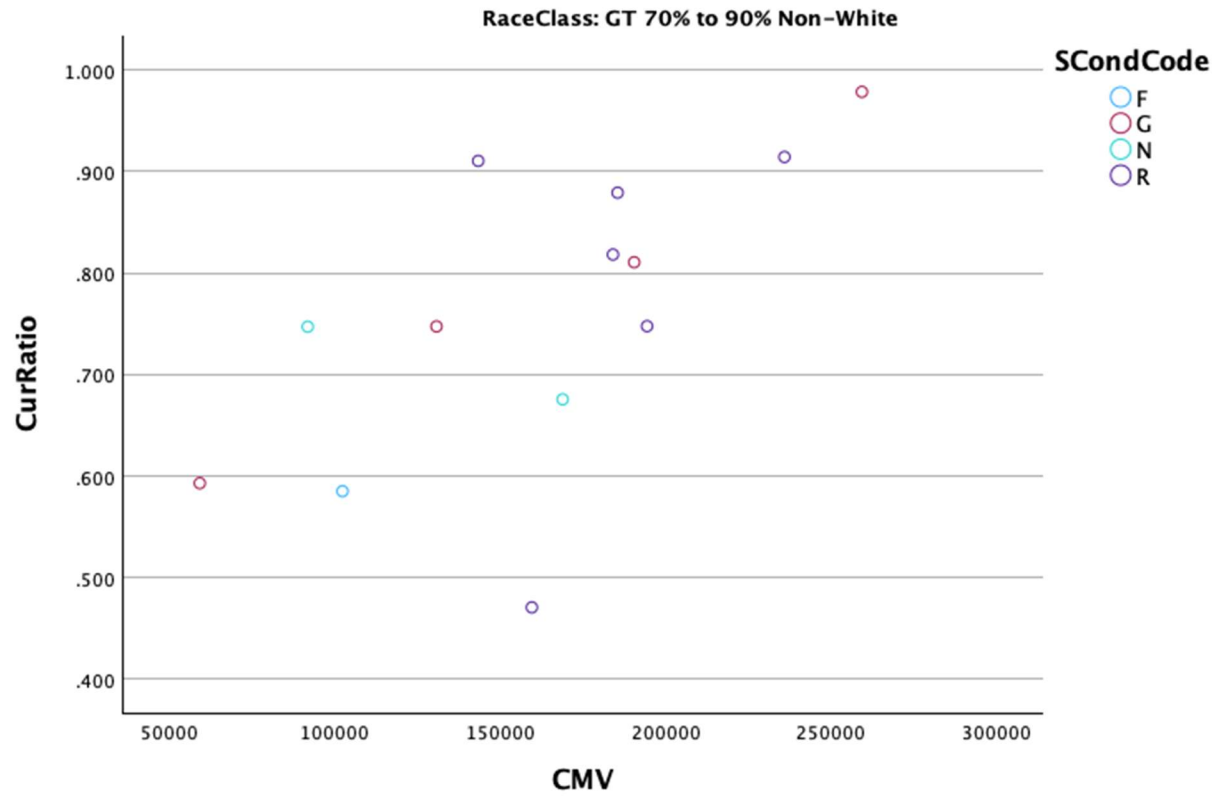
**Graph**



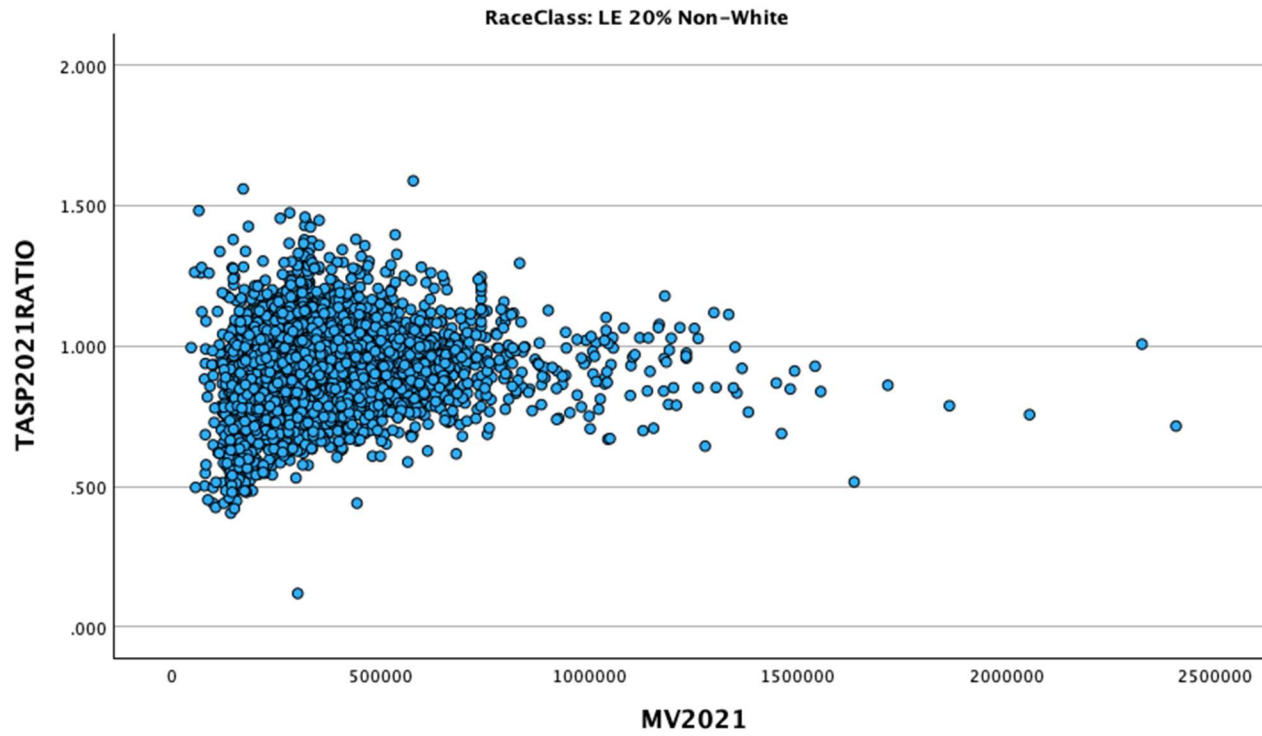


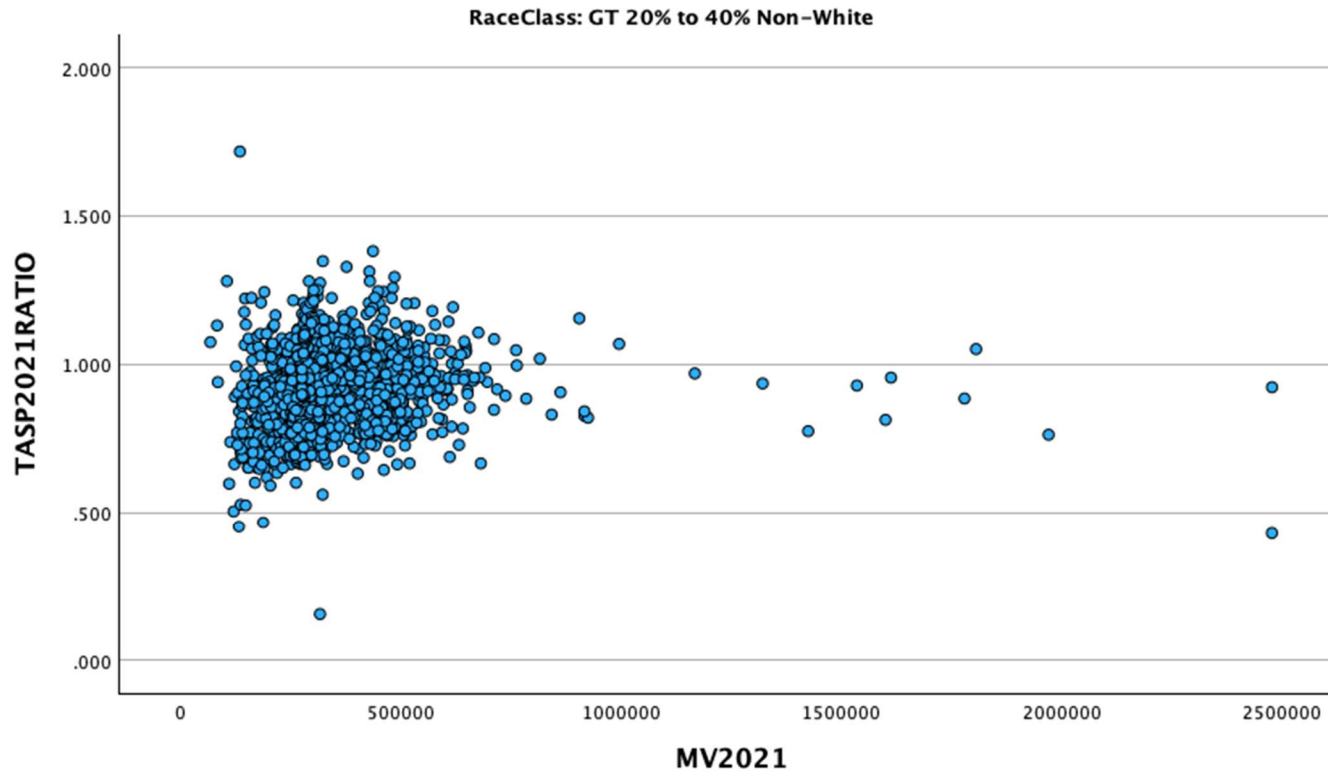


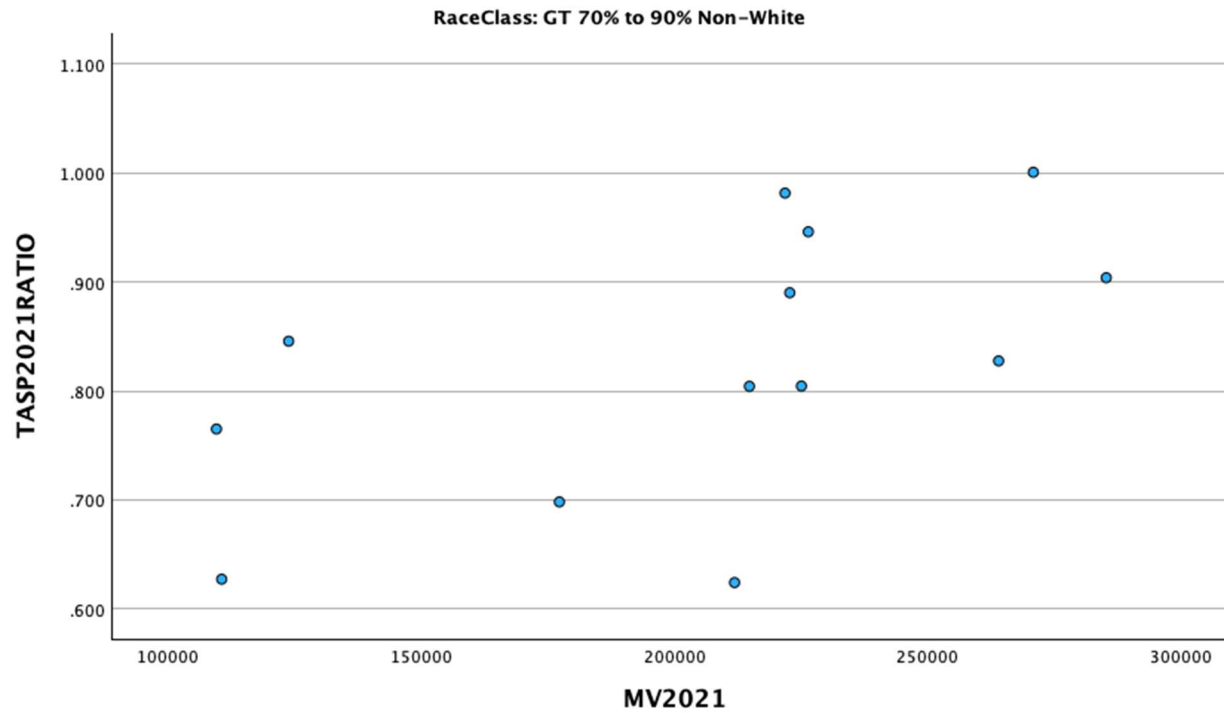




GRAPH/SCATTER=MV2021 WITH TASP2021Ratio.

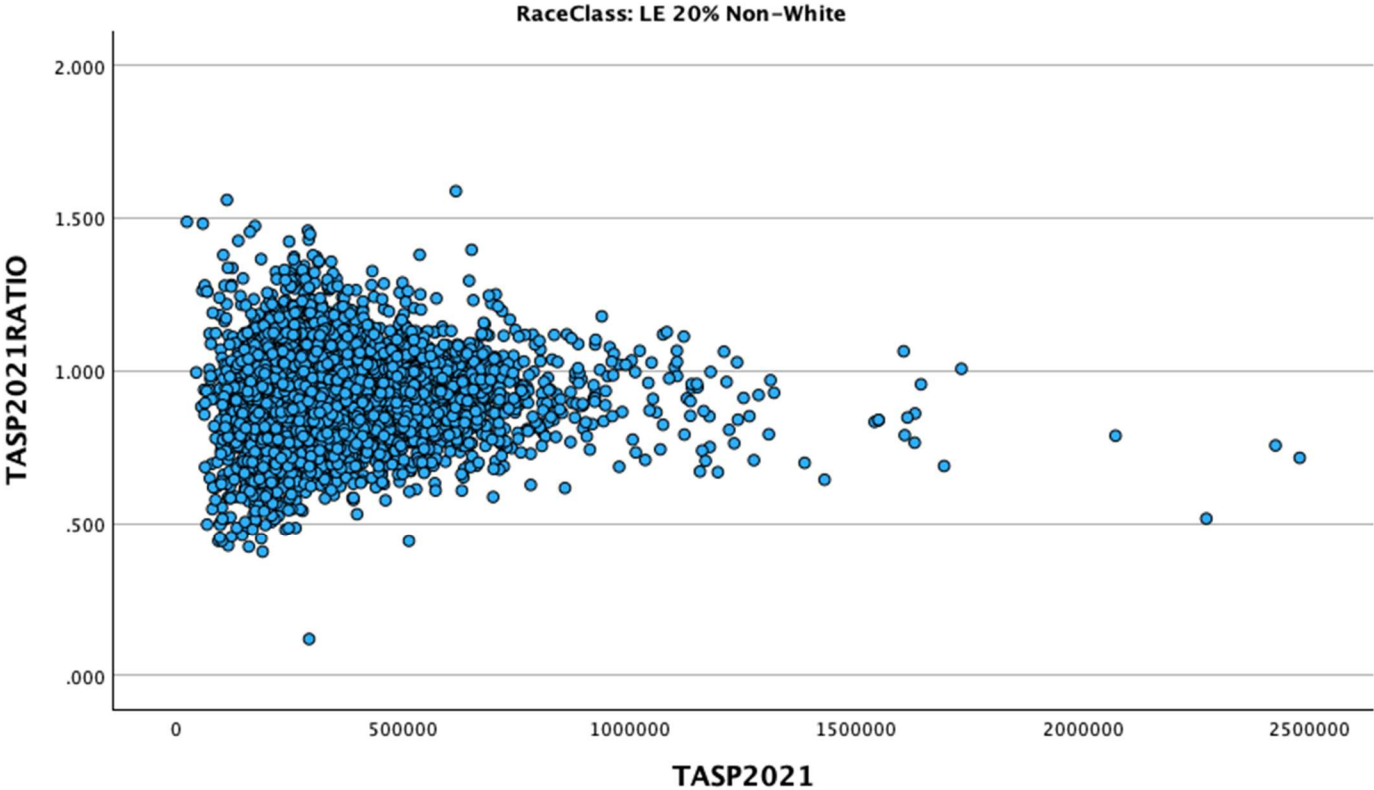




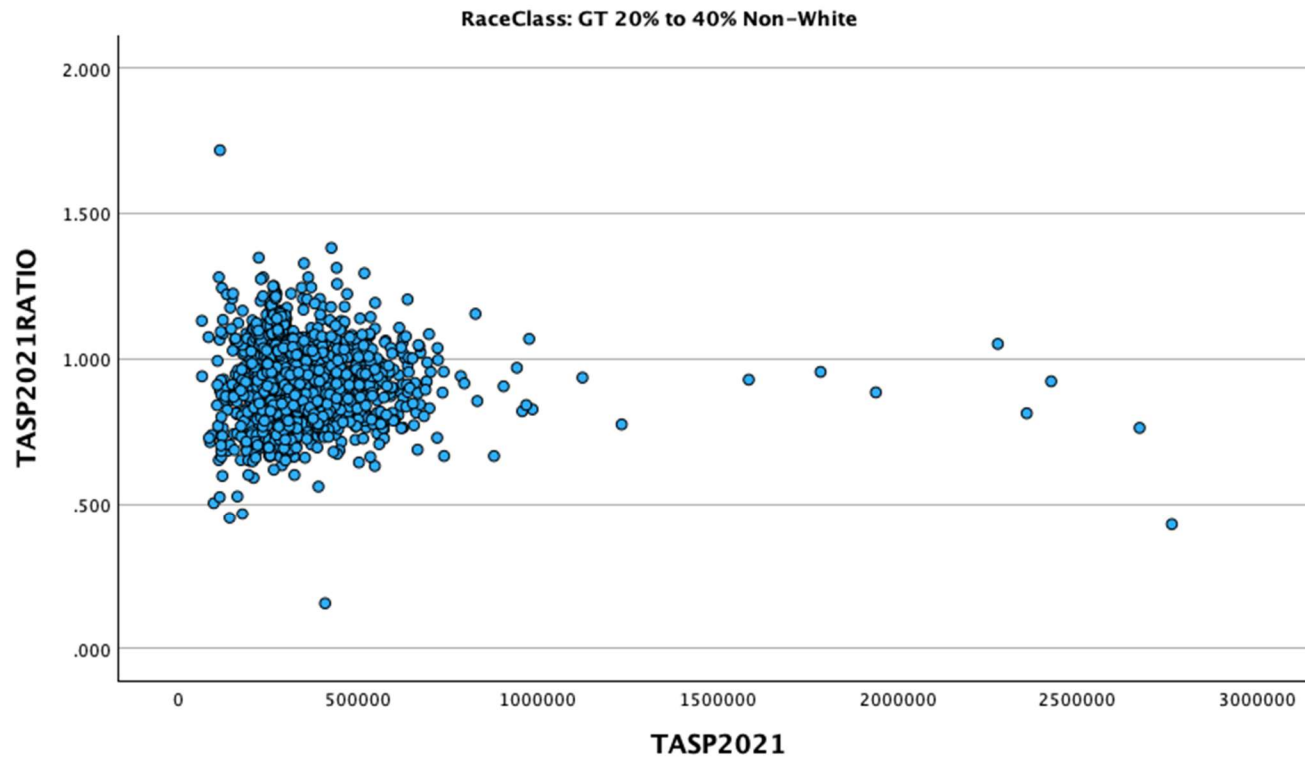


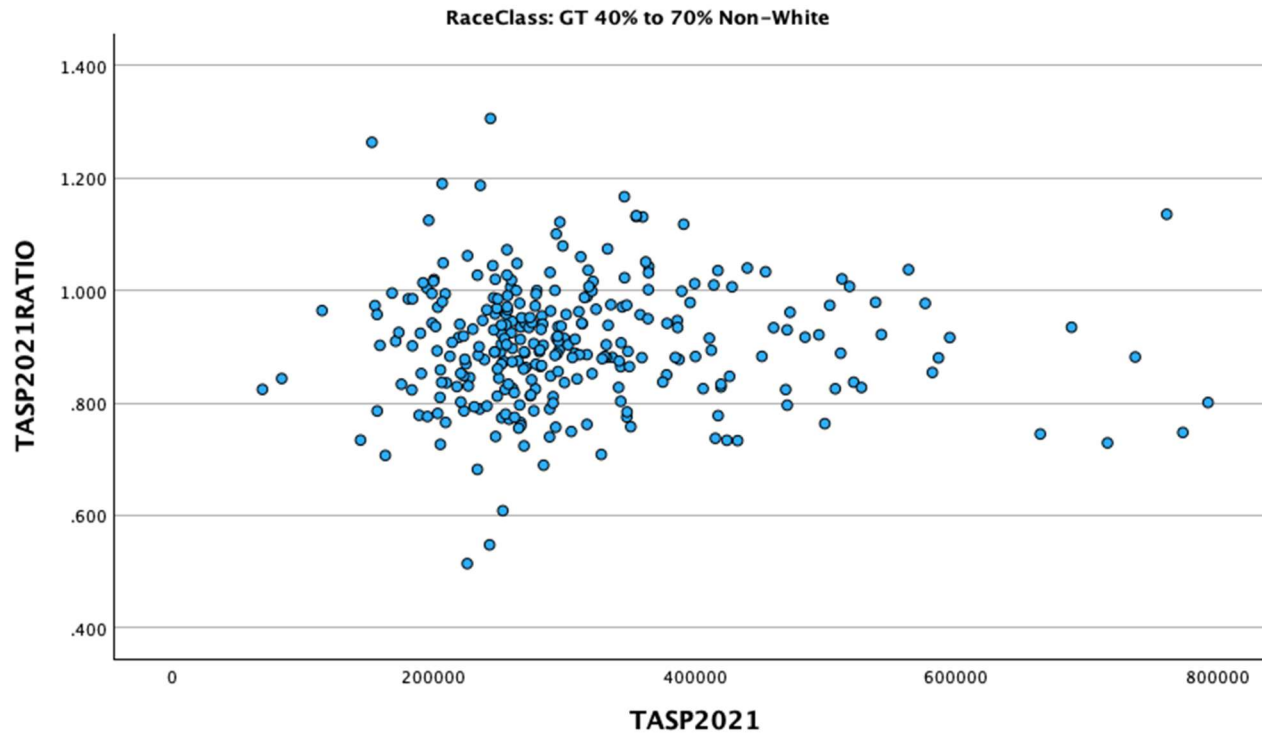
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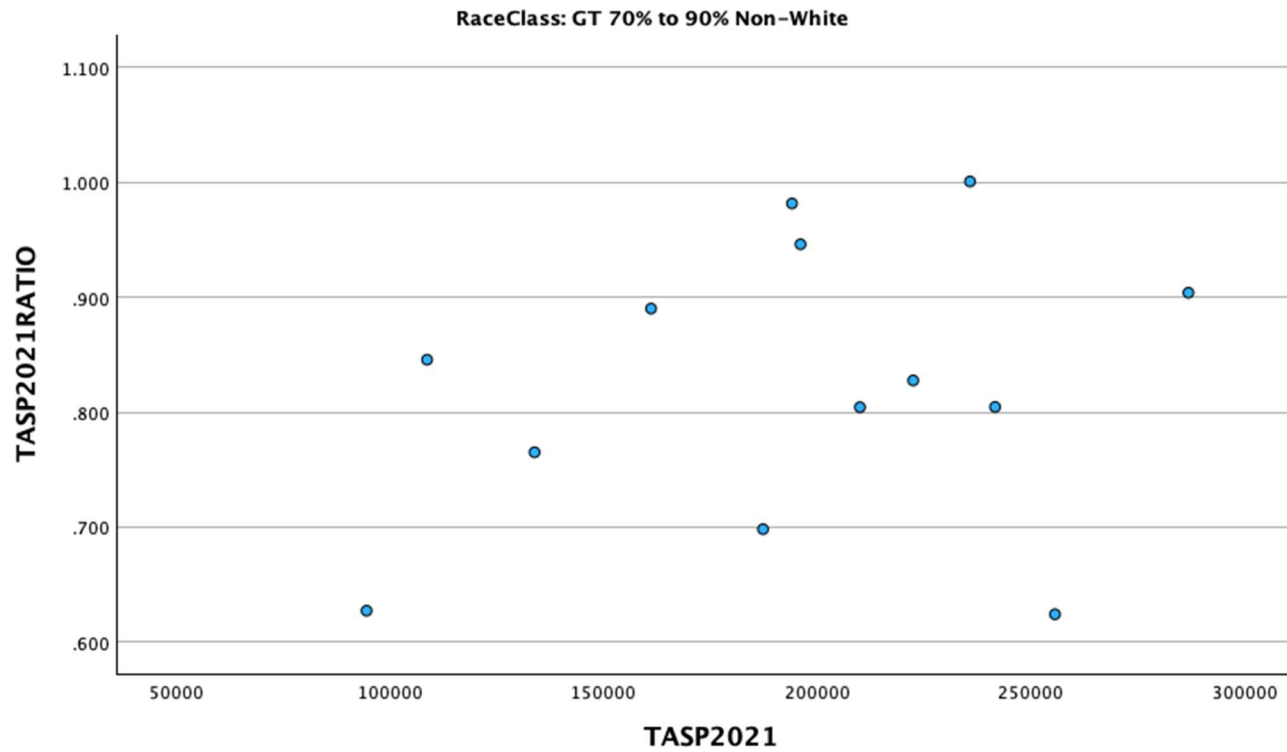
**Graph**











## Graph

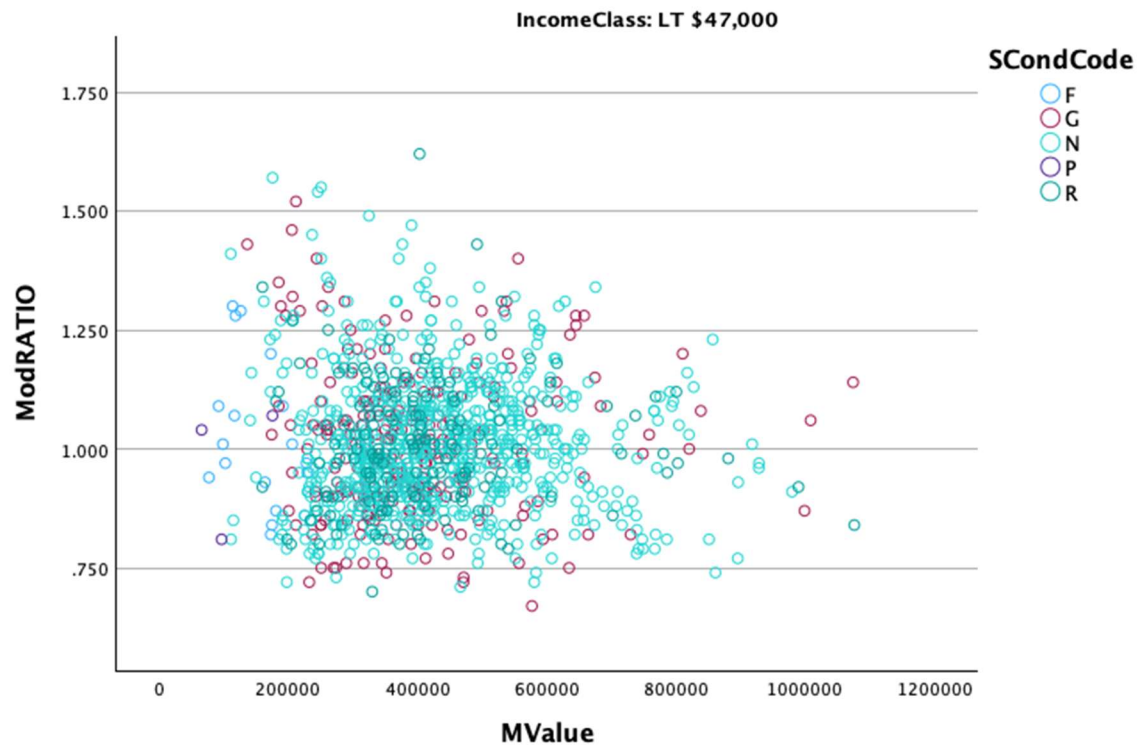
SPLIT FILE off.

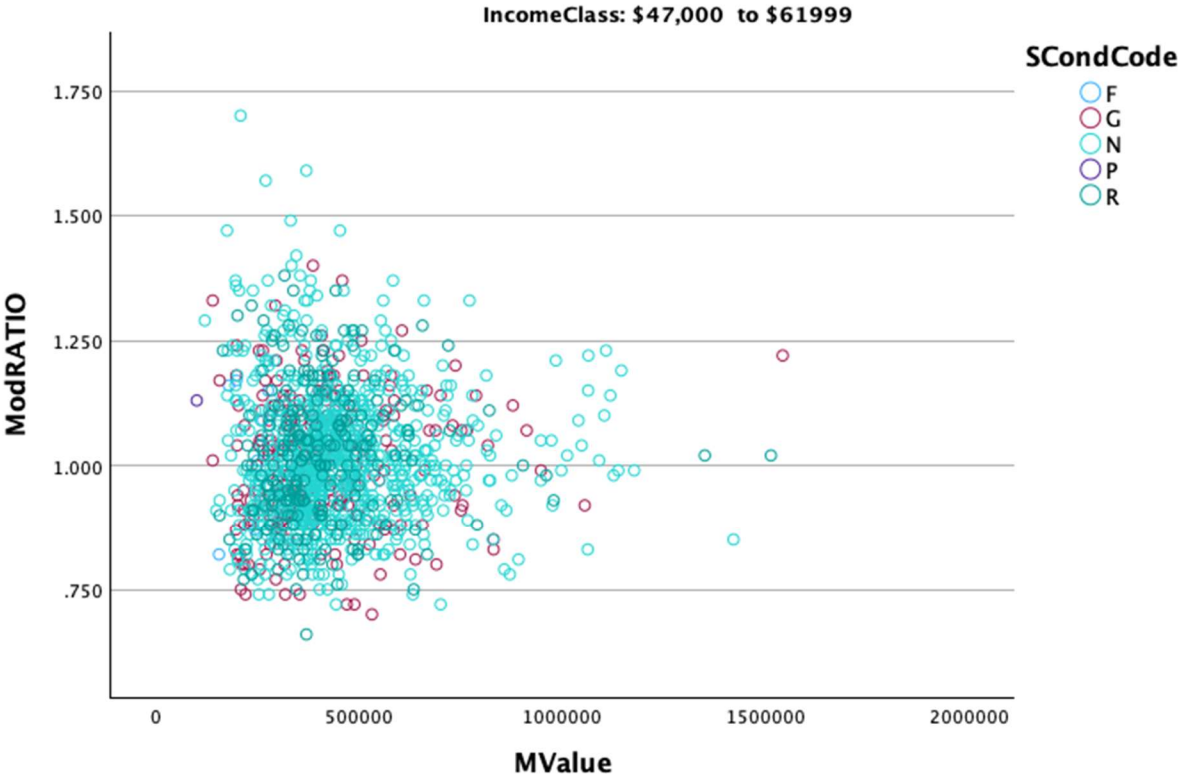
SORT CASES BY IncomeClass.

SPLIT FILE SEPARATE BY IncomeClass.

GRAPH/SCATTER=MVALUE WITH MODRatio BY SCondCode.

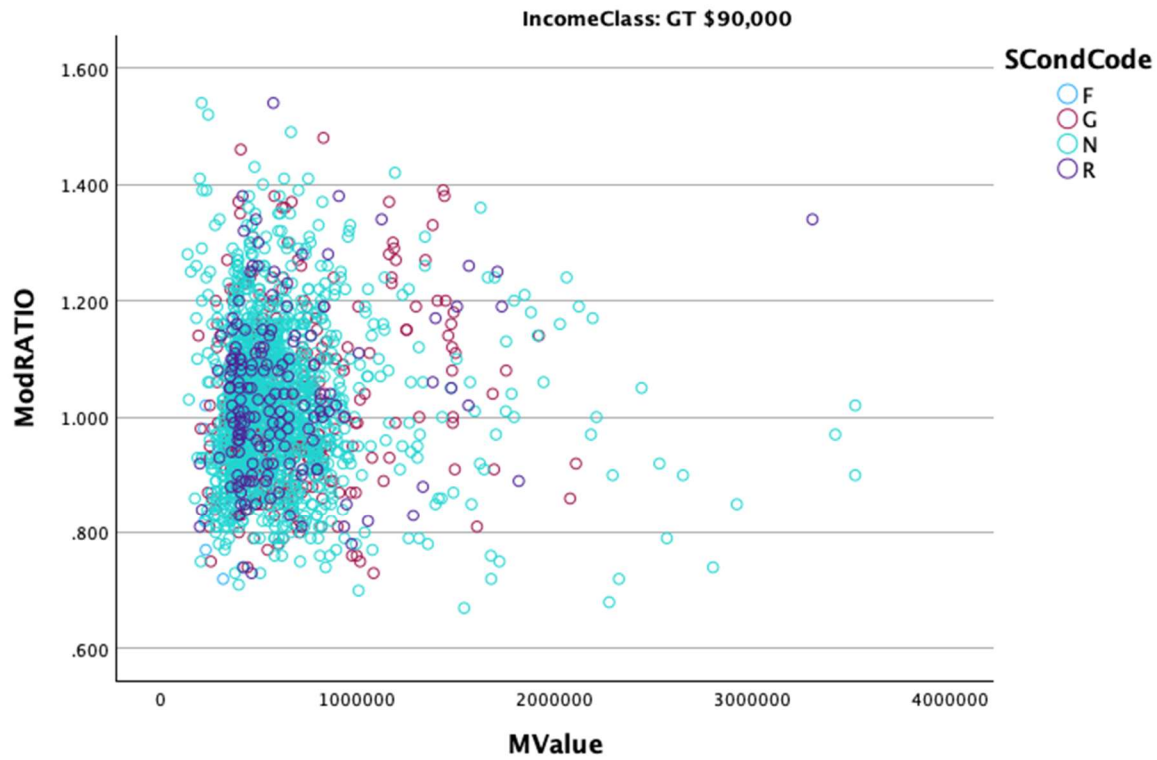
## Graph







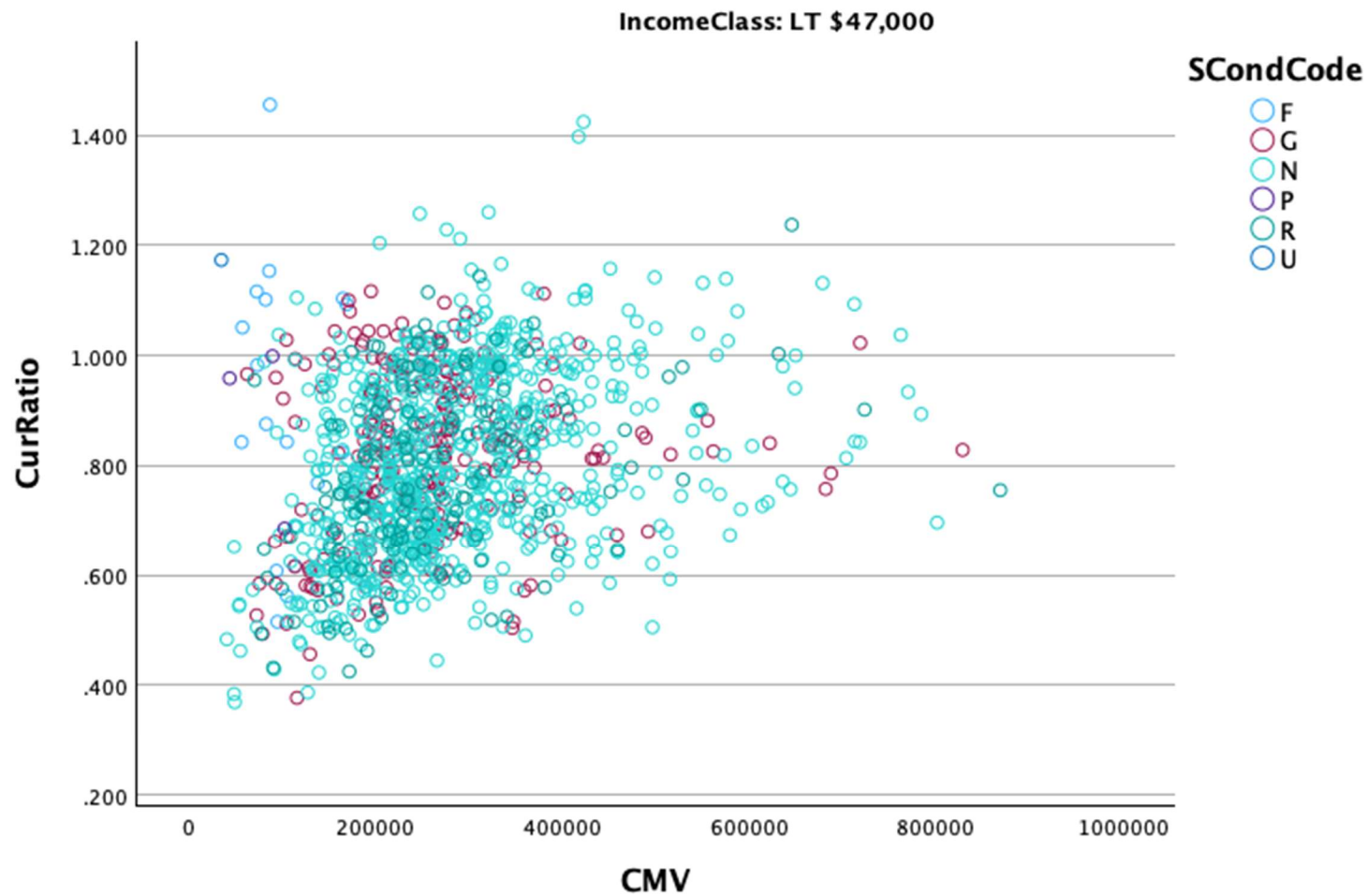


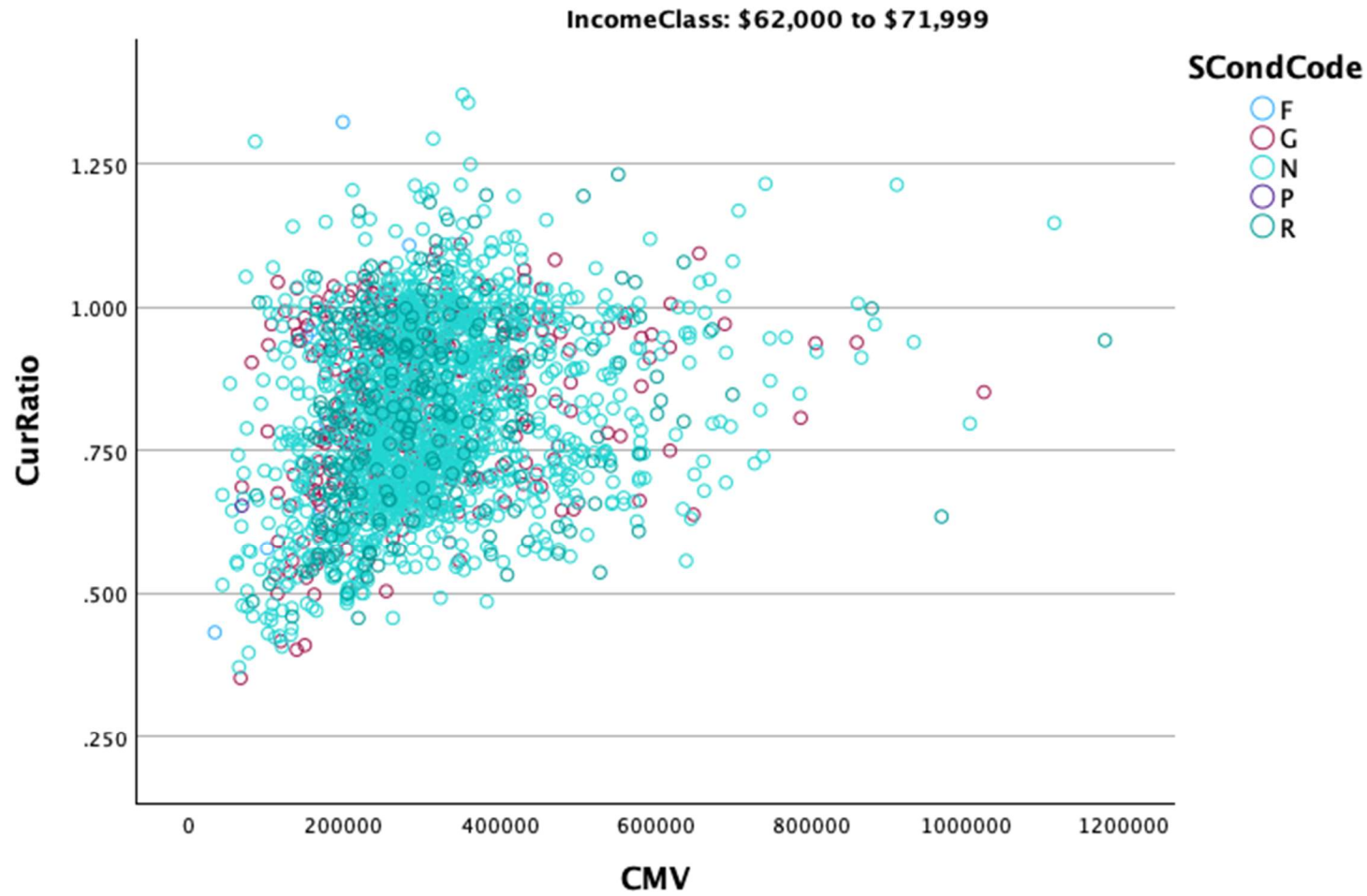


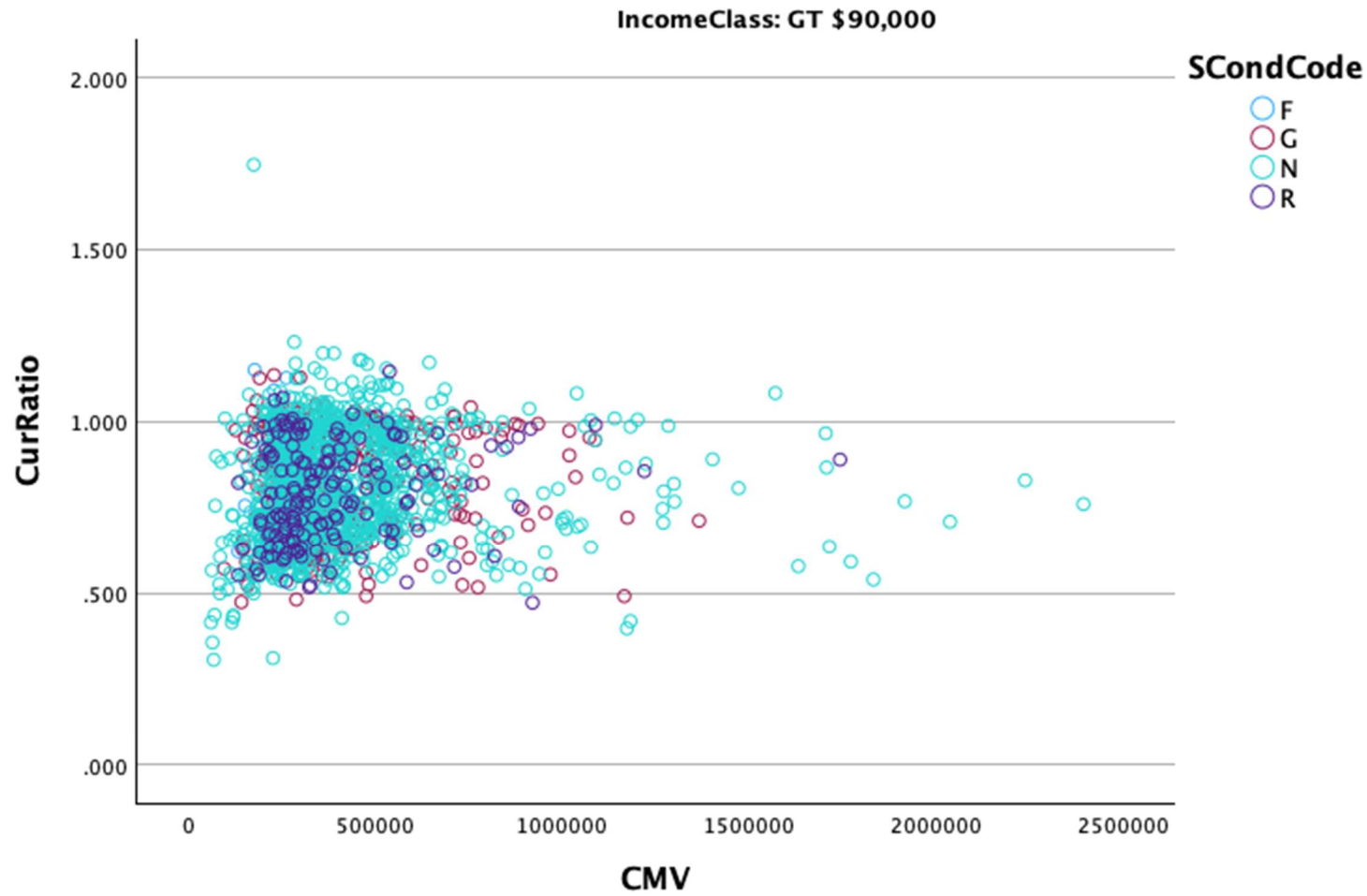
GRAPH/SCATTER=CMV WITH CURRatio BY SCondCode.

Graph



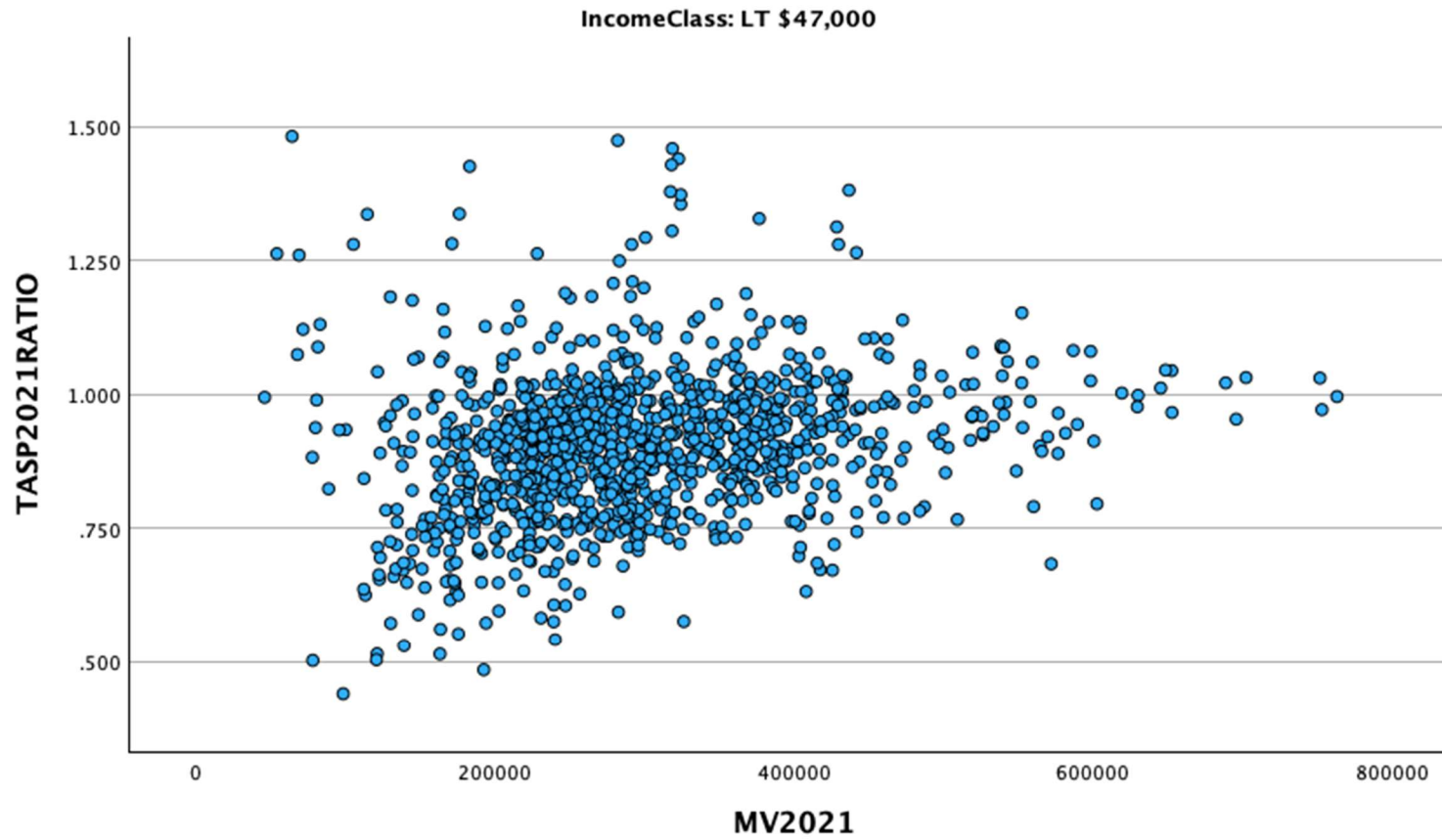


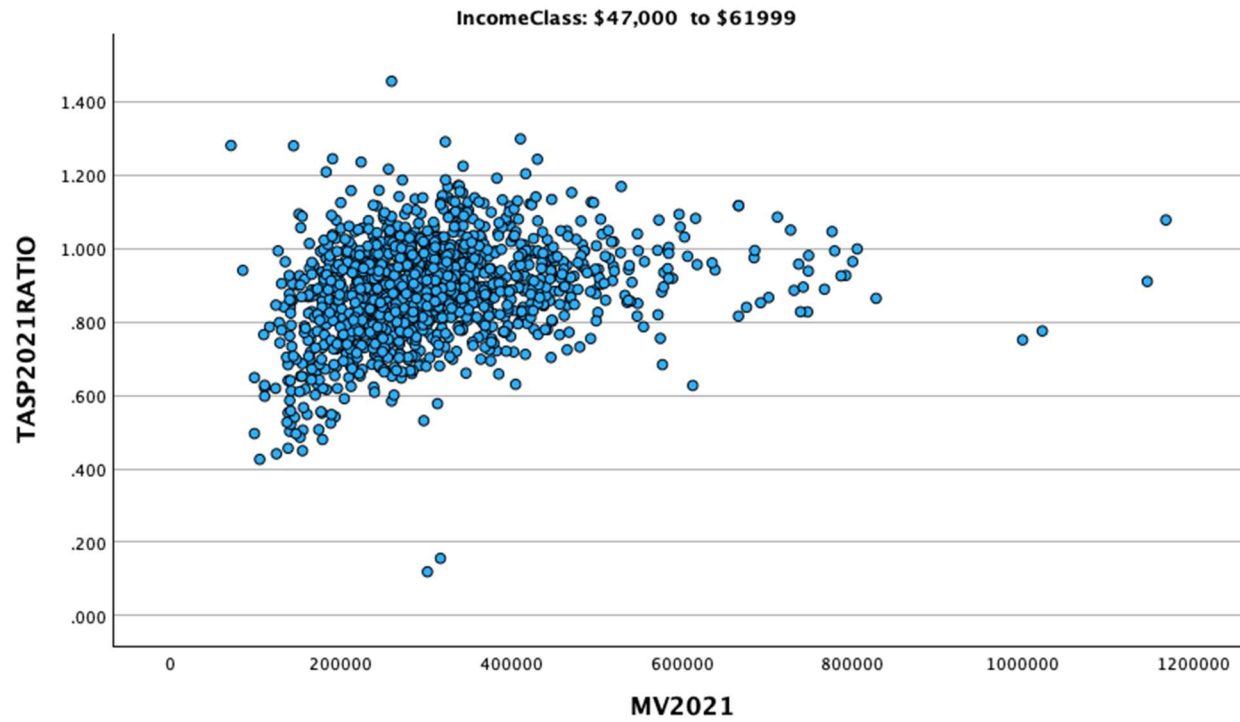


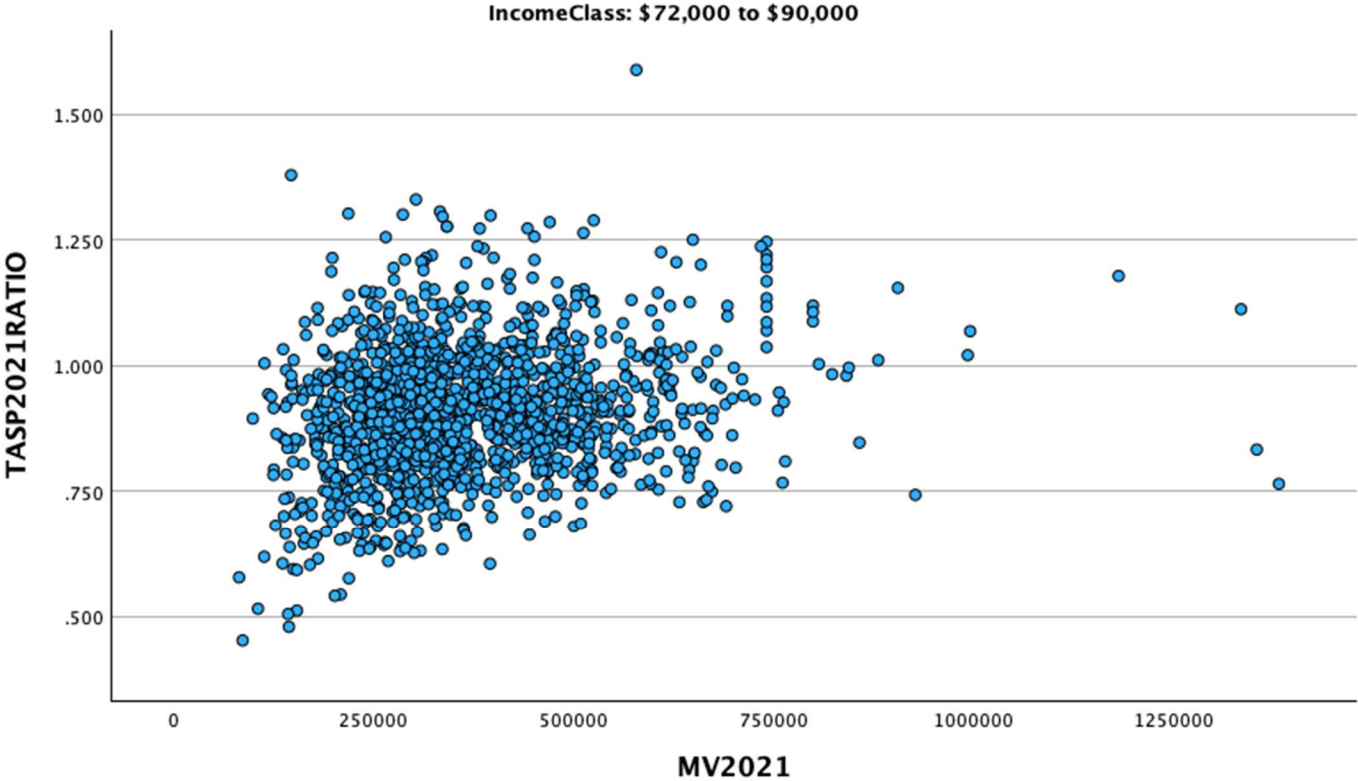


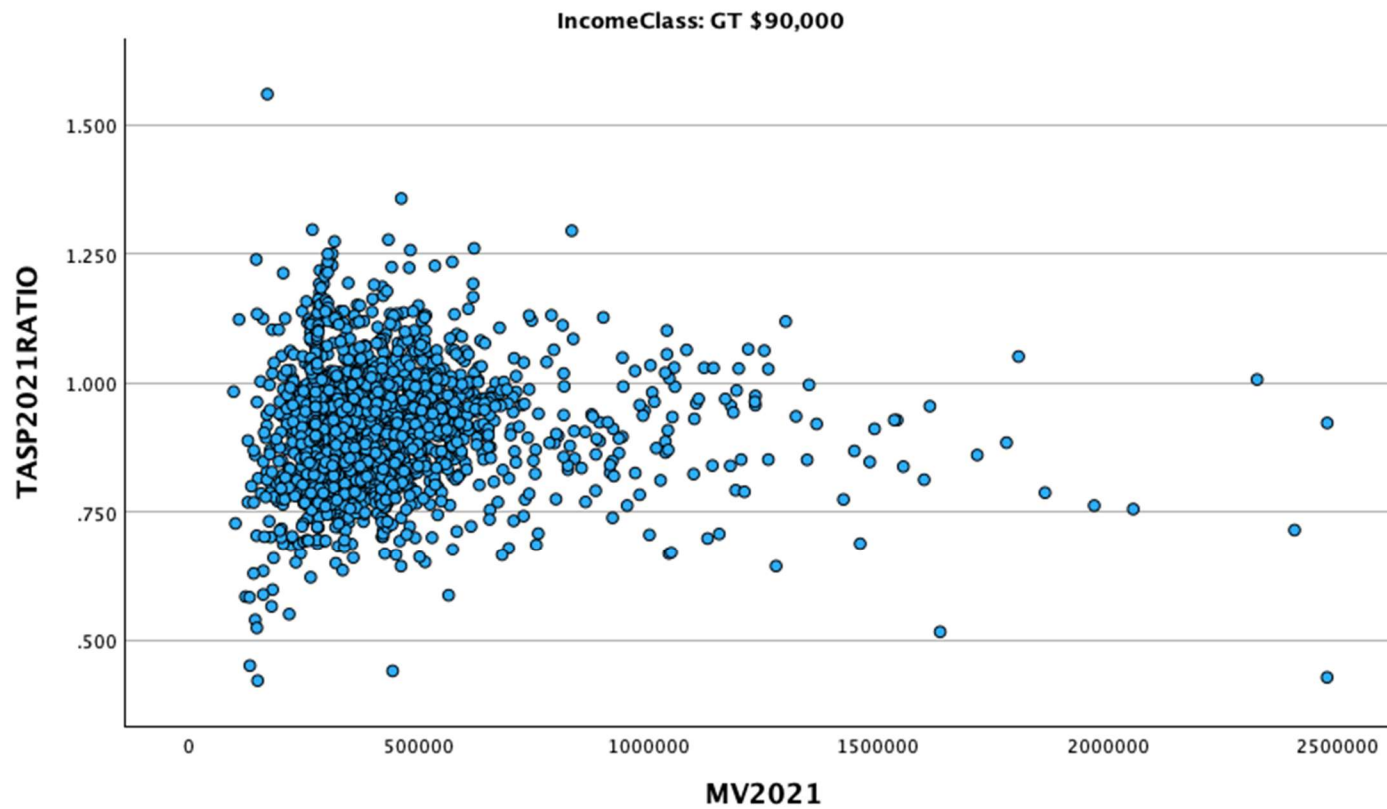
GRAPH/SCATTER=MV2021 WITH TASP2021Ratio.

**Graph**





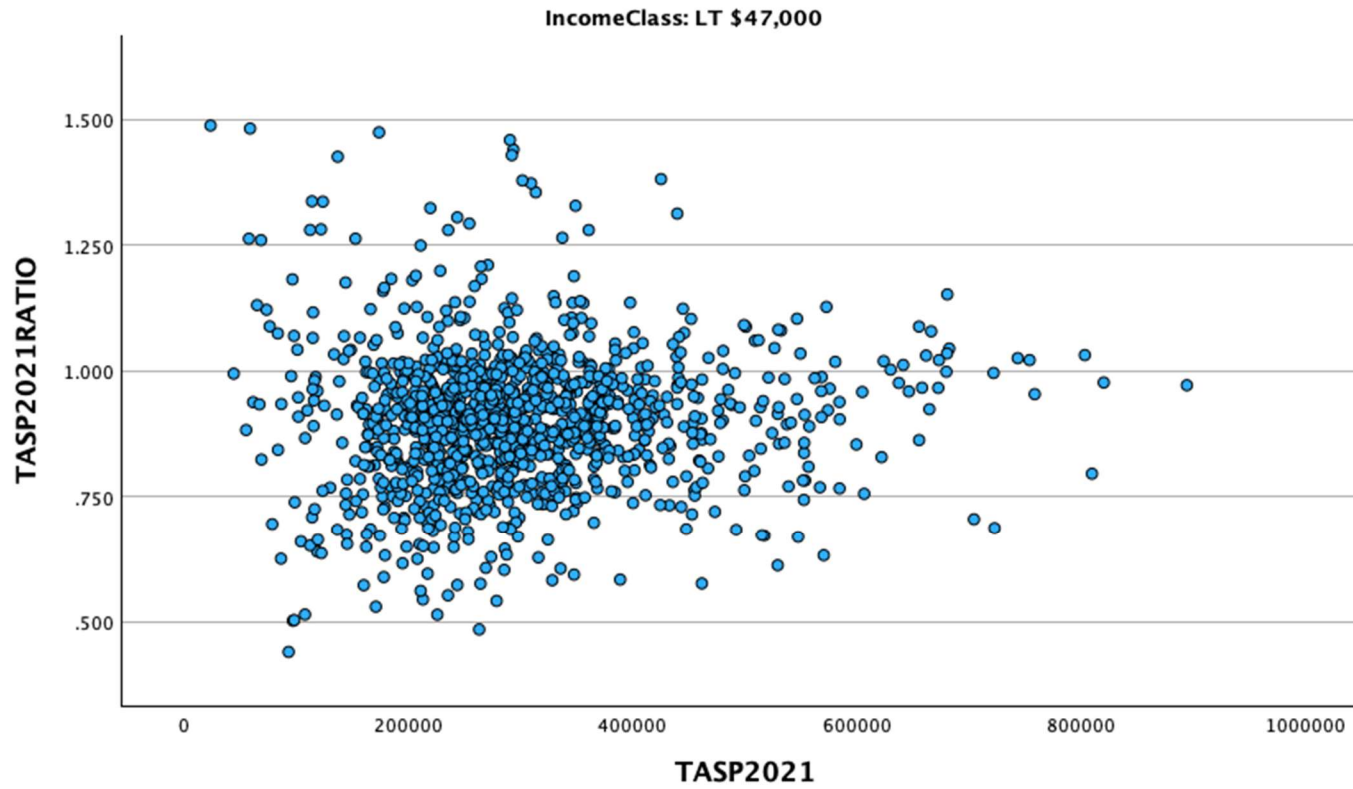


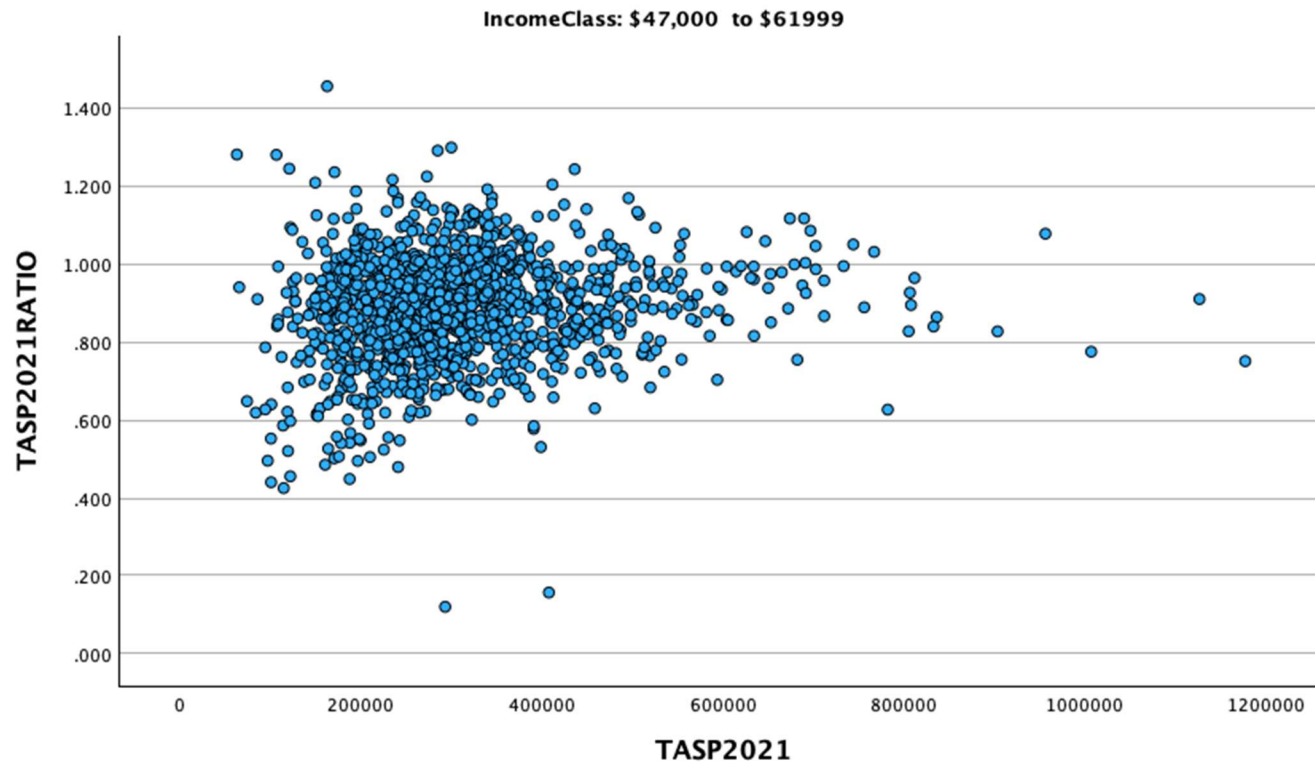


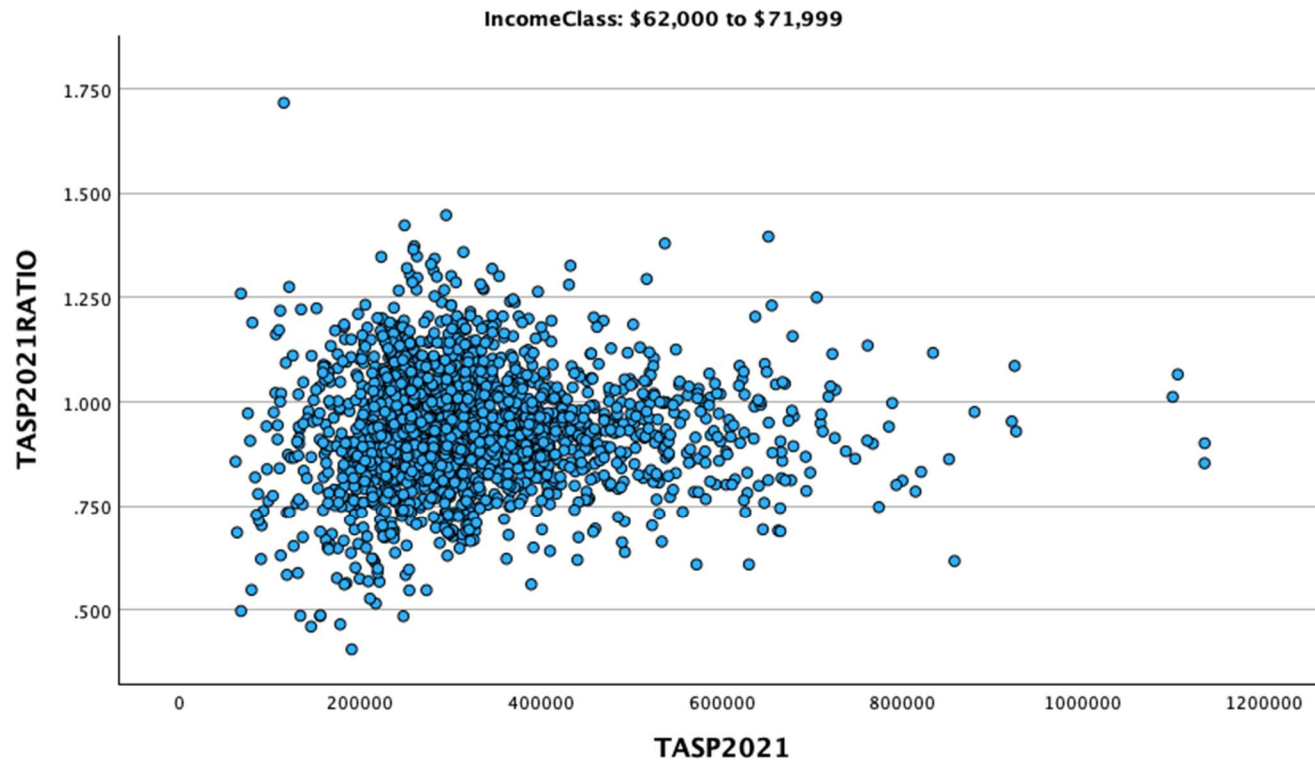
GRAPH/SCATTER= TASP2021 WITH TASP2021Ratio.

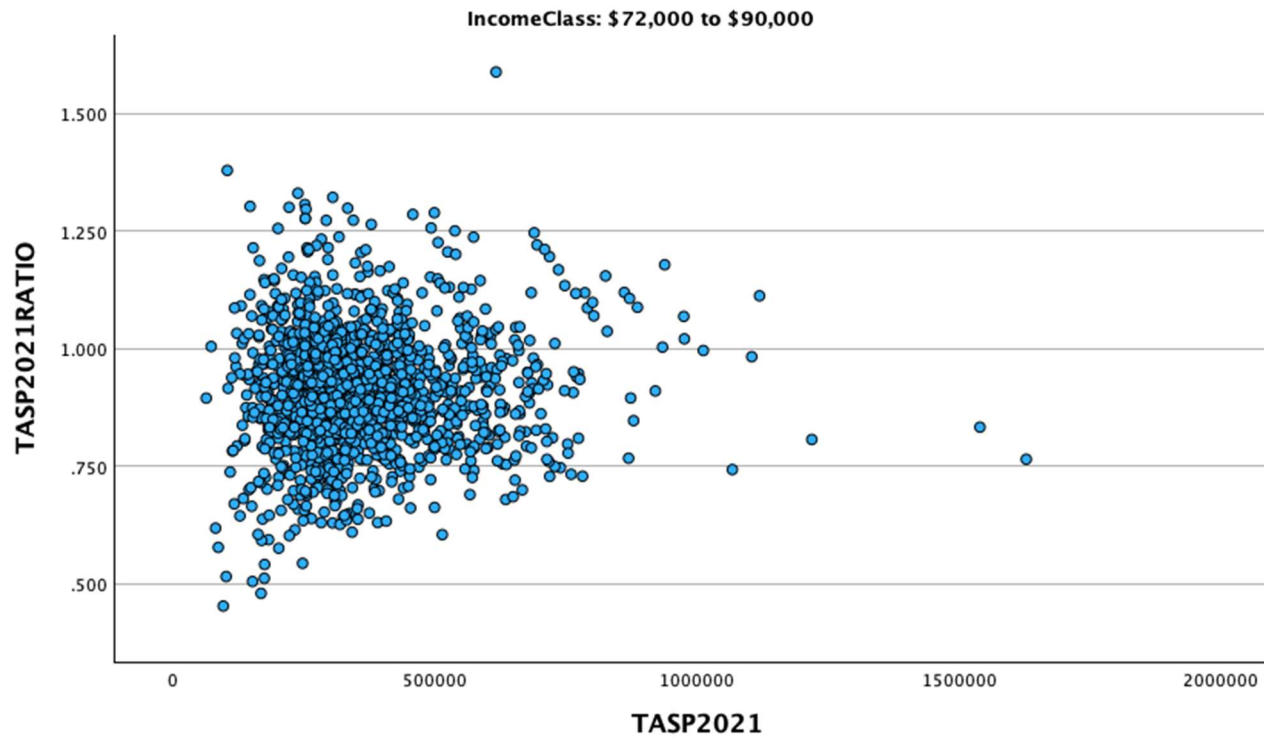
**Graph**

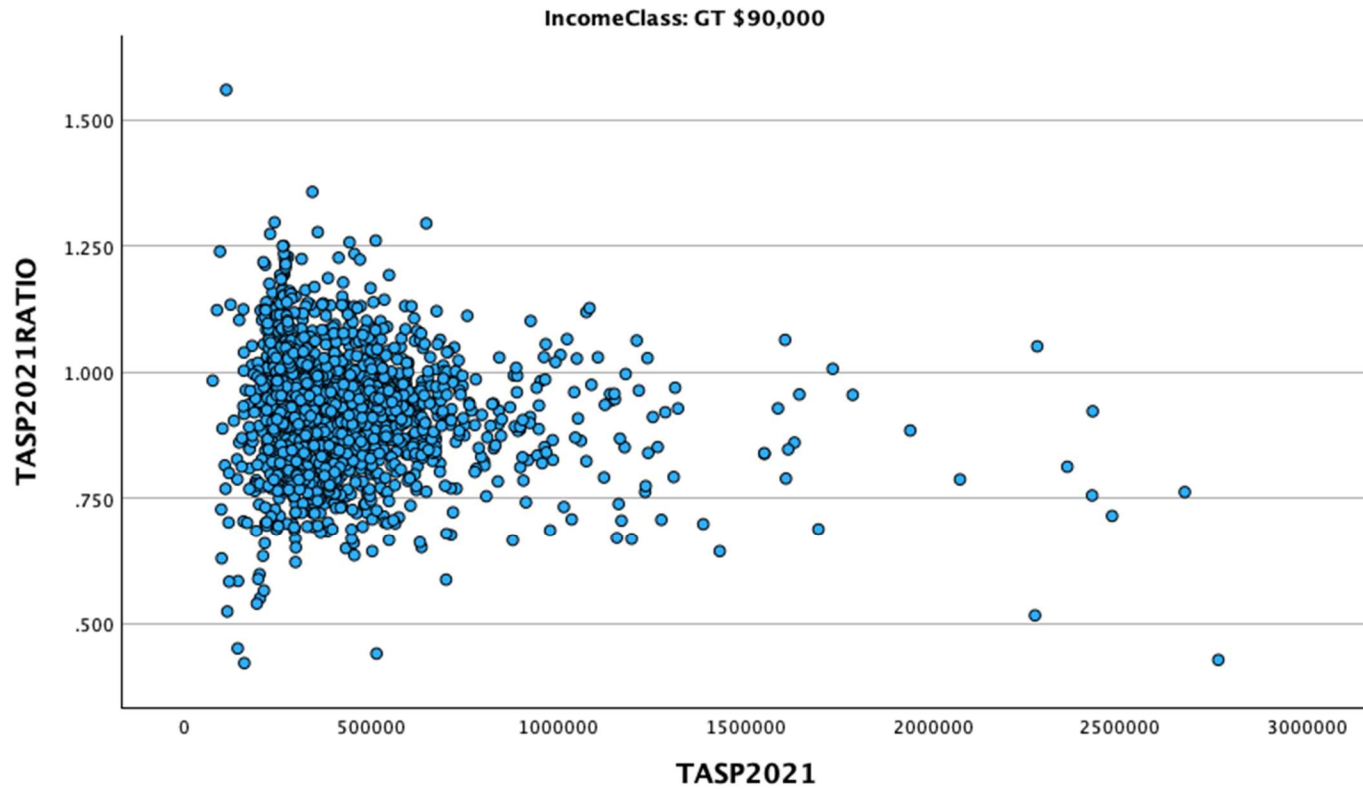












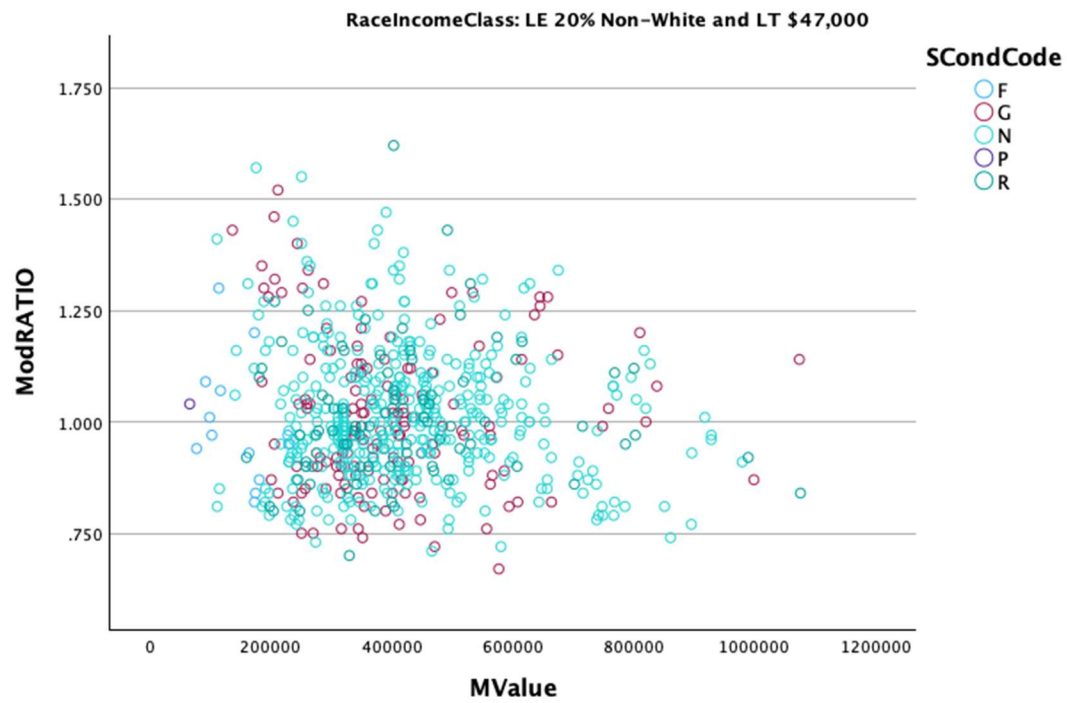
SPLIT FILE off.

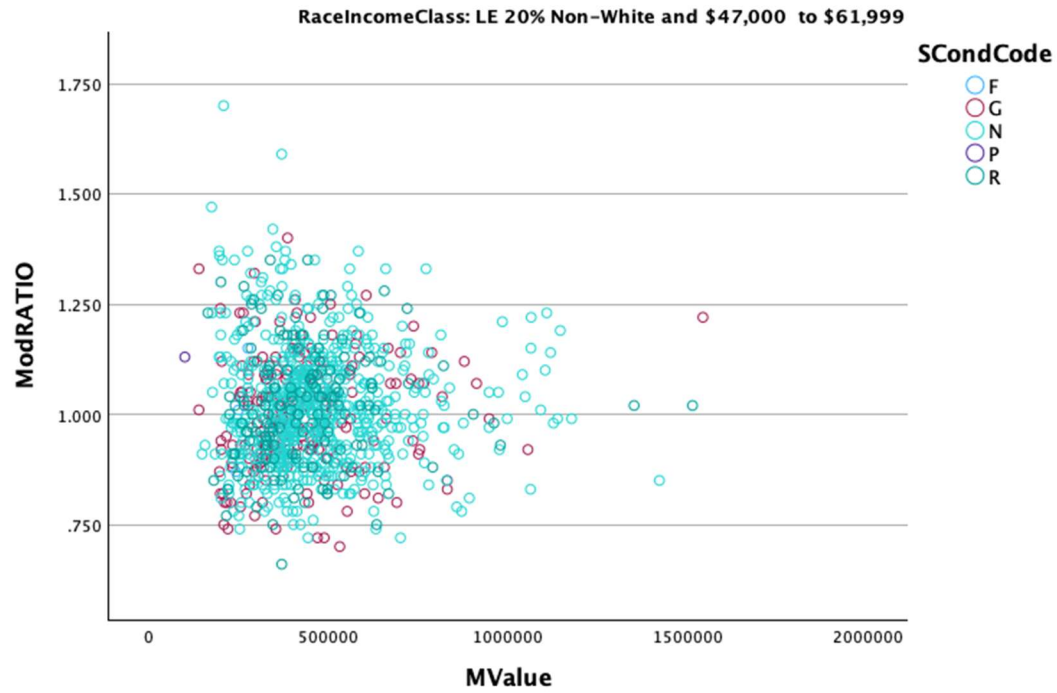
SORT CASES BY RaceIncomeClass.

SPLIT FILE SEPARATE BY RaceIncomeClass.

GRAPH/SCATTER=MVALUE WITH MODRatio BY SCondCode.

Graph

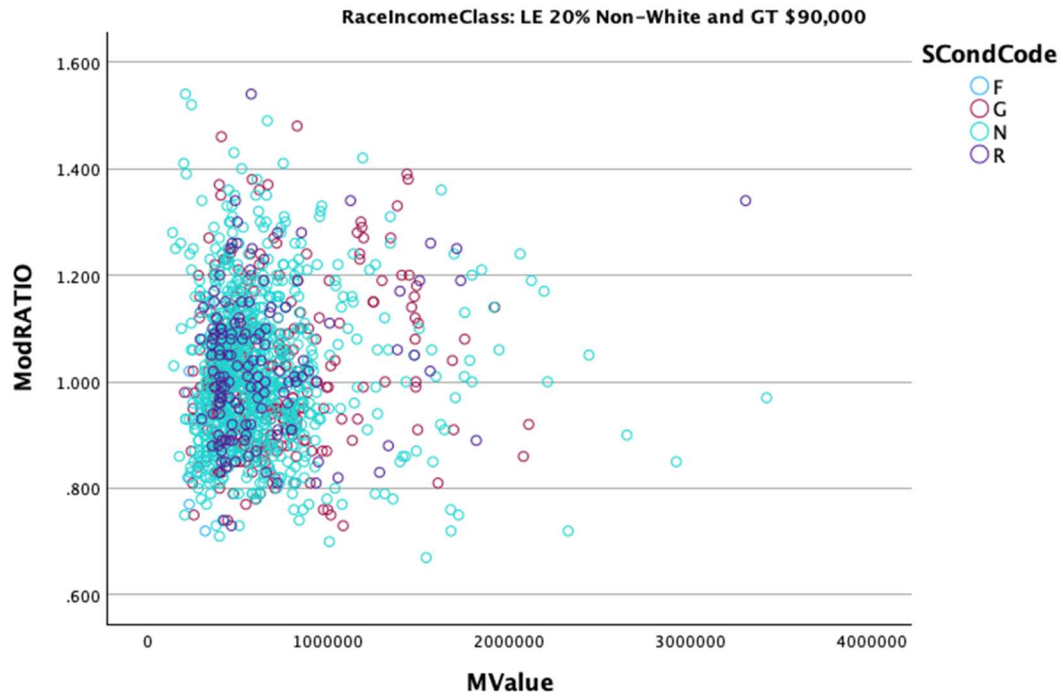


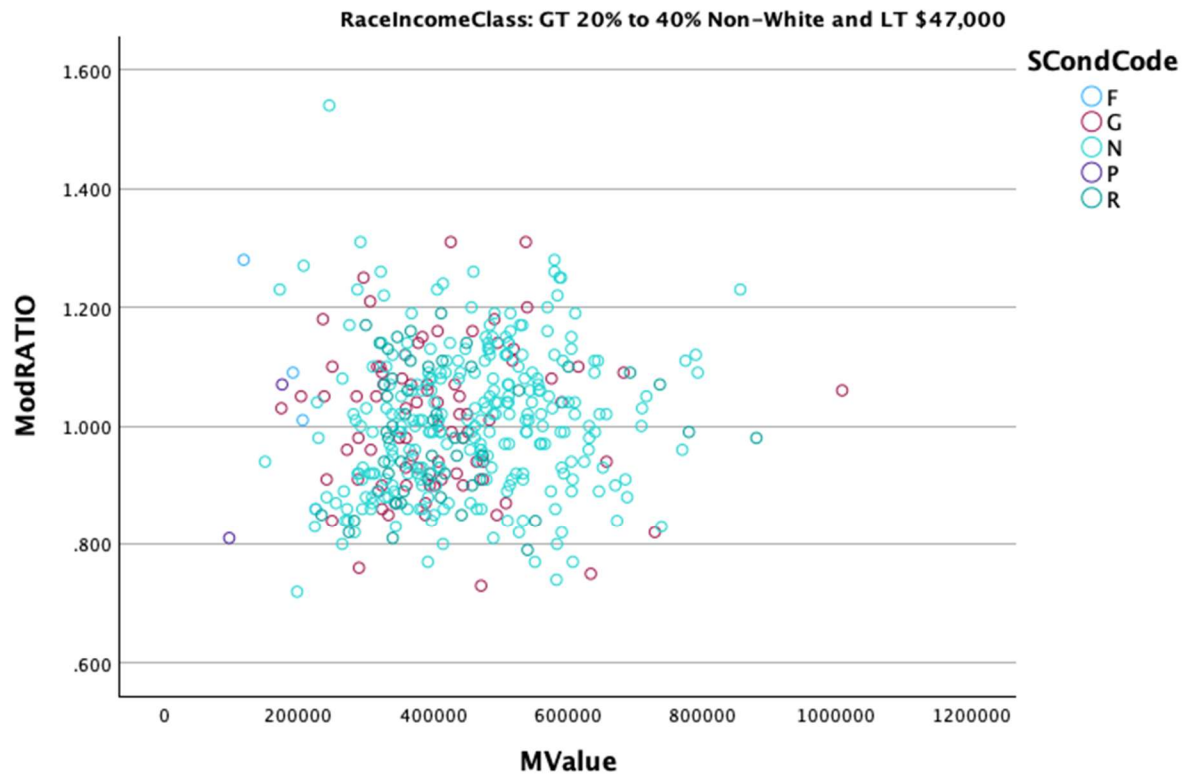


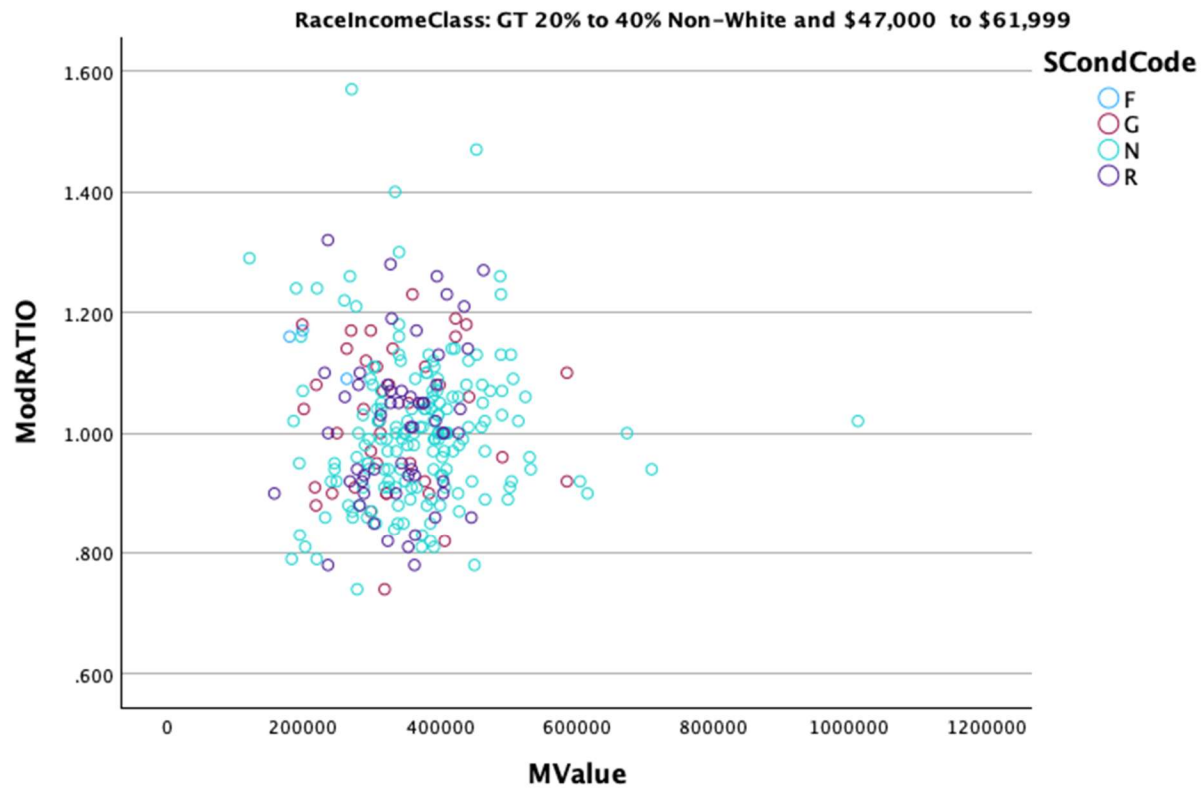


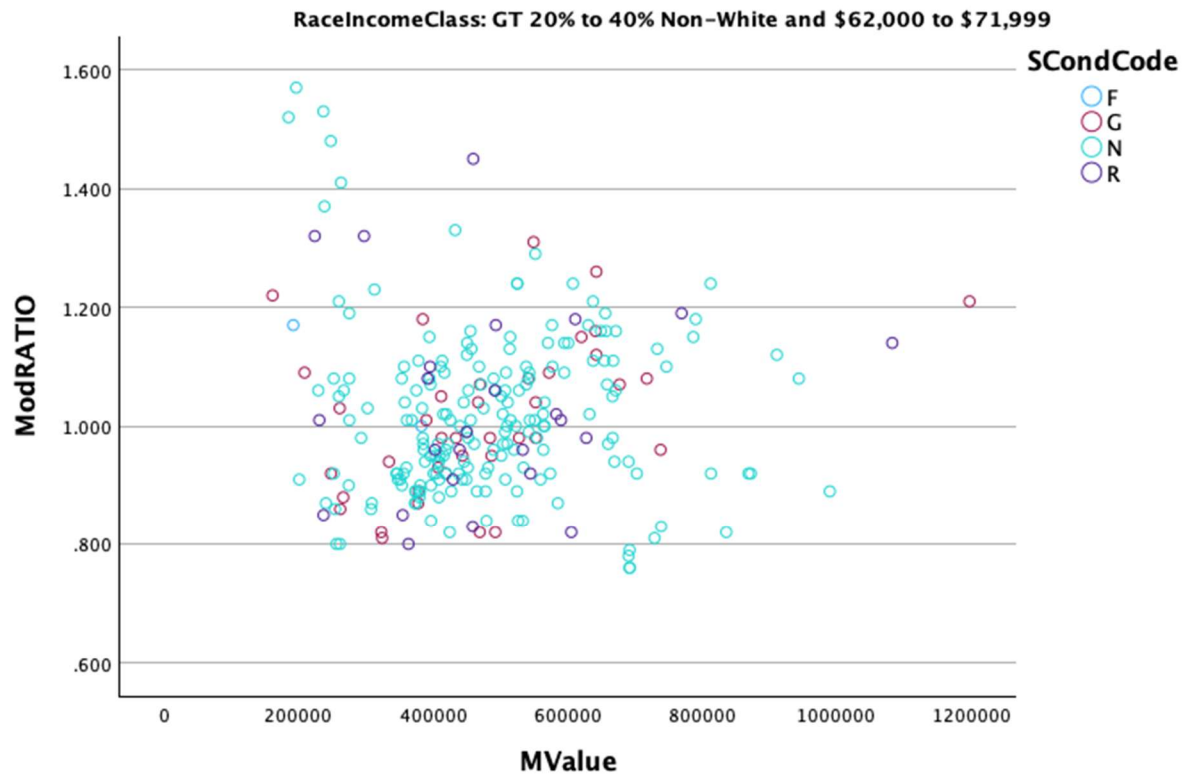


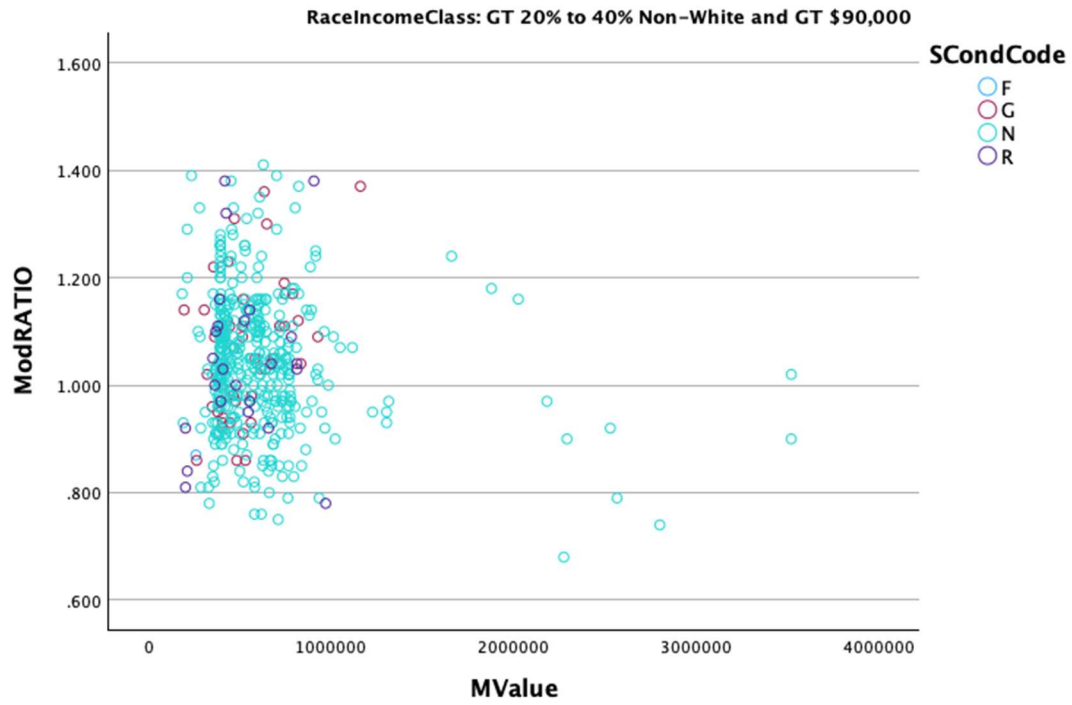


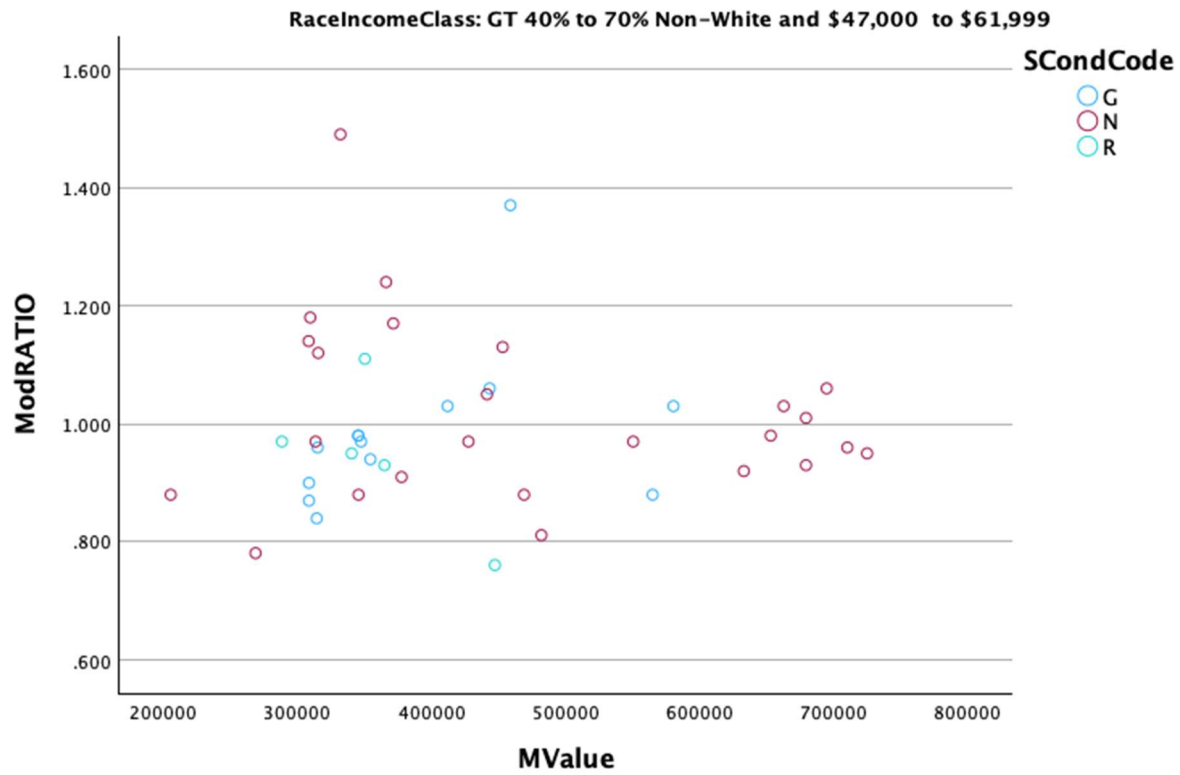


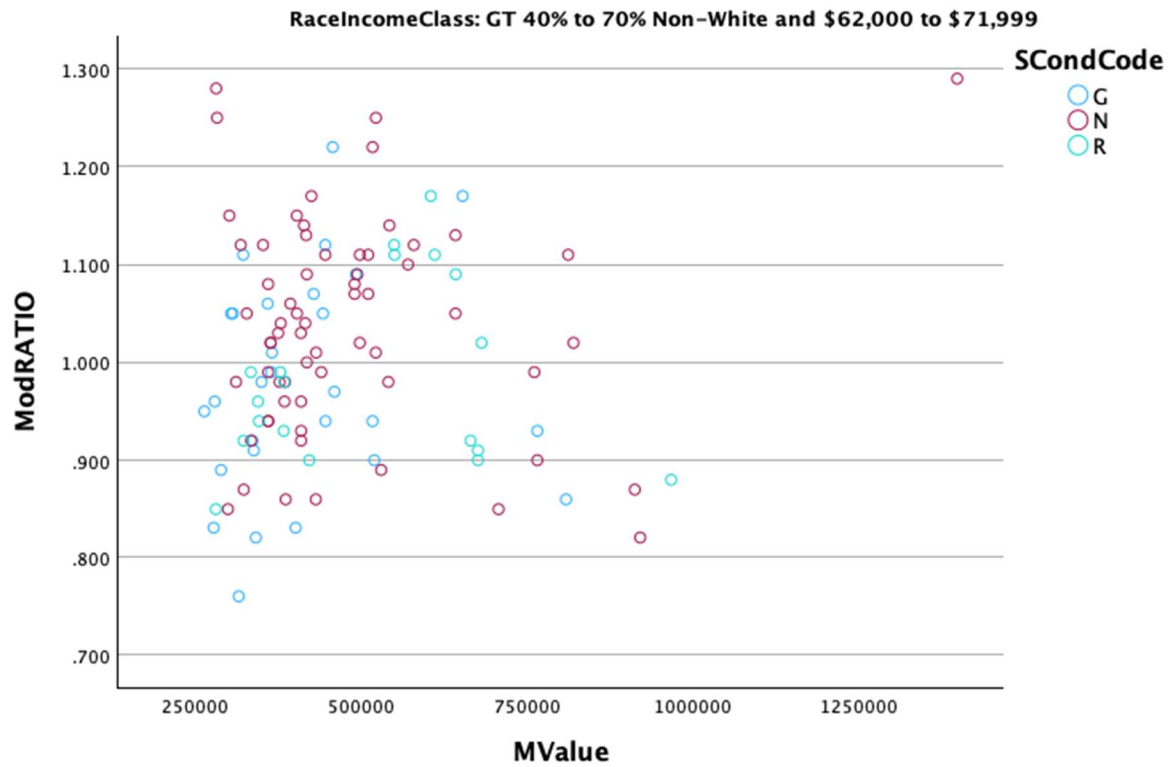




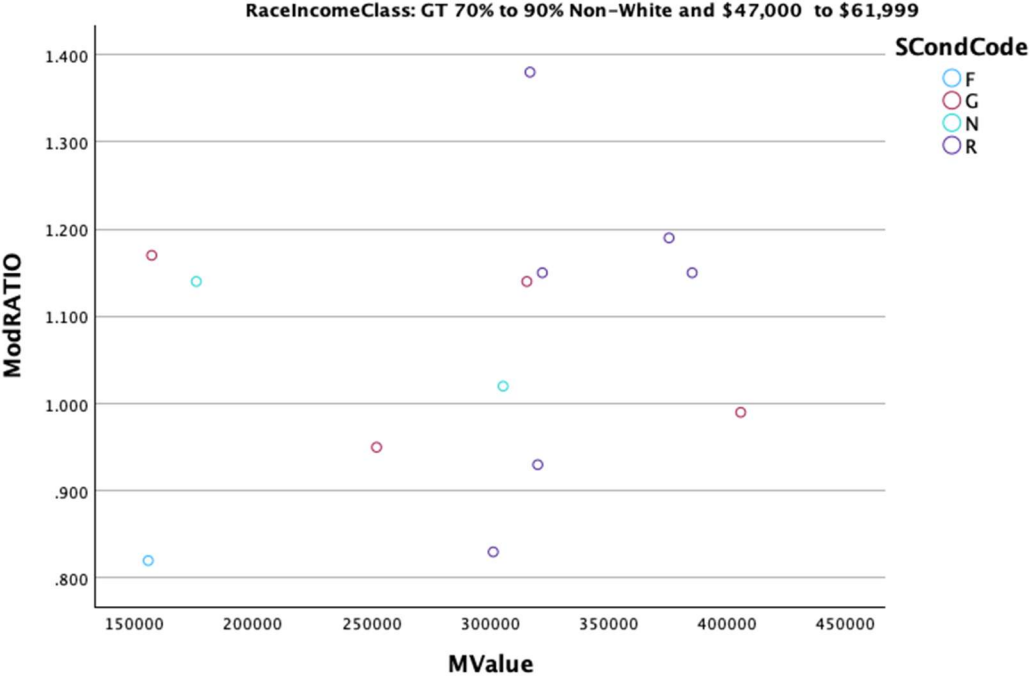


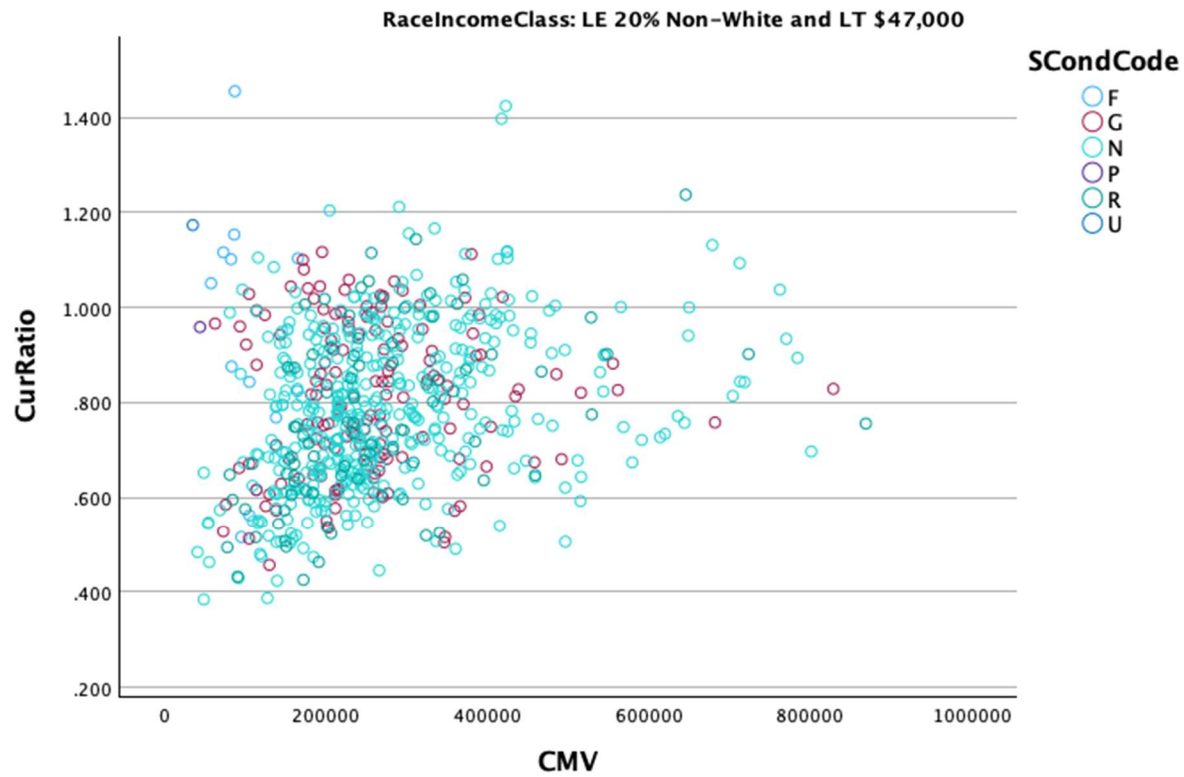


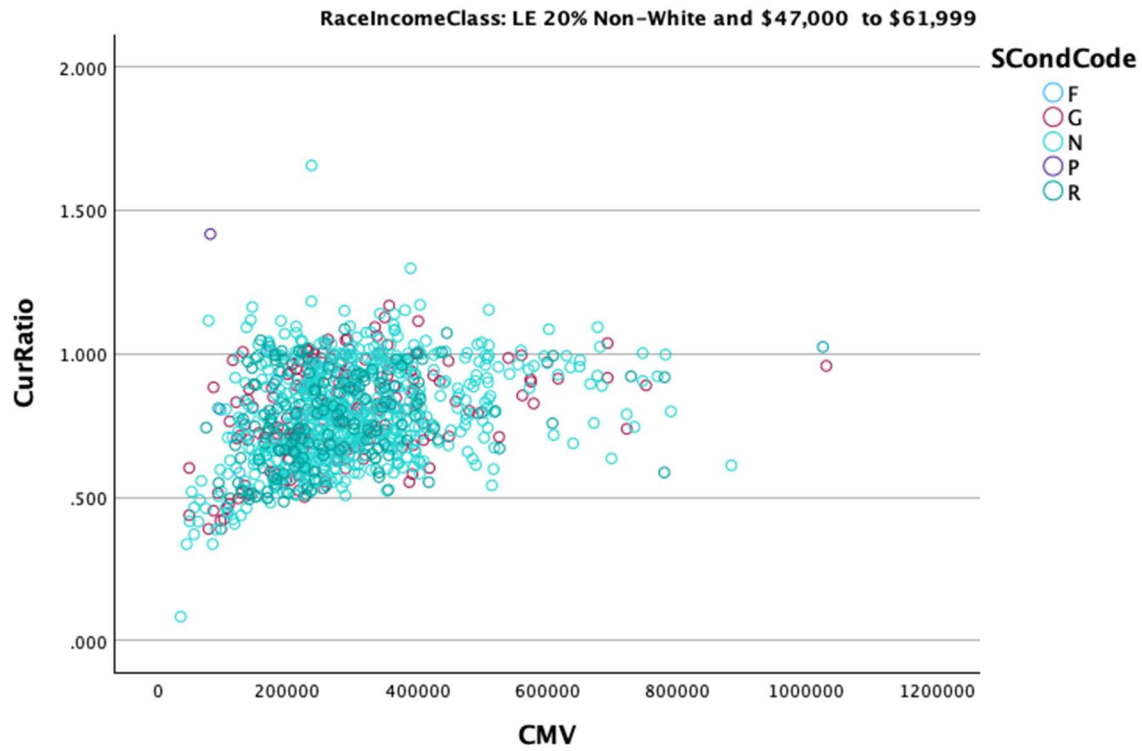


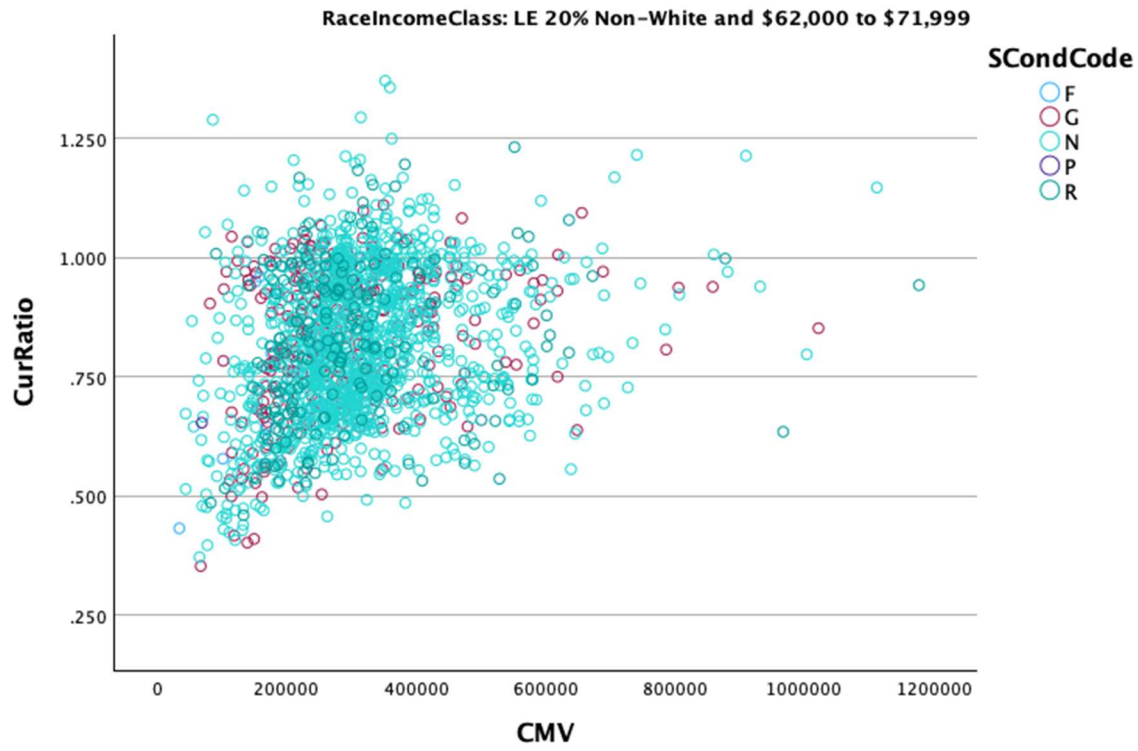


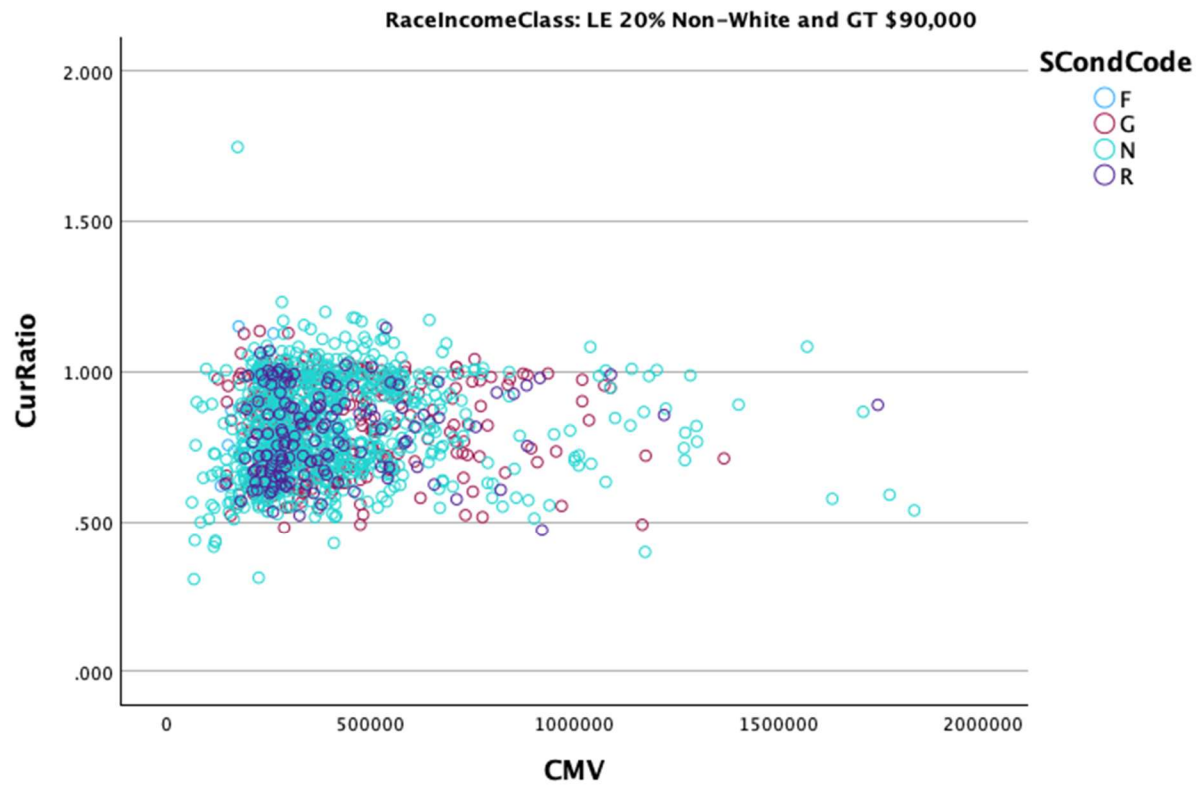




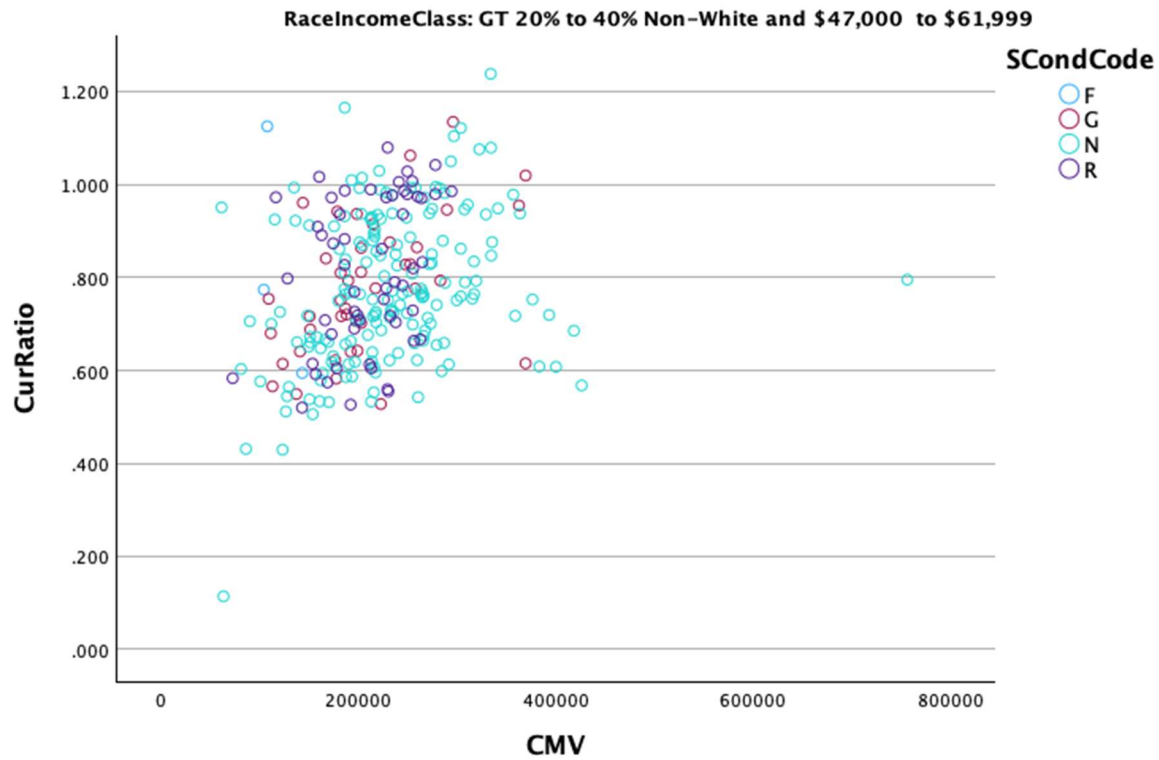






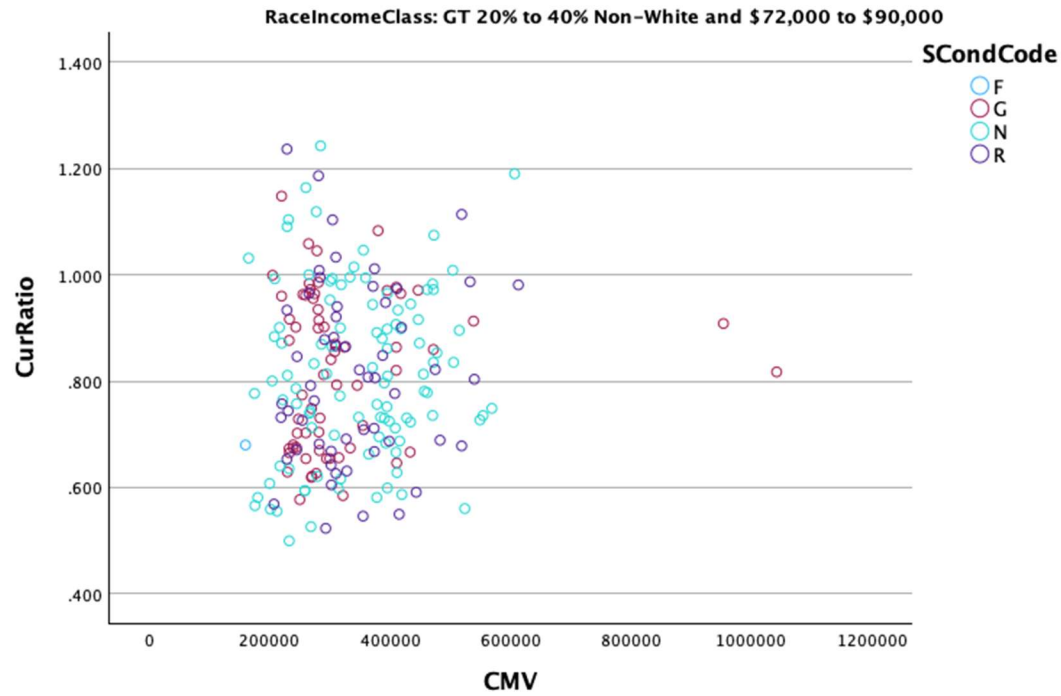


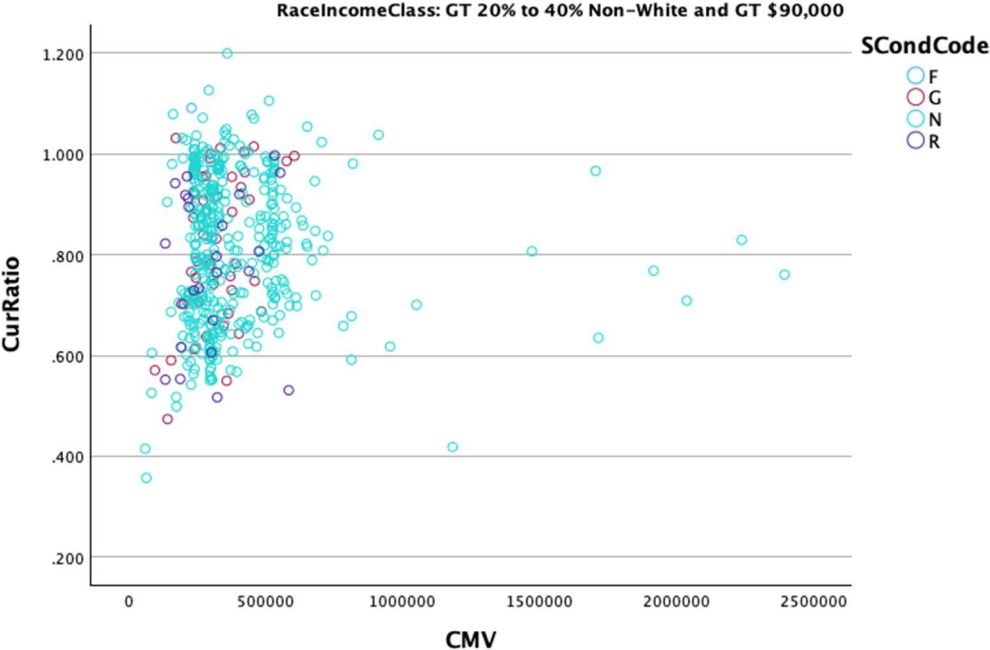


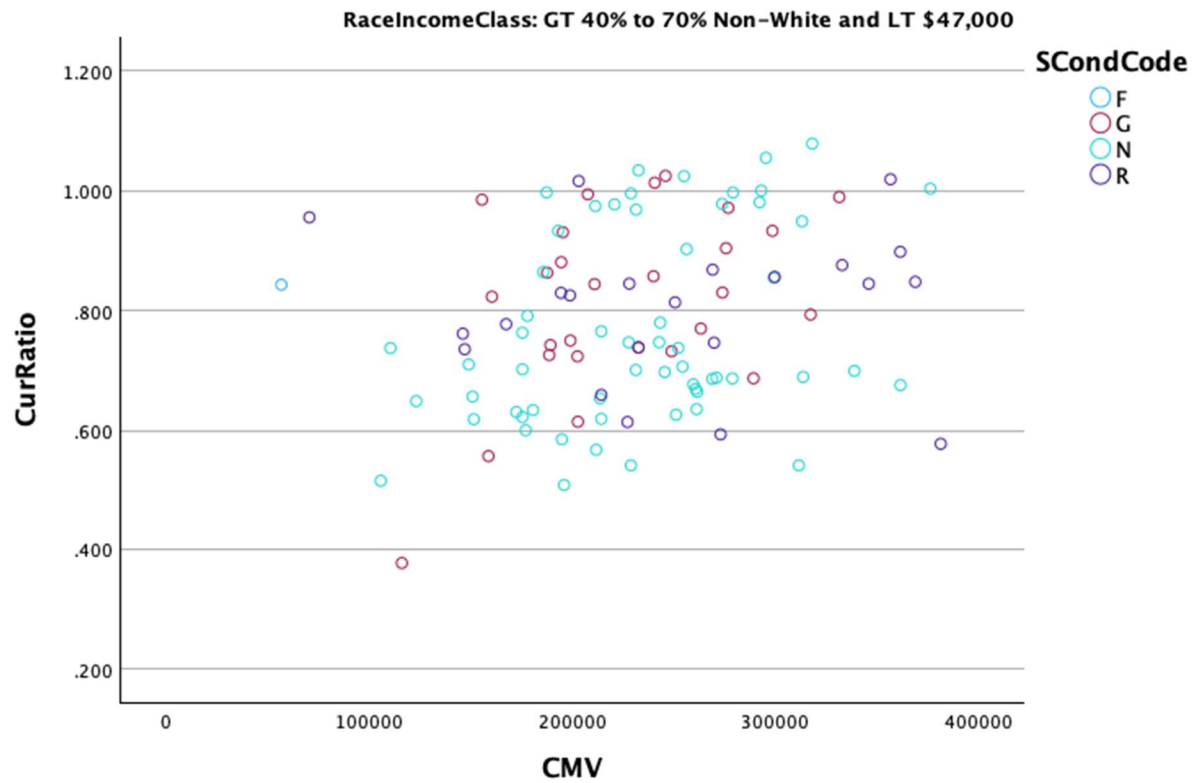


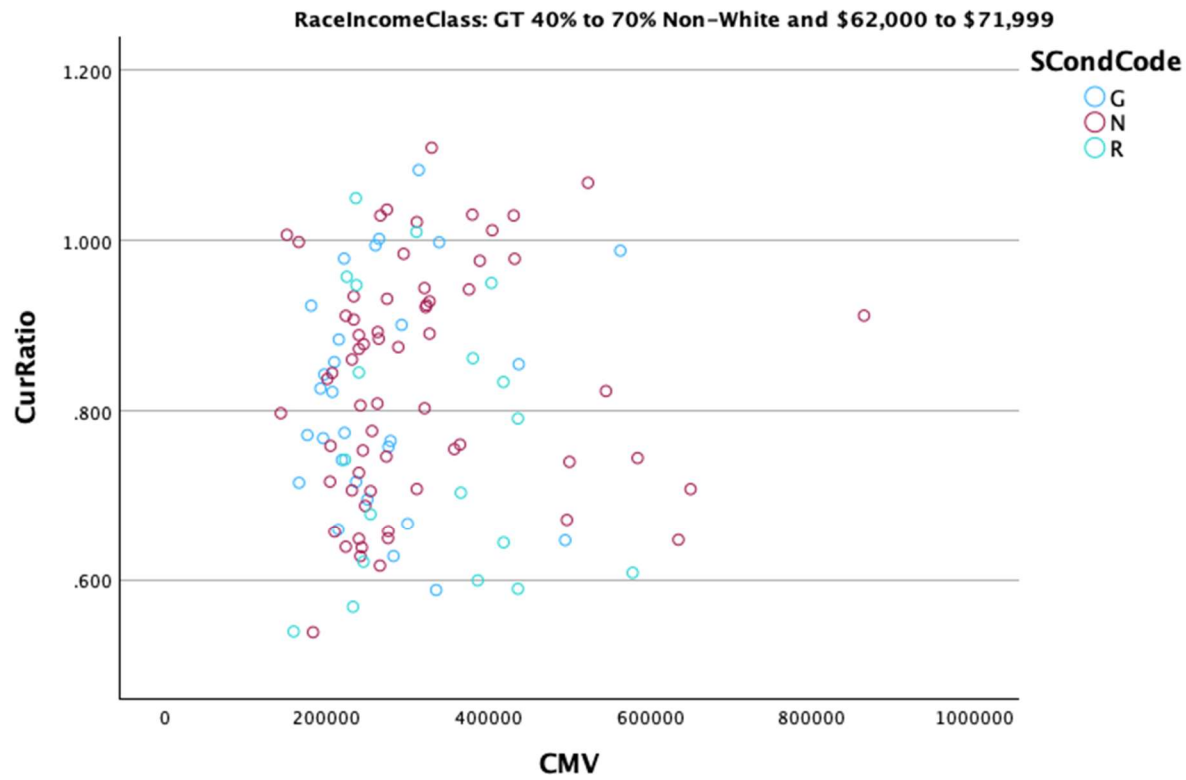


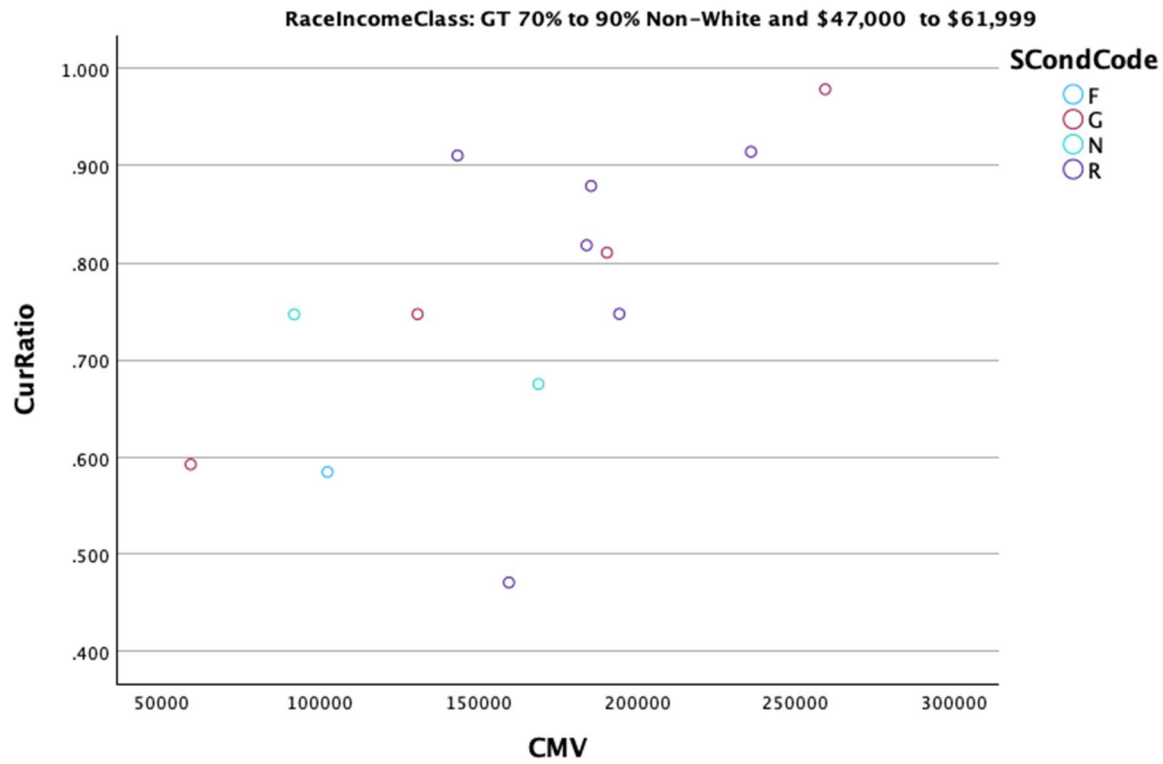






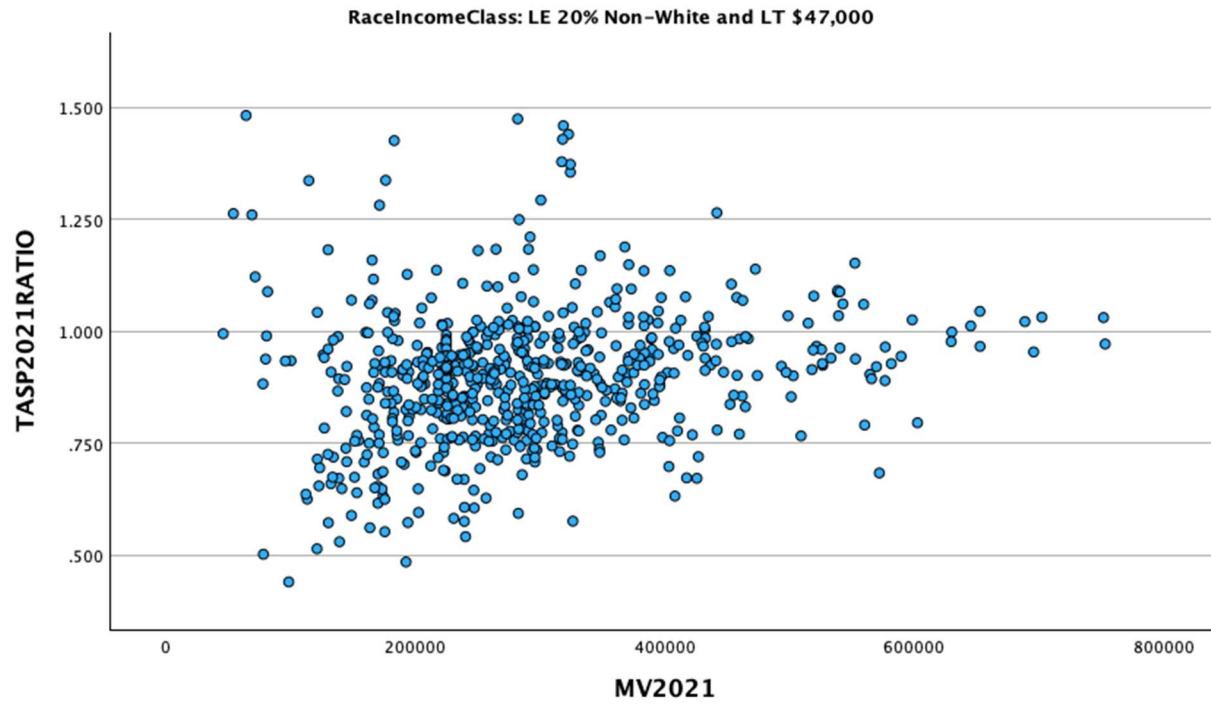


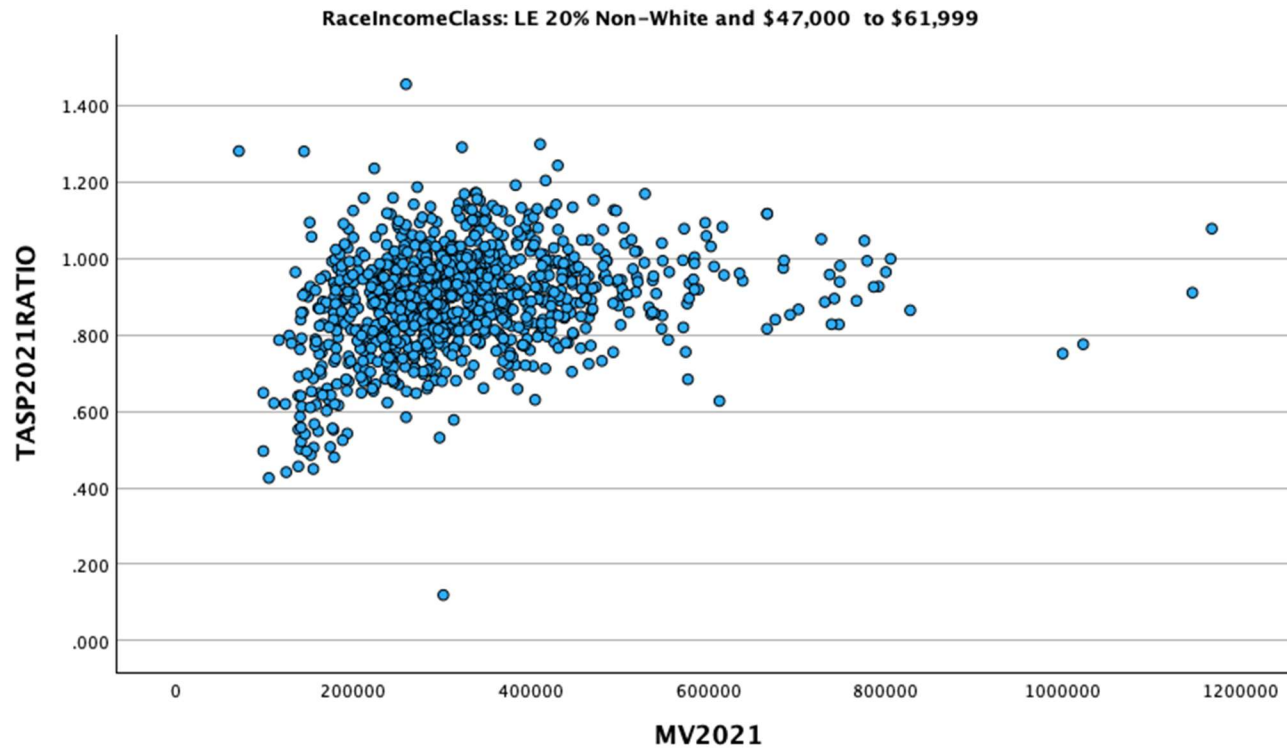


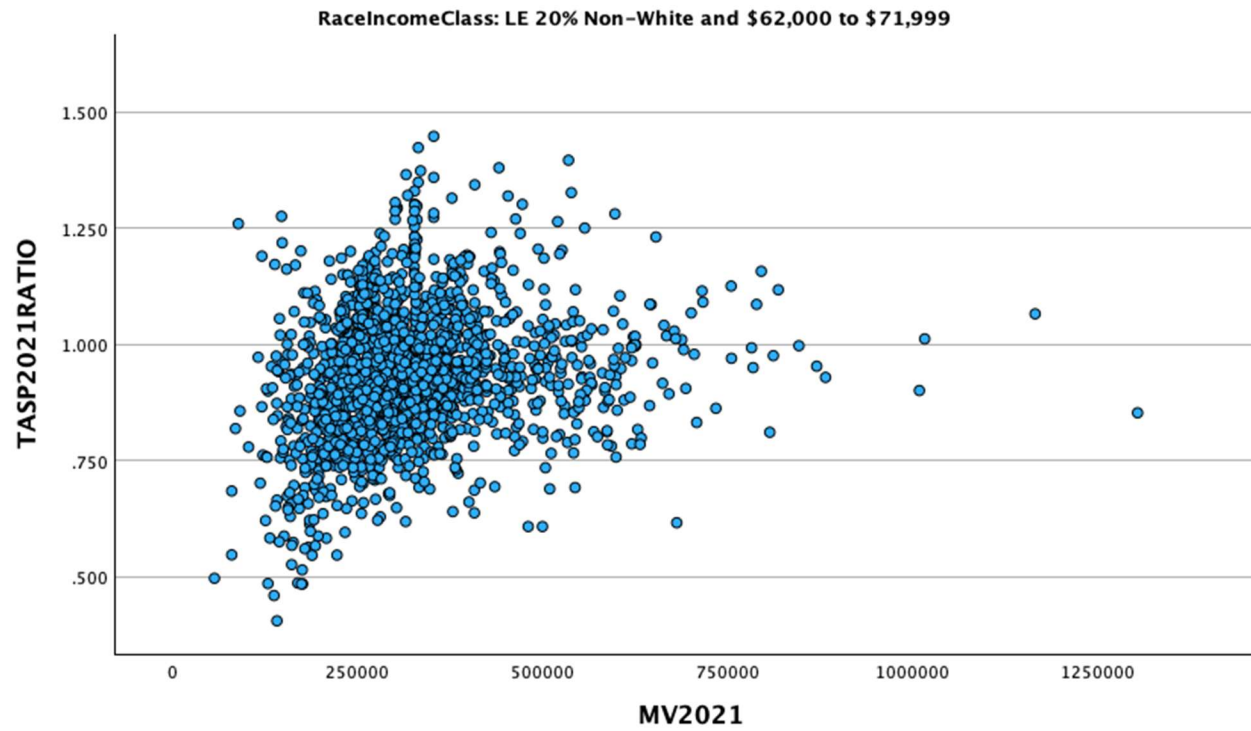


GRAPH/SCATTER=CMV WITH CURRatio BY SCondCode.

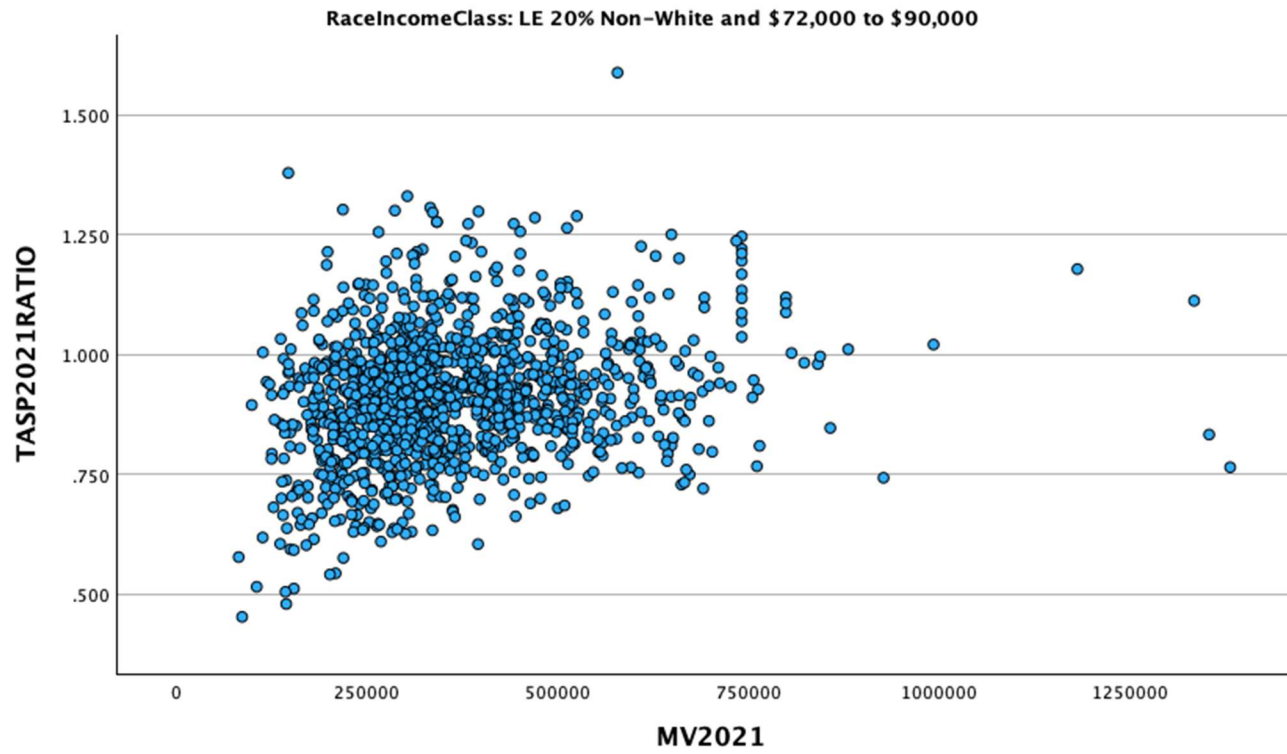
**Graph**

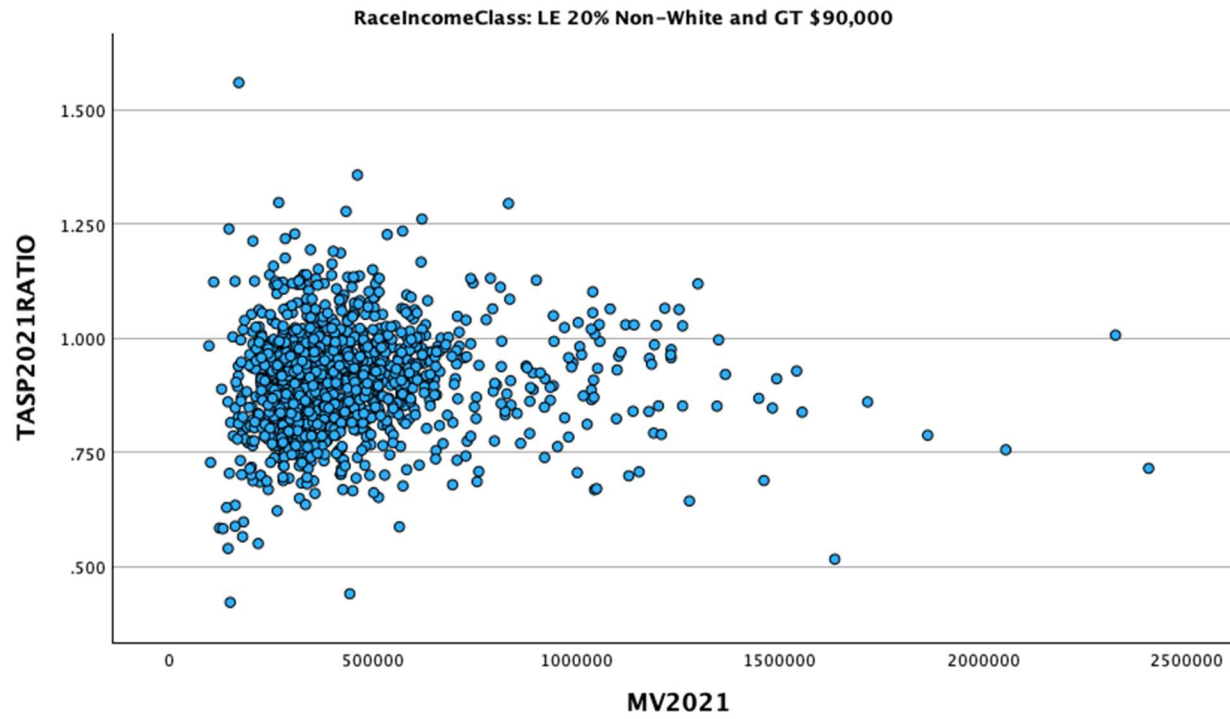


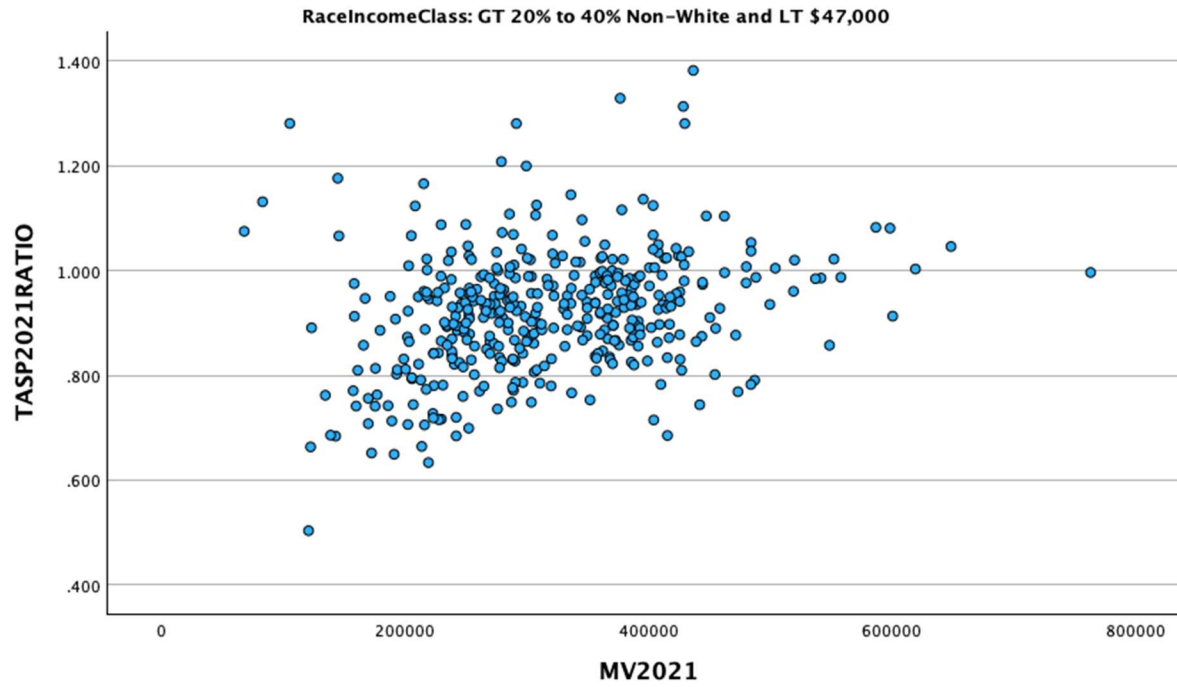


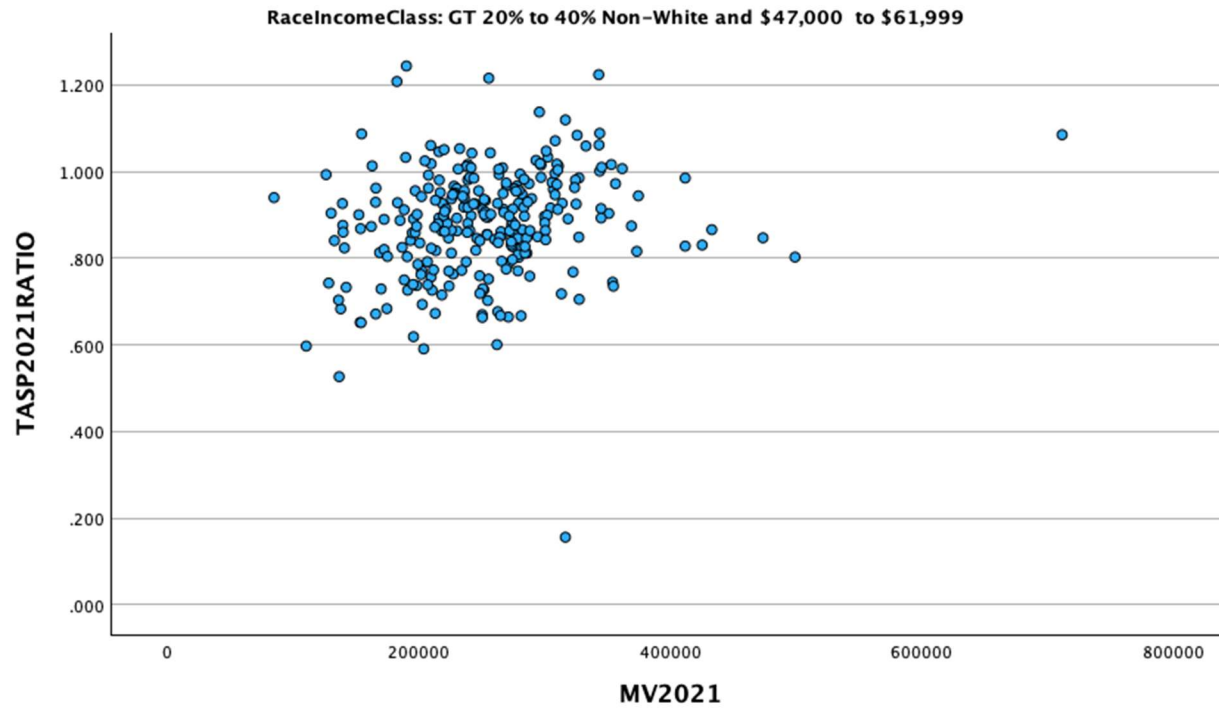


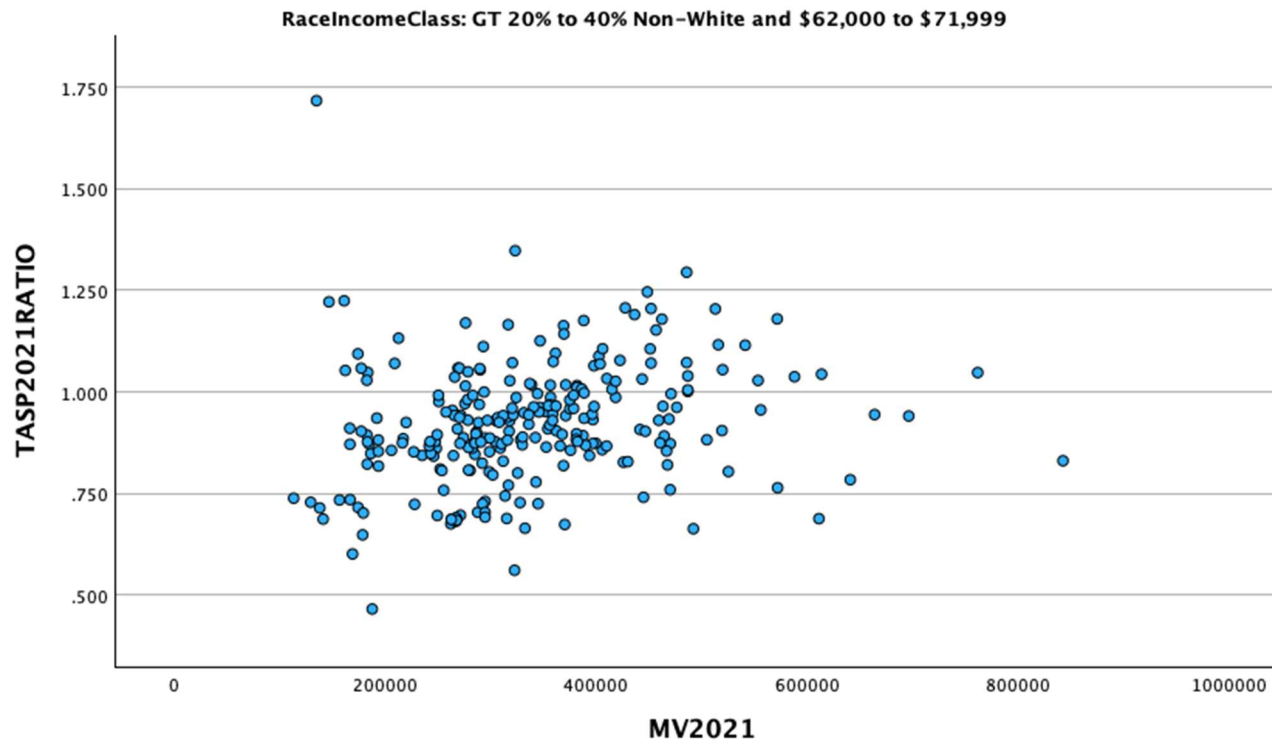


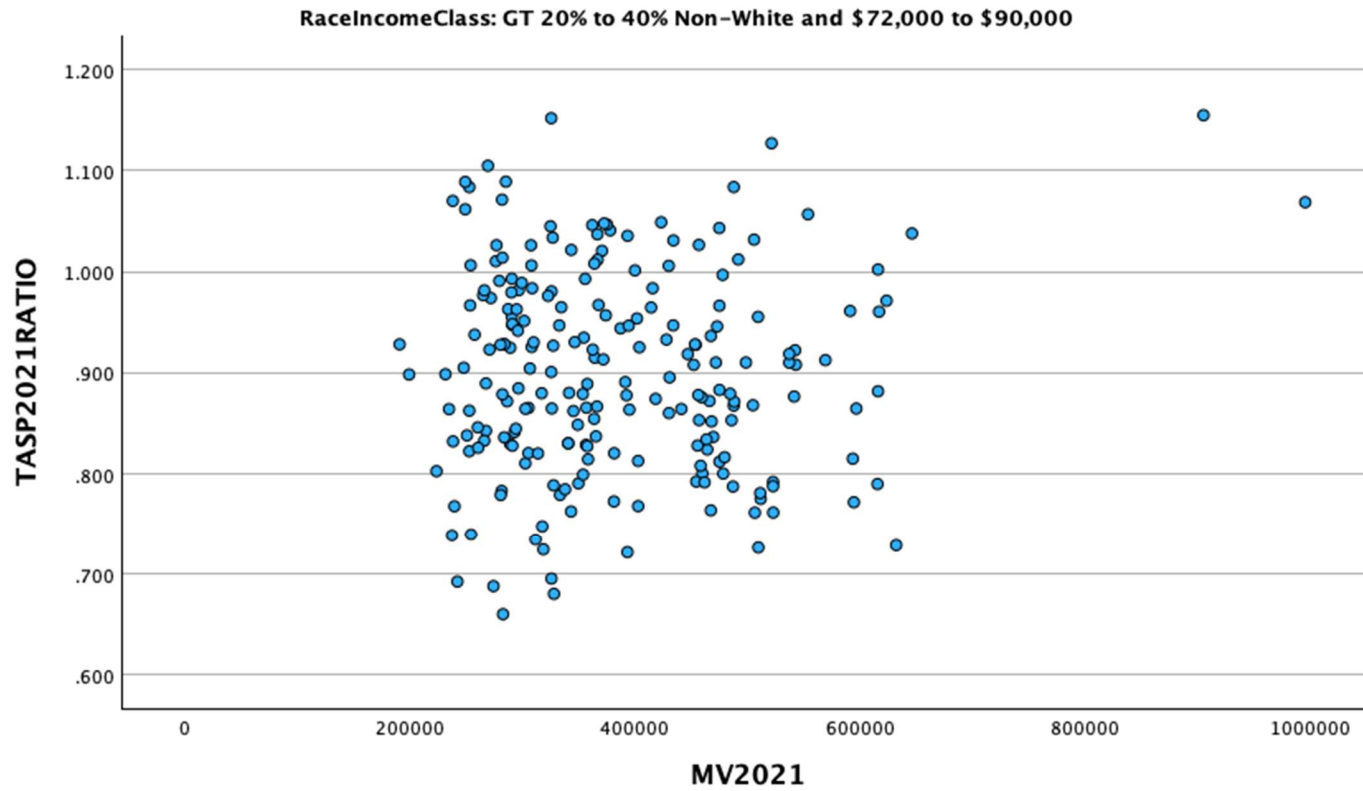


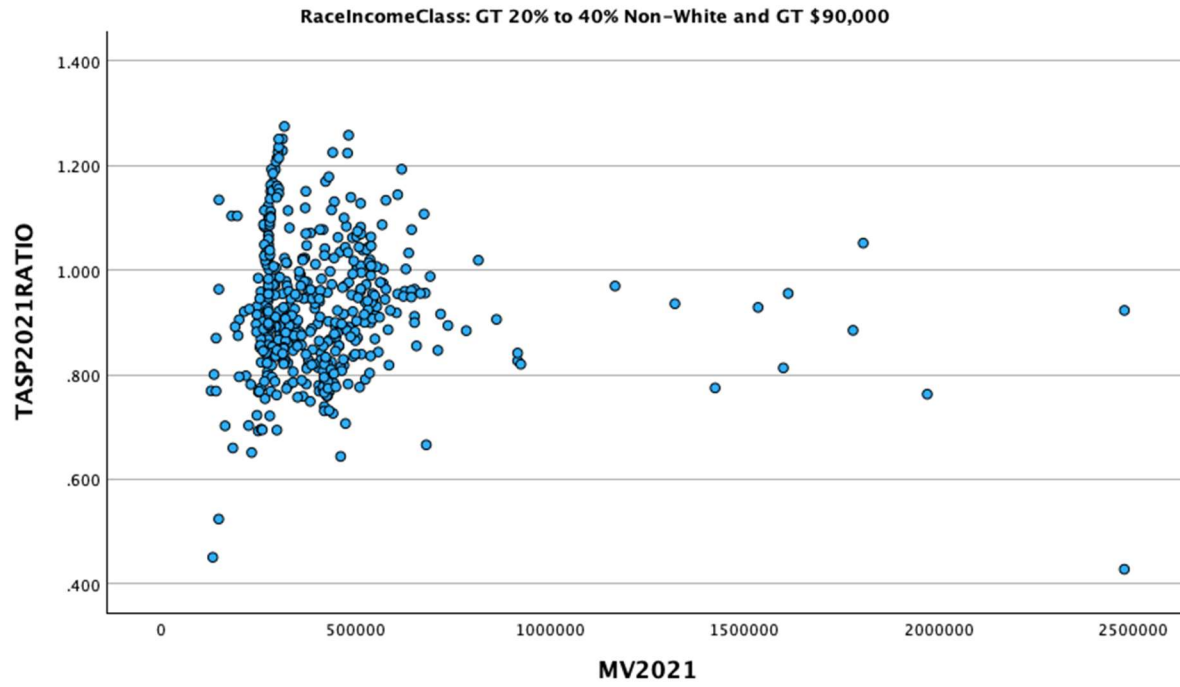


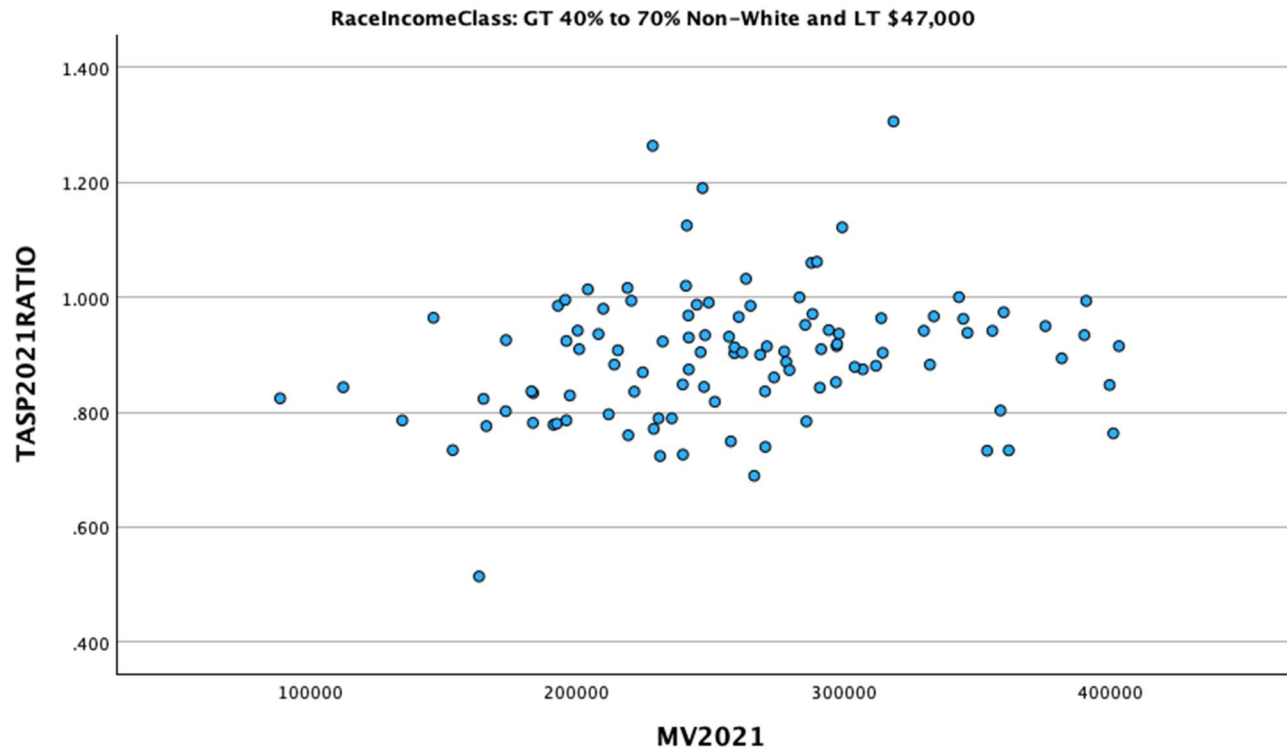




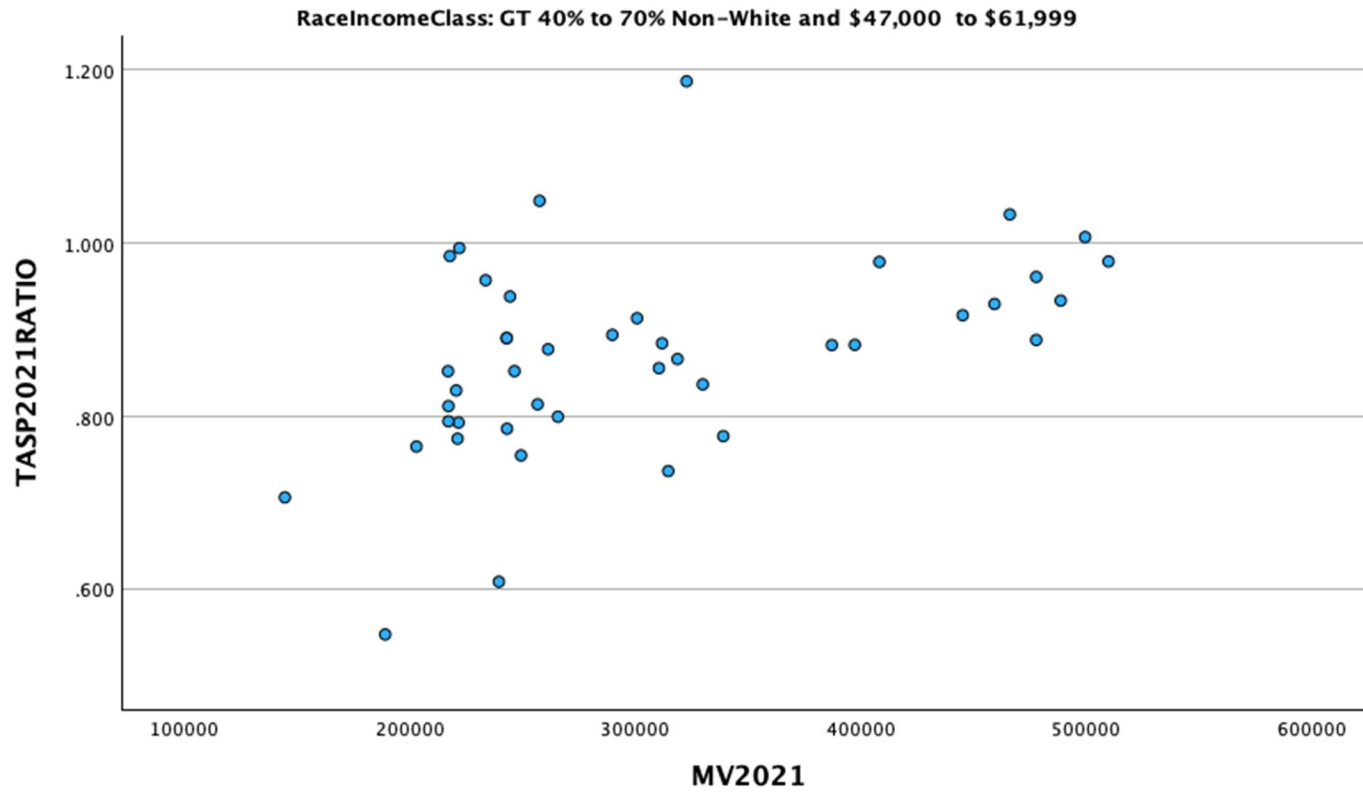




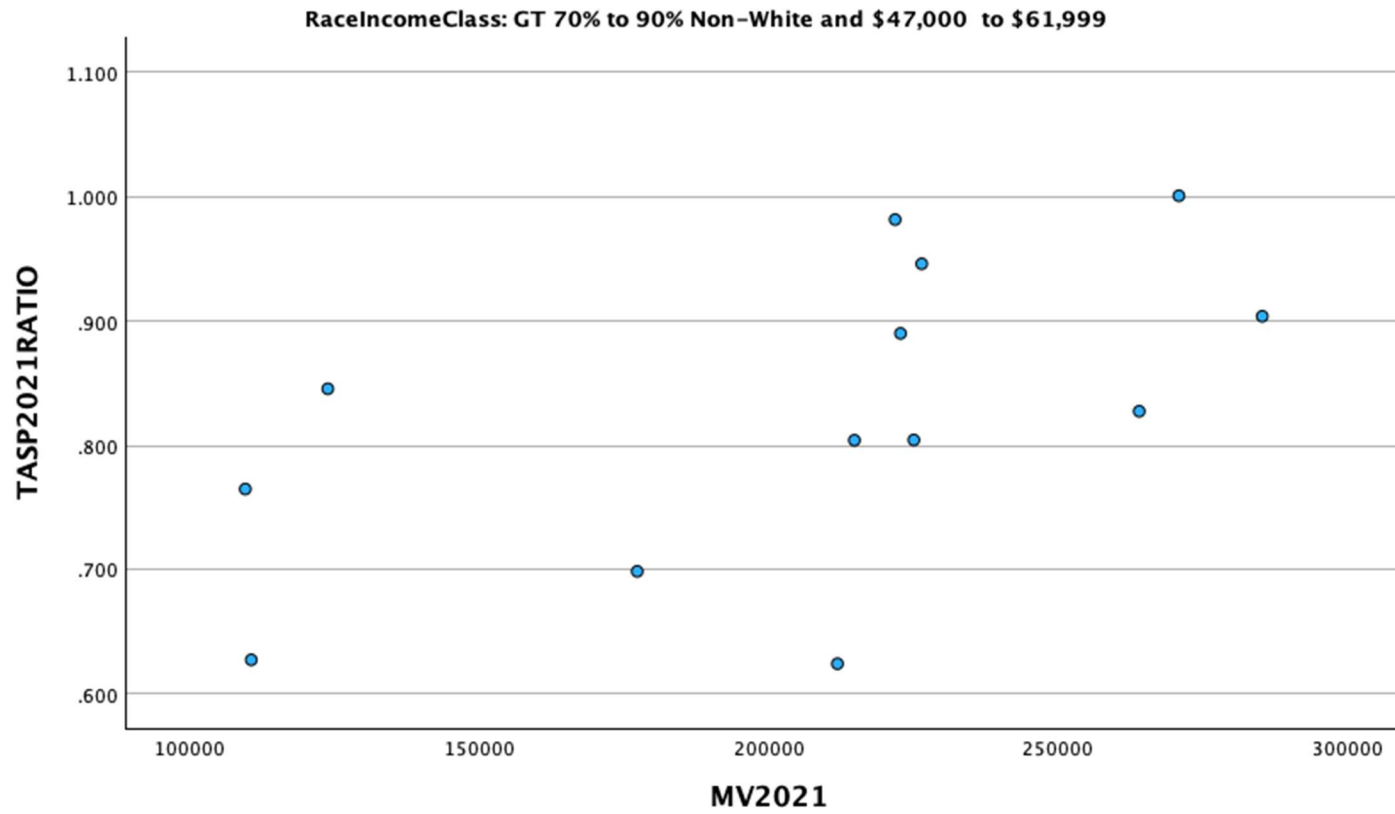


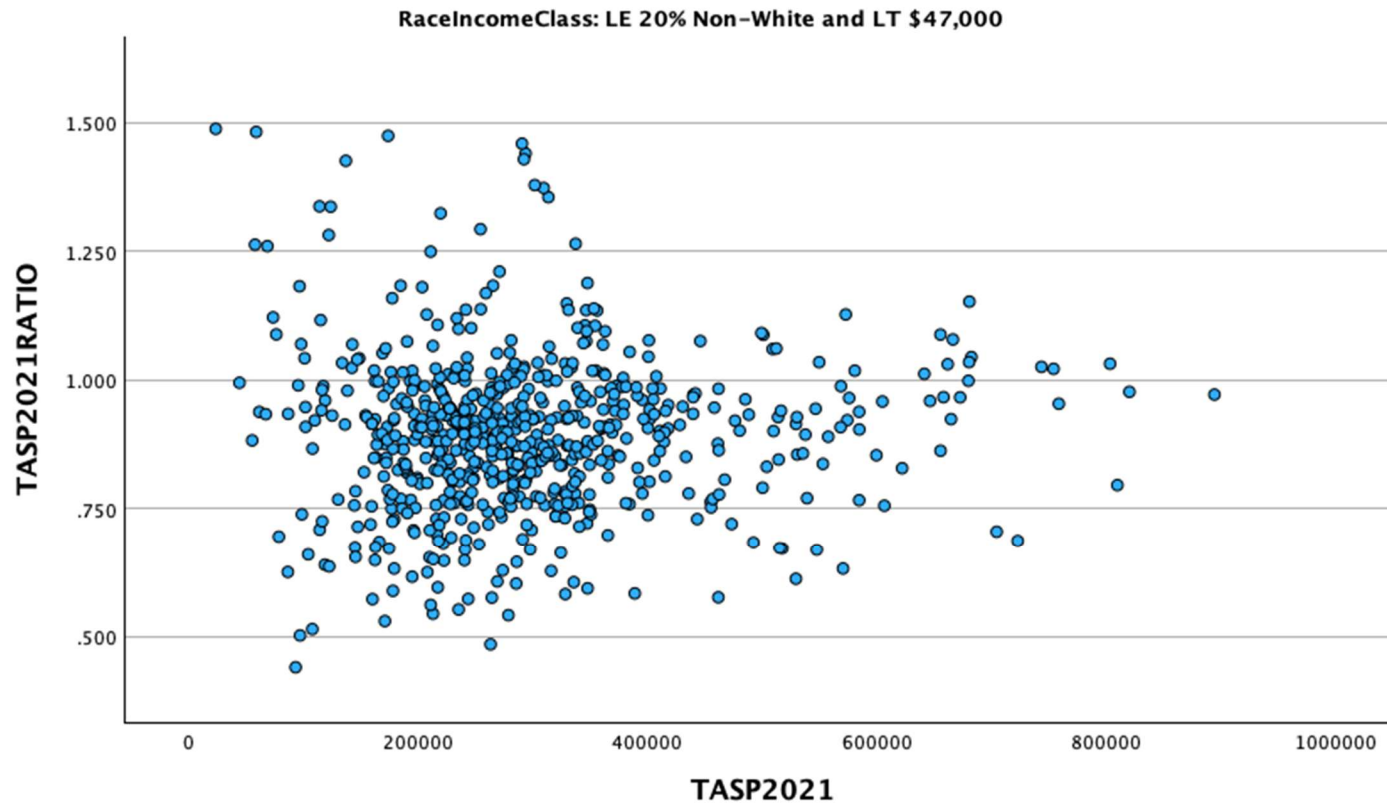


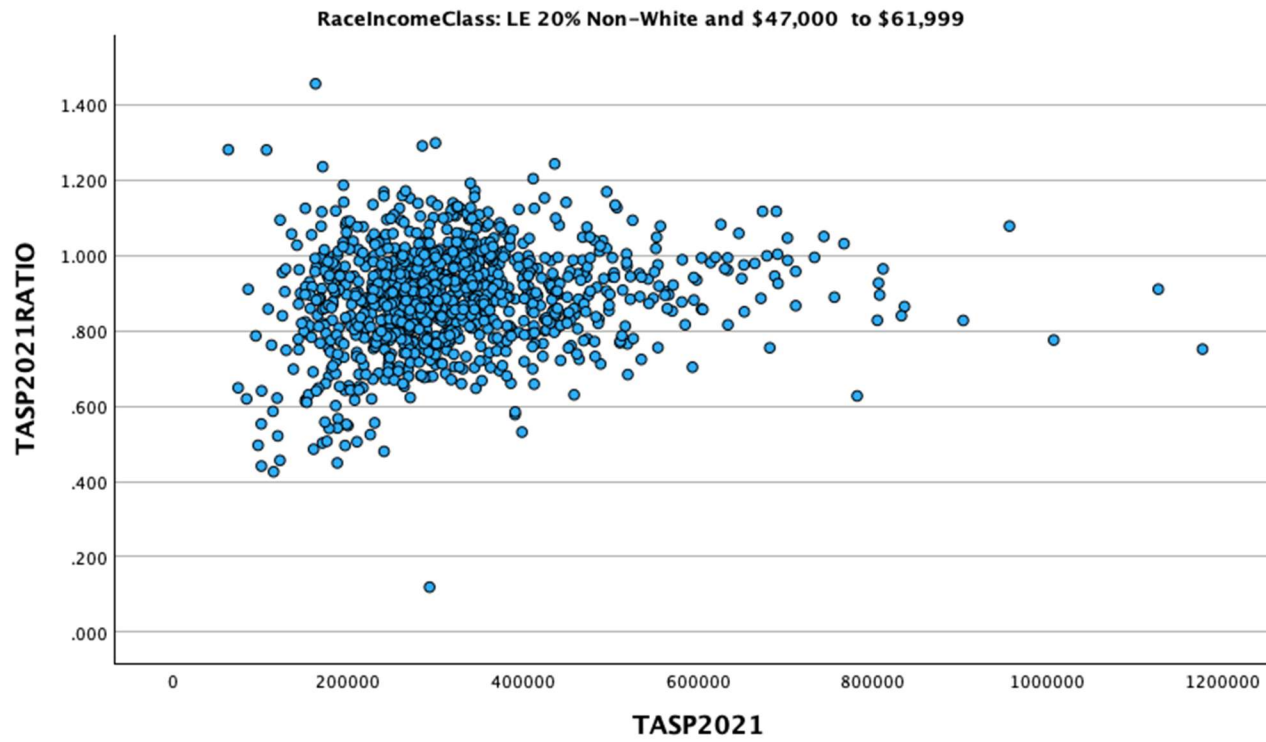


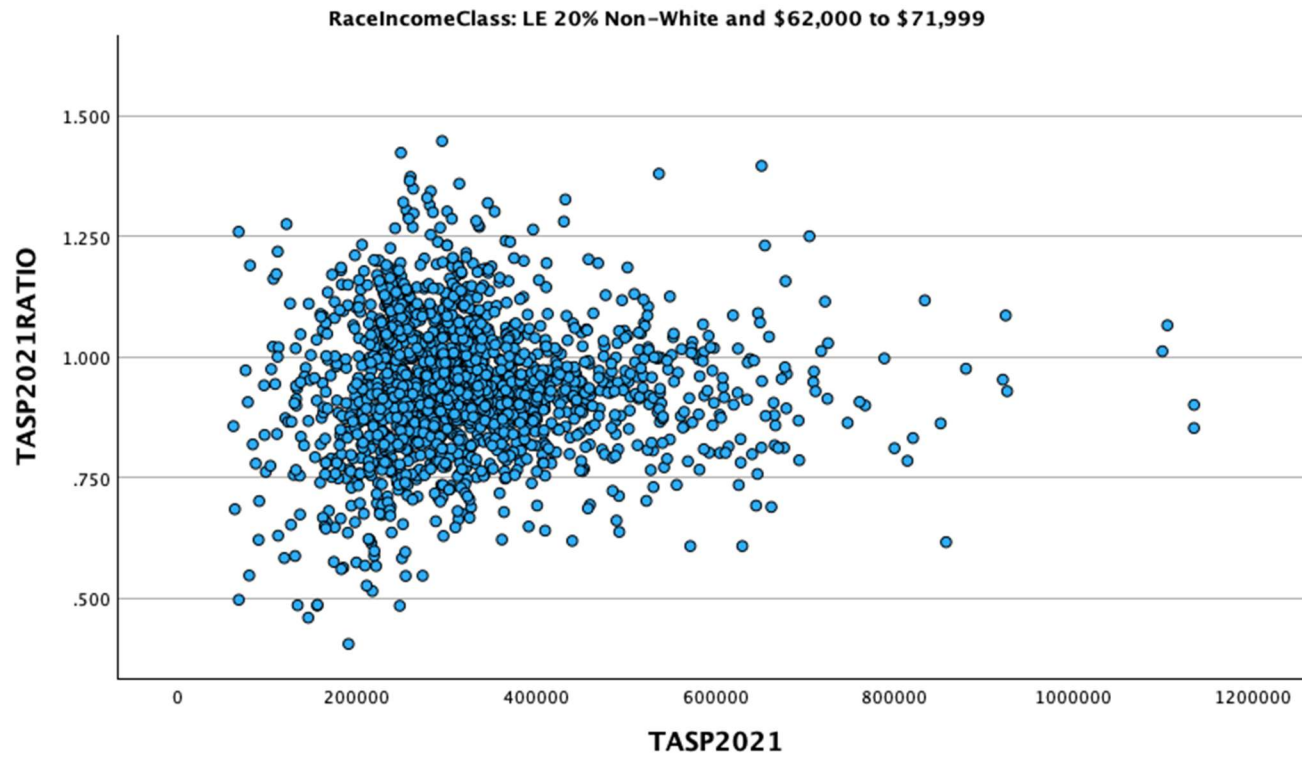


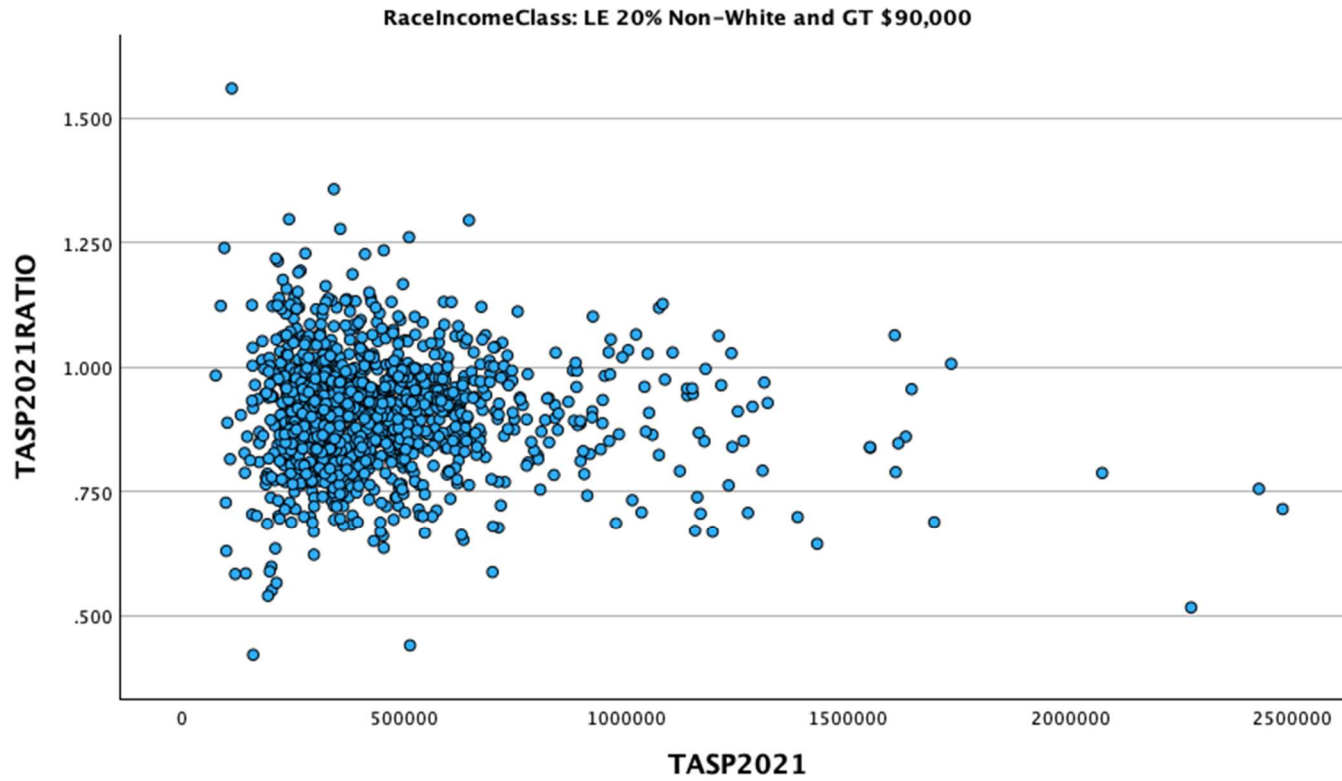


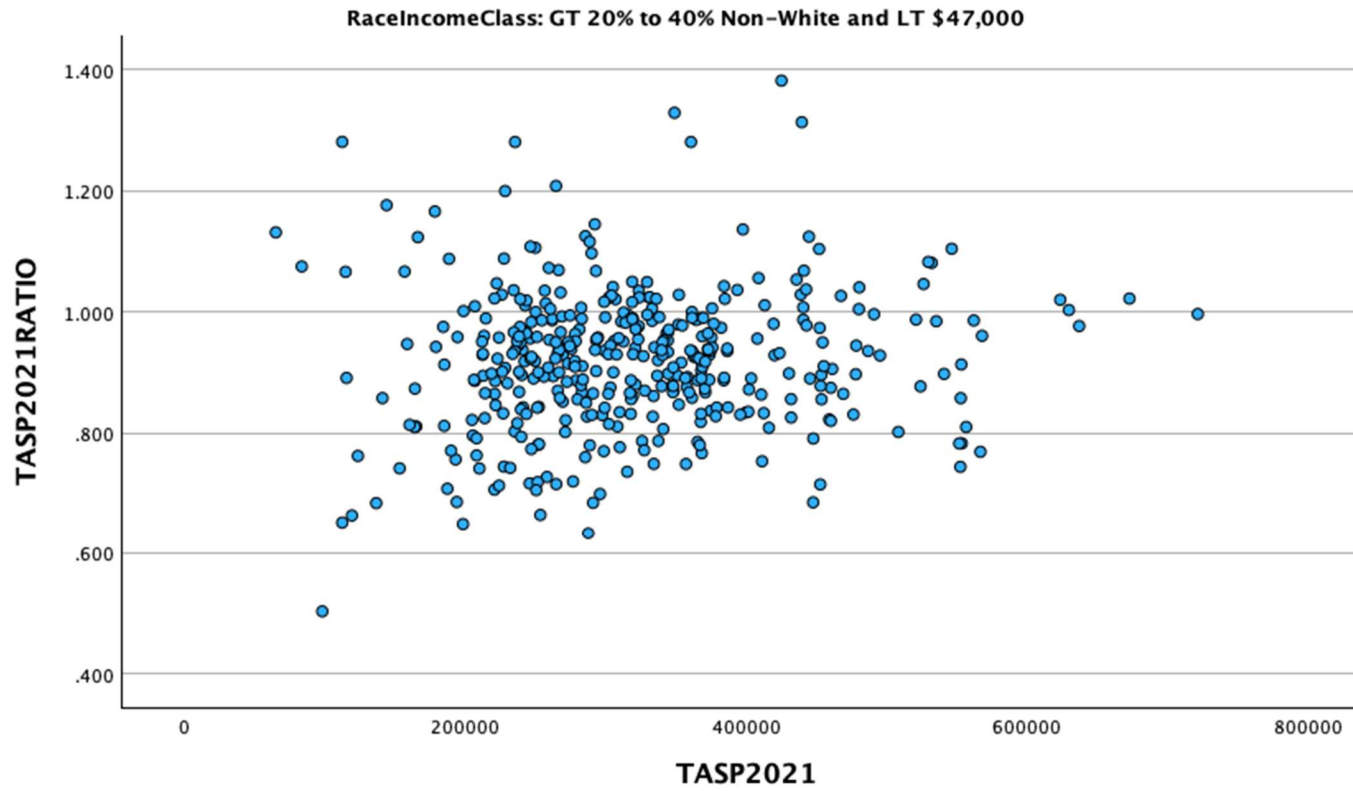








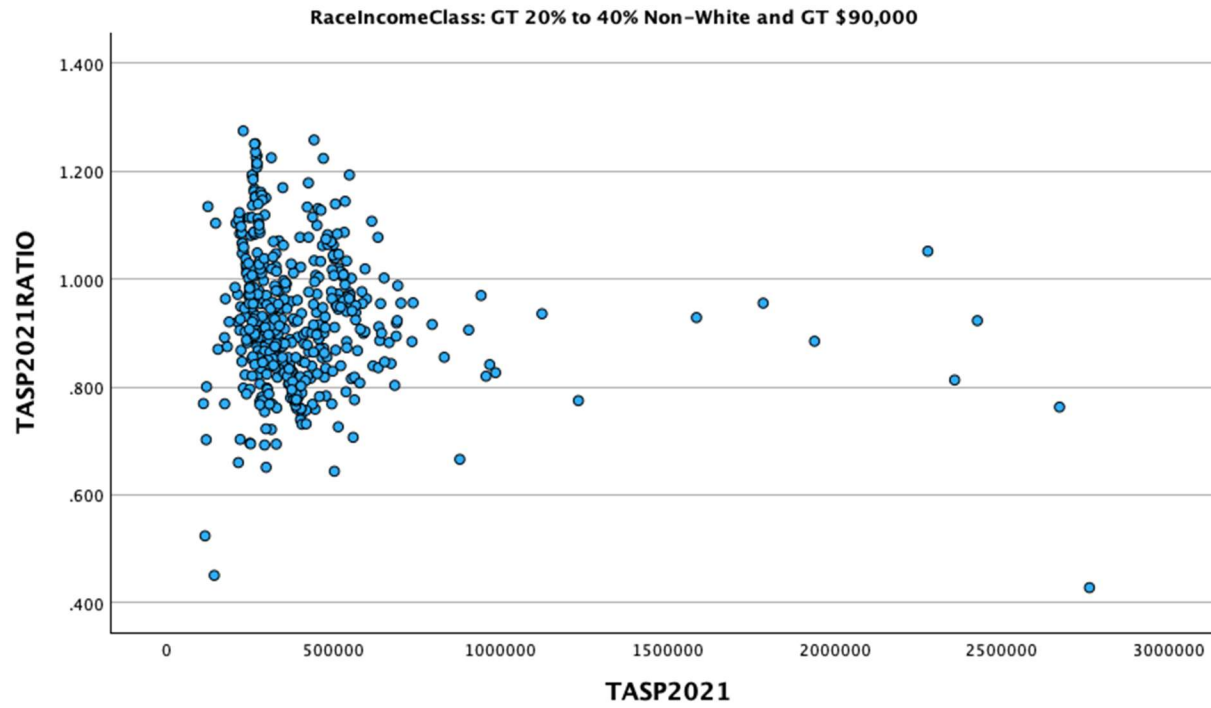


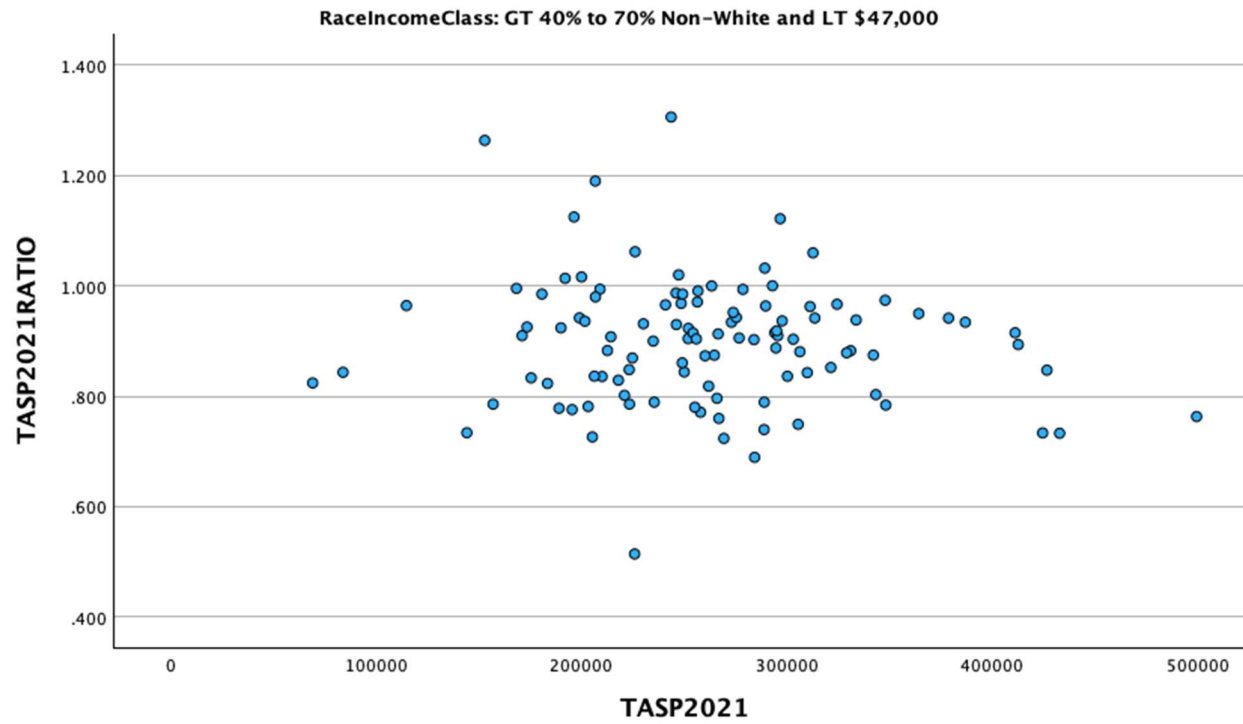


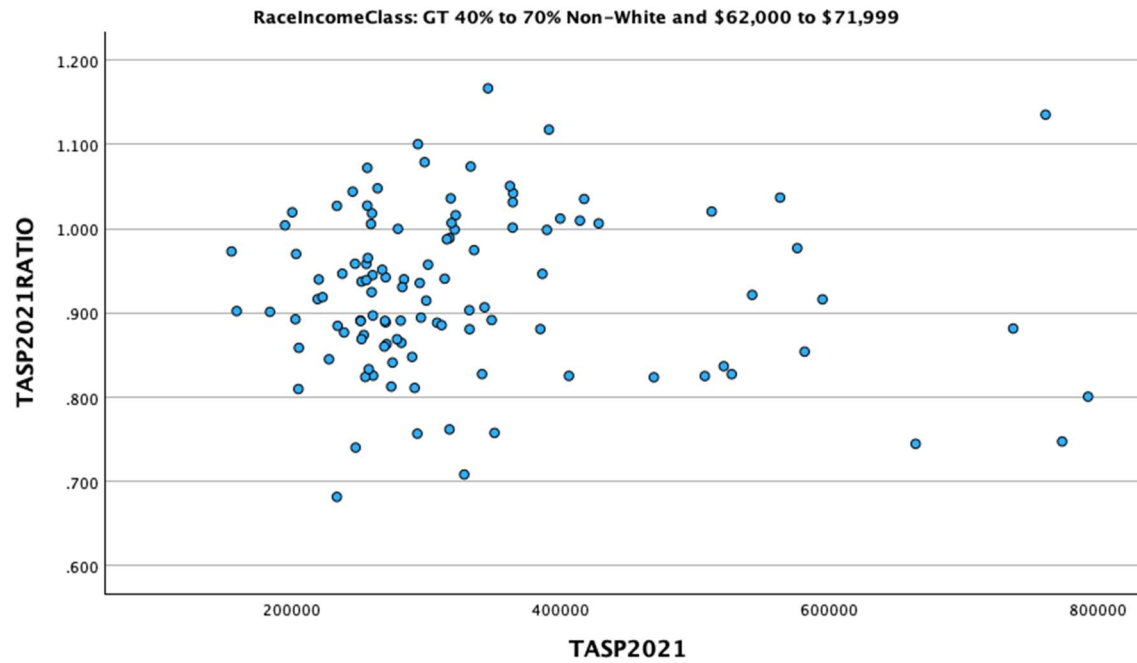


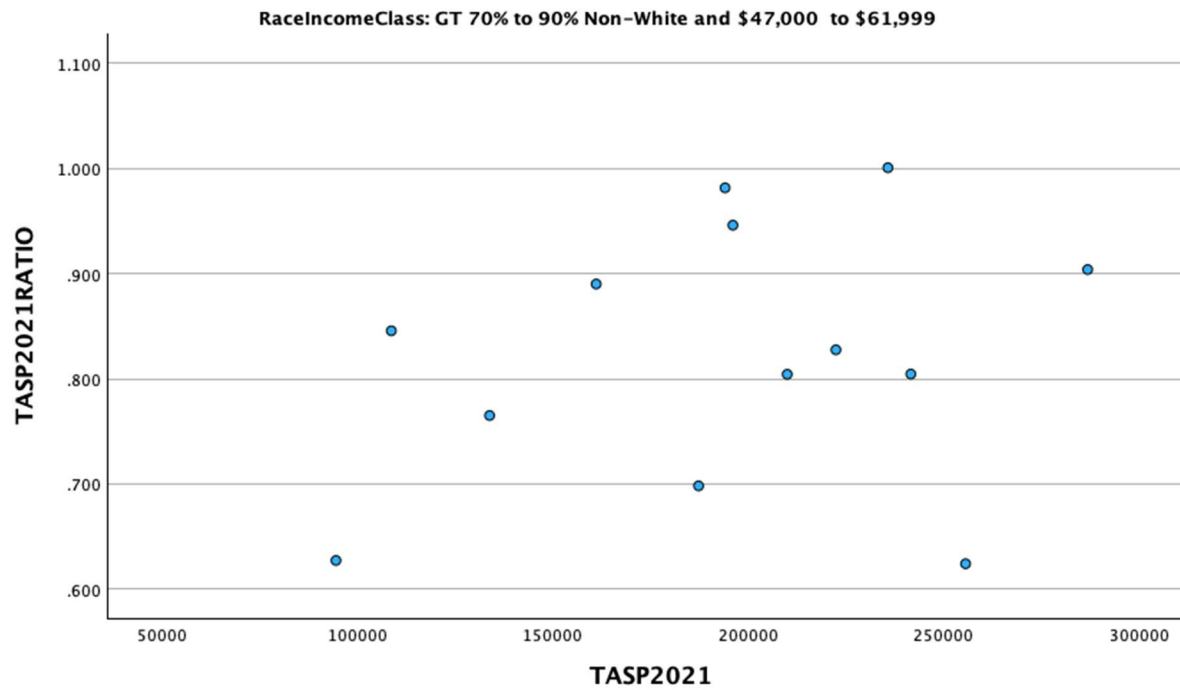












GRAPH/SCATTER=MV2021 WITH TASP2021Ratio.

## Graph

GRAPH/SCATTER= TASP2021 WITH TASP2021Ratio.

**Graph**

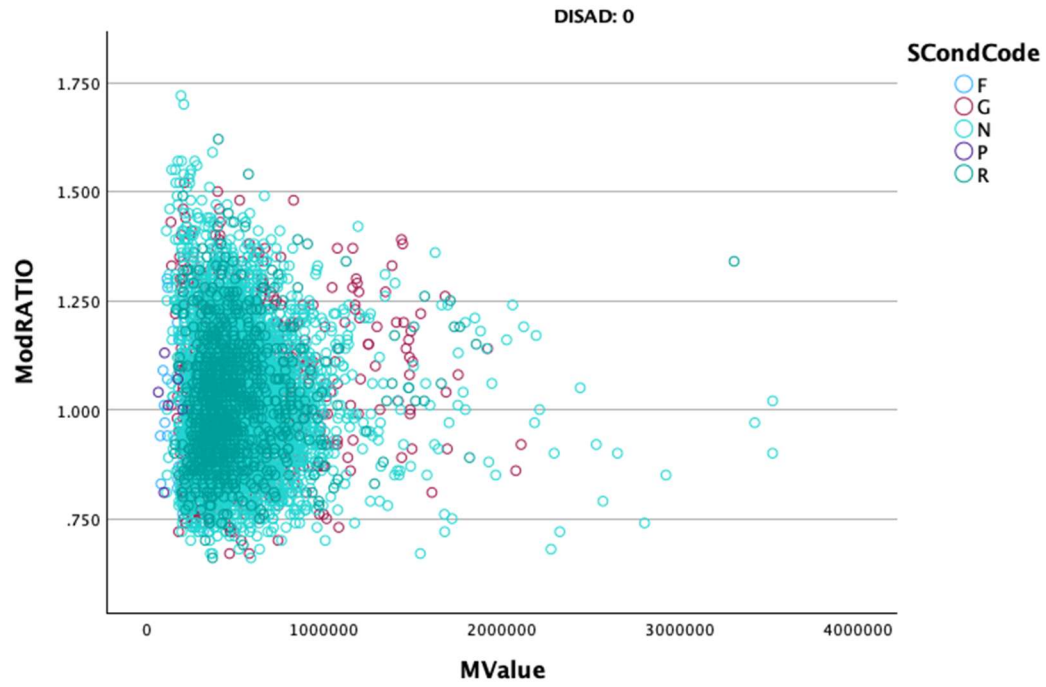
SPLIT FILE off.

SORT CASES BY DISAD.

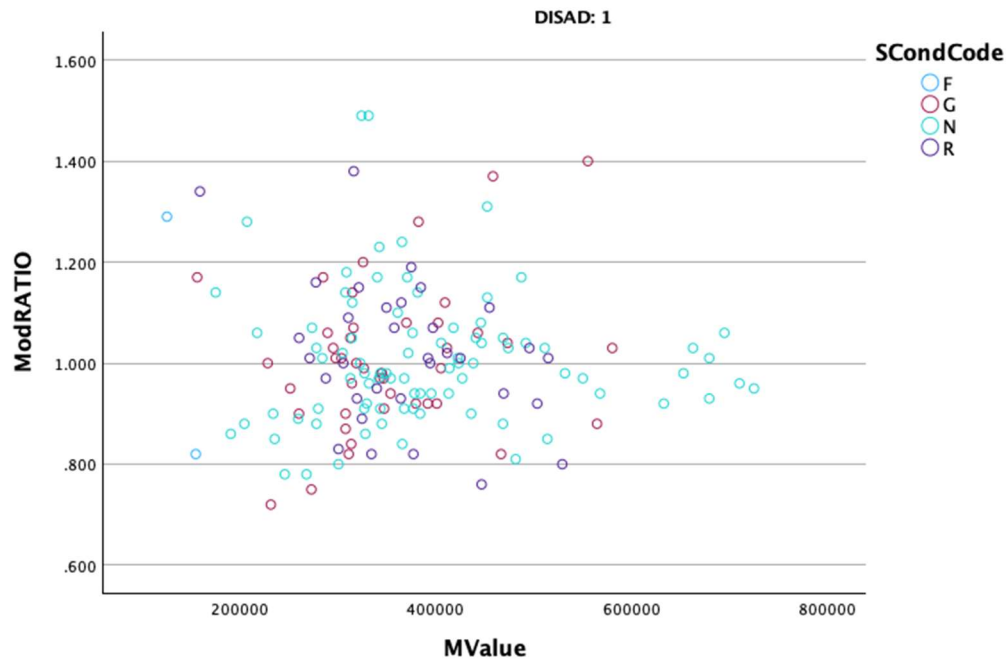
SPLIT FILE SEPARATE BY DISAD.

GRAPH/SCATTER=MVALUE WITH MODRatio BY SCondCode.

**Graph**

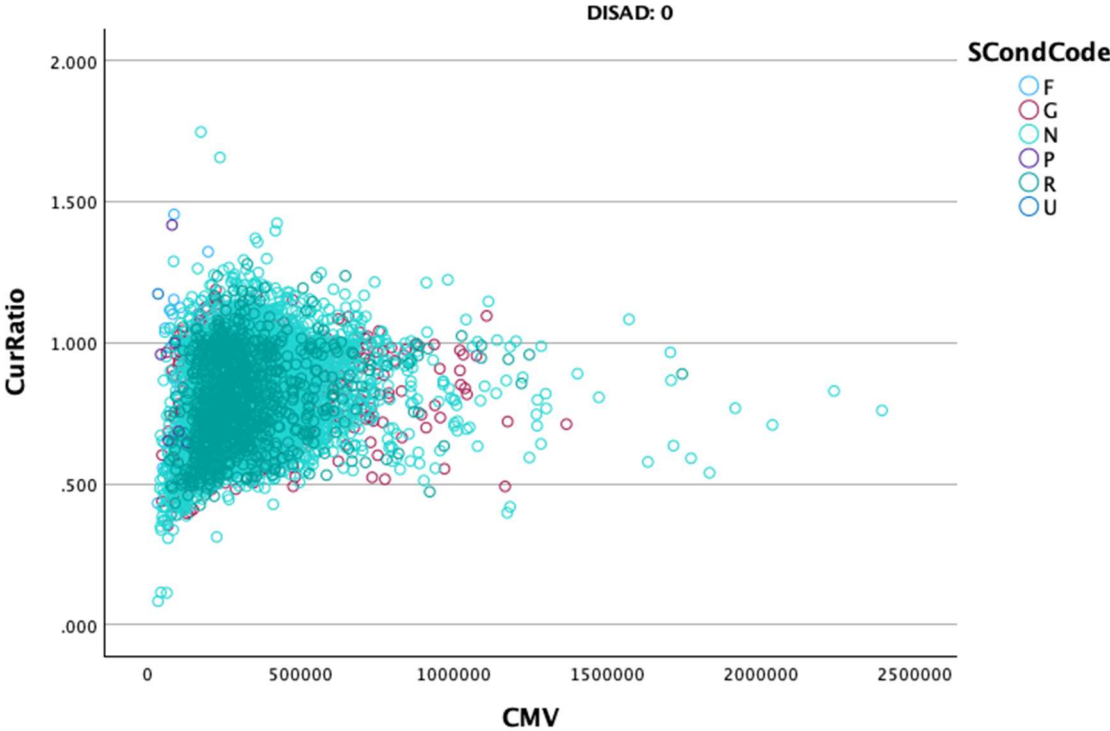


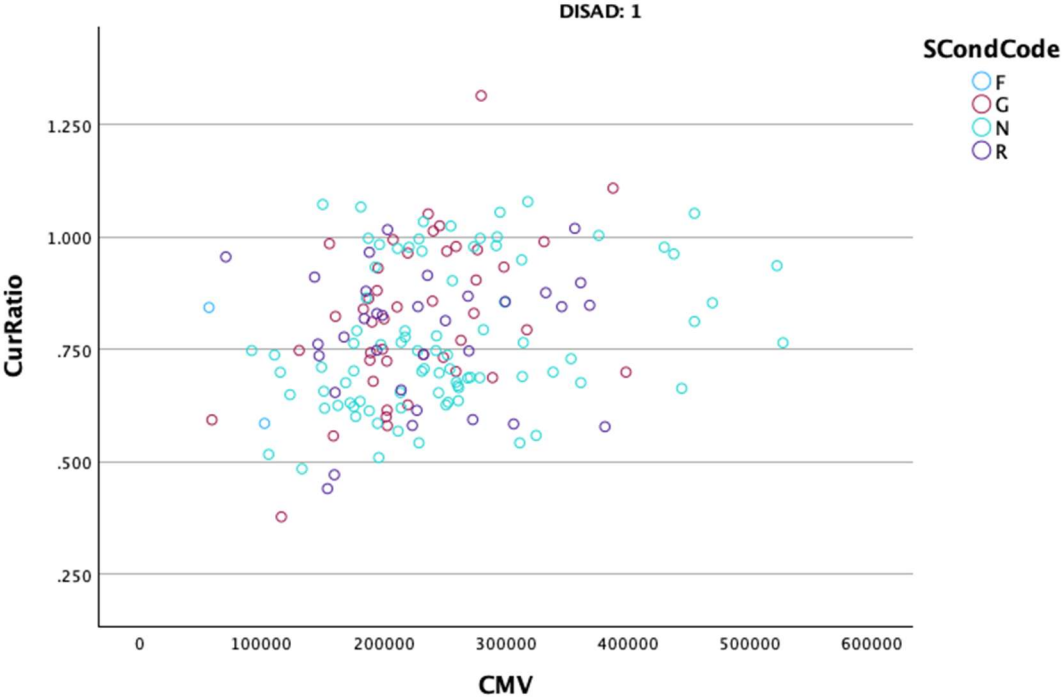




GRAPH/SCATTER=CMV WITH CURRatio BY SCondCode.

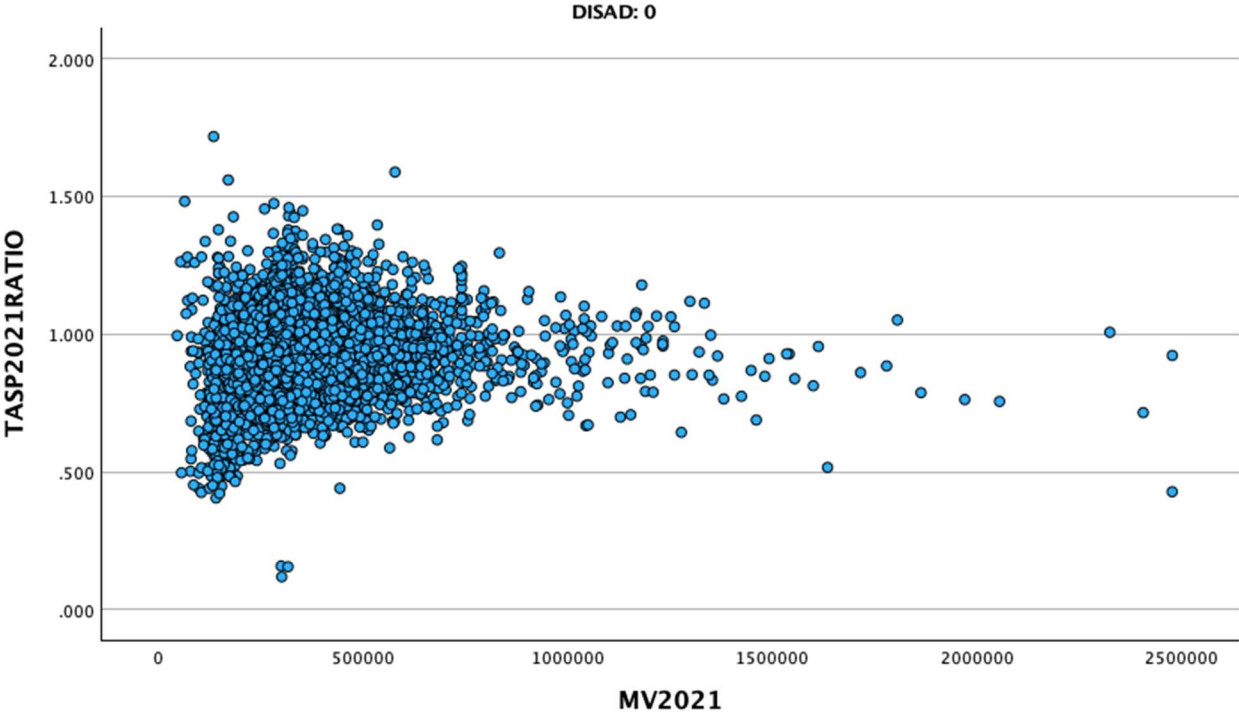
Graph

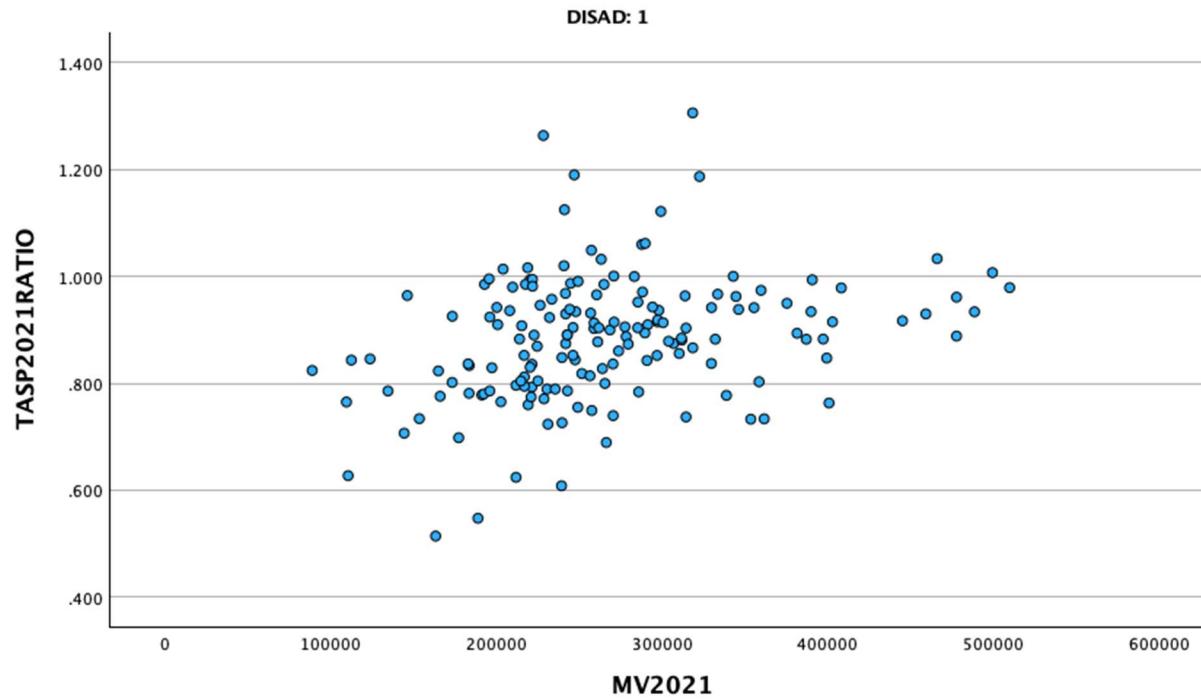




GRAPH/SCATTER=MV2021 WITH TASP2021Ratio.

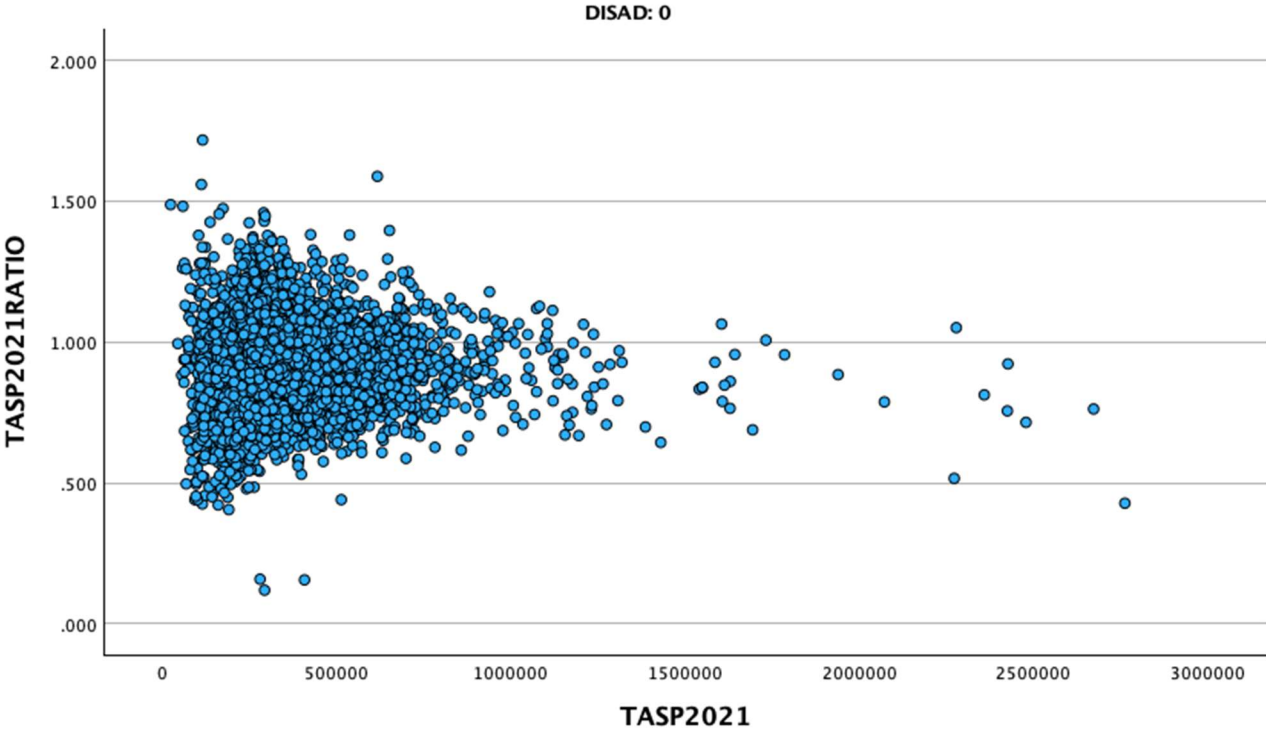
Graph

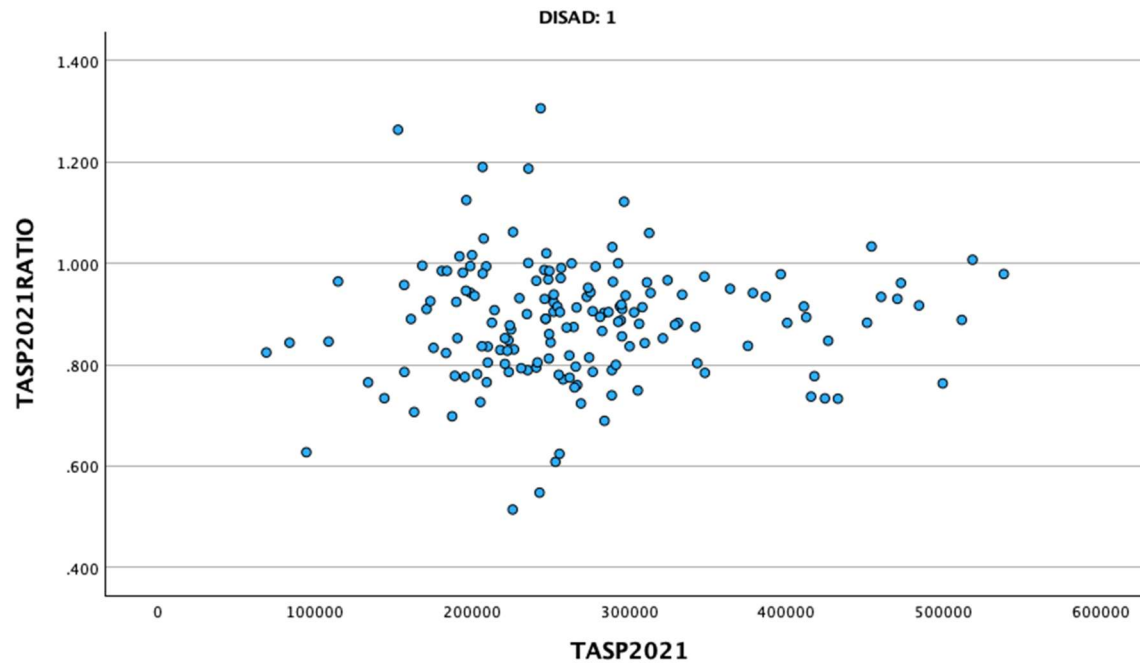




GRAPH/SCATTER= TASP2021 WITH TASP2021Ratio.

**Graph**





SPLIT FILE off.

FILTER OFF.

\*P-PLOTS show error distribution compared to normal distribution.

PLOT

/VARIABLES=TASP2021RATIO

/NOLOG

/NOSTANDARDIZE

/TYPE=P-P

/FRACTION=BLOM

/TIES=MEAN

/DIST=NORMAL.

**PPlot****Case Processing Summary**

TASP2021RATIO

Series or Sequence Length		15848
Number of Missing Values in the Plot	User-Missing	0
	System-Missing	0

The cases are unweighted.

**Estimated Distribution Parameters**

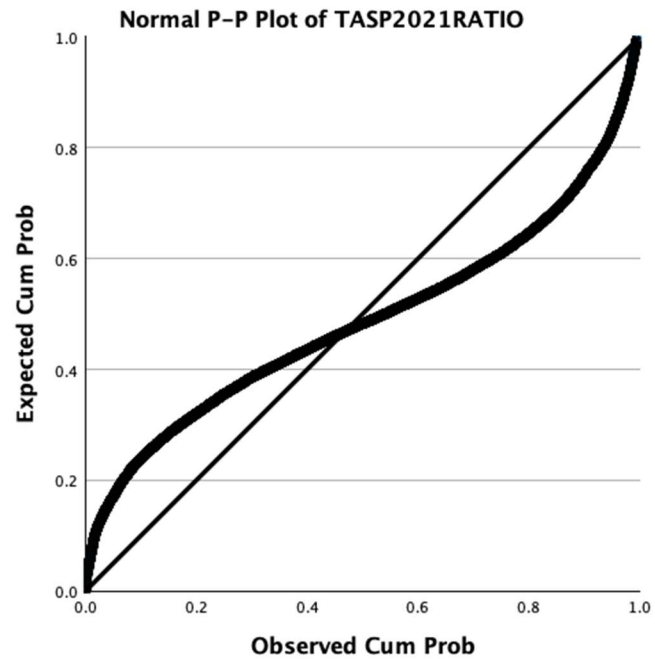
TASP2021RATIO

Normal Distribution	Location	.93519
	Scale	.241282

The cases are unweighted.

**TASP2021RATIO**





FILTER BY RATIO\_IN.

```
PLOT  
  /VARIABLES=TASP2021RATIO  
  /NOLOG  
  /NOSTANDARDIZE  
  /TYPE=P-P  
  /FRACTION=BLOM  
  /TIES=MEAN  
  /DIST=NORMAL.
```

**PPlot****Case Processing Summary**

TASP2021RATIO

Series or Sequence Length		8373
Number of Missing Values in the Plot	User-Missing	0
	System-Missing	0

The cases are unweighted.

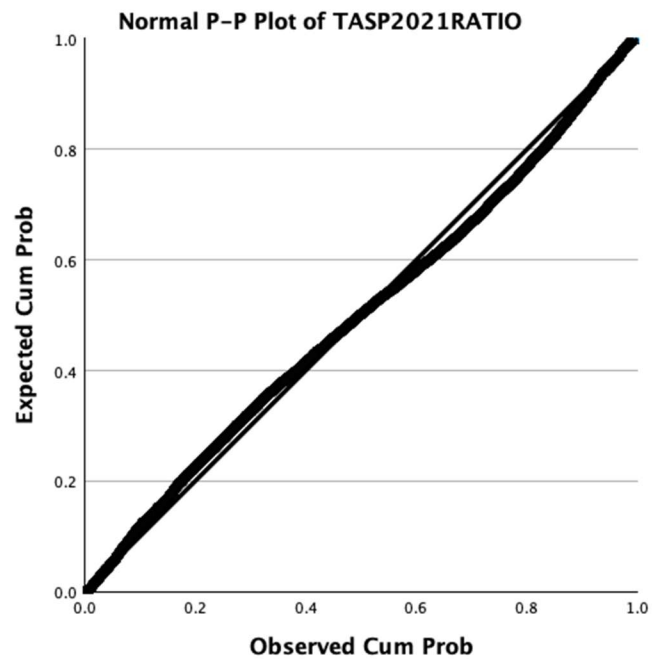
**Estimated Distribution Parameters**

TASP2021RATIO

Normal Distribution	Location	.91383
	Scale	.131321

The cases are unweighted.

**TASP2021RATIO**



```
PLOT  
  /VARIABLES=TASPRatio  
  /NOLOG  
  /NOSTANDARDIZE  
  /TYPE=P-P  
  /FRACTION=BLOM  
  /TIES=MEAN  
  /DIST=NORMAL.
```

**PPlot****Case Processing Summary**

TASPRatio

Series or Sequence Length		8373
Number of Missing Values in the Plot	User-Missing	0
	System-Missing	0

The cases are unweighted.

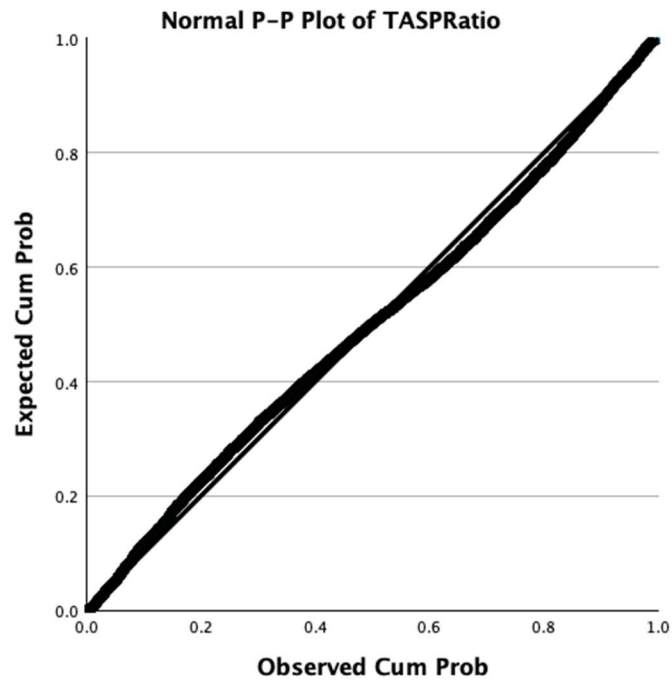
**Estimated Distribution Parameters**

TASPRatio

Normal Distribution	Location	.64857
	Scale	.094101

The cases are unweighted.

**TASPRatio**



```
PLOT  
  /VARIABLES=ModRATIO  
  /NOLOG  
  /NOSTANDARDIZE  
  /TYPE=P-P  
  /FRACTION=BLOM  
  /TIES=MEAN  
  /DIST=NORMAL.
```

**PPlot**

**Case Processing Summary**

		ModRATIO
Series or Sequence Length		8373
Number of Missing Values in the Plot	User-Missing	0
	System-Missing	95

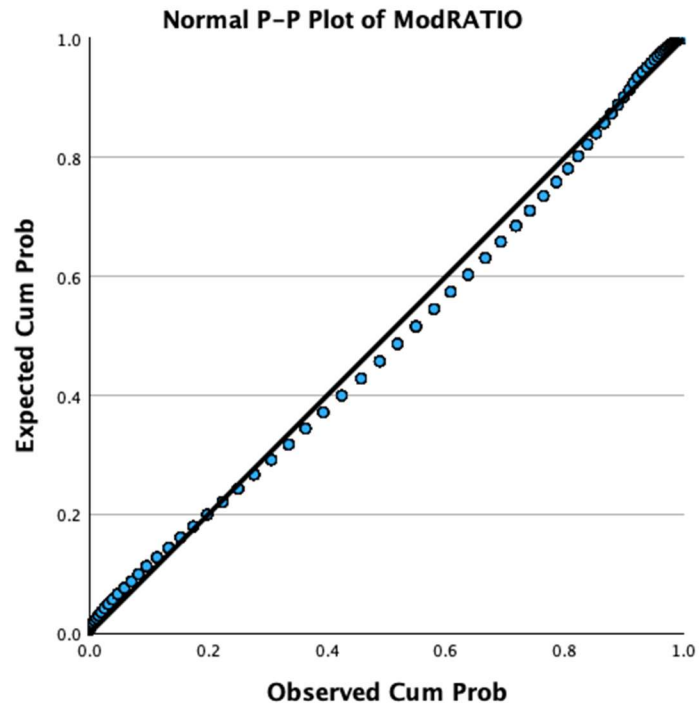
The cases are unweighted.

**Estimated Distribution Parameters**

		ModRATIO
Normal Distribution	Location	1.01455
	Scale	.135989

The cases are unweighted.

**ModRATIO**



```

SORT CASES BY DISAD.
SPLIT FILE SEPARATE BY DISAD.
PLOT
  /VARIABLES=TASP2021RATIO
  /NOLOG
  /NOSTANDARDIZE
  /TYPE=P-P
  /FRACTION=BLOM
  /TIES=MEAN
  /DIST=NORMAL.

```

PPlot

DISAD = 0

Case Processing Summary<sup>a</sup>

		TASP2021RATIO
Series or Sequence Length		8209
Number of Missing Values in the Plot	User-Missing	0
	System-Missing	0

The cases are unweighted.<sup>a</sup>

a. DISAD = 0

Estimated Distribution Parameters<sup>a</sup>

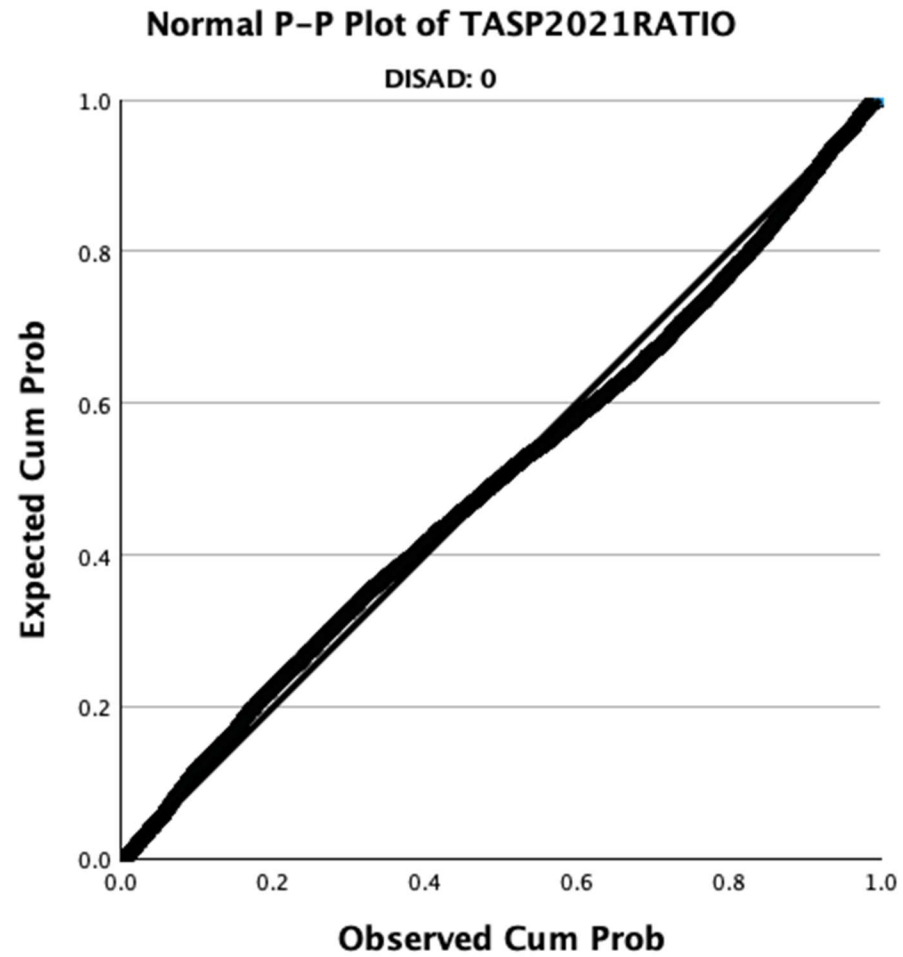
		TASP2021RATIO
Normal Distribution	Location	.91441
	Scale	.131548

The cases are unweighted.<sup>a</sup>

a. DISAD = 0

TASP2021RATIO





**DISAD = 1**

**Case Processing Summary<sup>a</sup>**

TASP2021RATIO

Series or Sequence Length		164
Number of Missing Values in the Plot	User-Missing	0
	System-Missing	0

The cases are unweighted.<sup>a</sup>

a. DISAD = 1

**Estimated Distribution Parameters<sup>a</sup>**

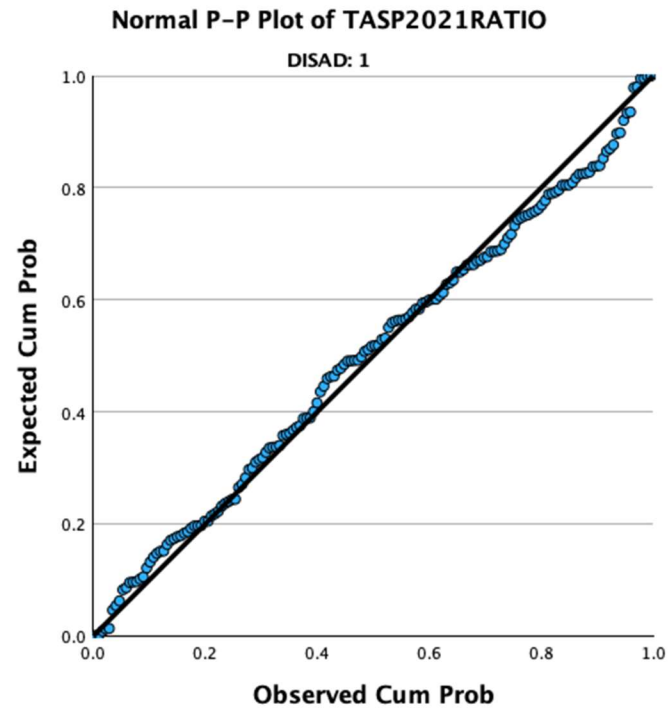
TASP2021RATIO

Normal Distribution	Location	.88509
	Scale	.116225

The cases are unweighted.<sup>a</sup>

a. DISAD = 1

**TASP2021RATIO**



```
PLOT  
  /VARIABLES=TASPRatio  
  /NOLOG  
  /NOSTANDARDIZE  
  /TYPE=P-P  
  /FRACTION=BLOM  
  /TIES=MEAN  
  /DIST=NORMAL.
```

**PPlot**

**DISAD = 0**

### Case Processing Summary<sup>a</sup>

		TASPRatio
Series or Sequence Length		8209
Number of Missing Values in the Plot	User-Missing	0
	System-Missing	0

The cases are unweighted.<sup>a</sup>

a. DISAD = 0

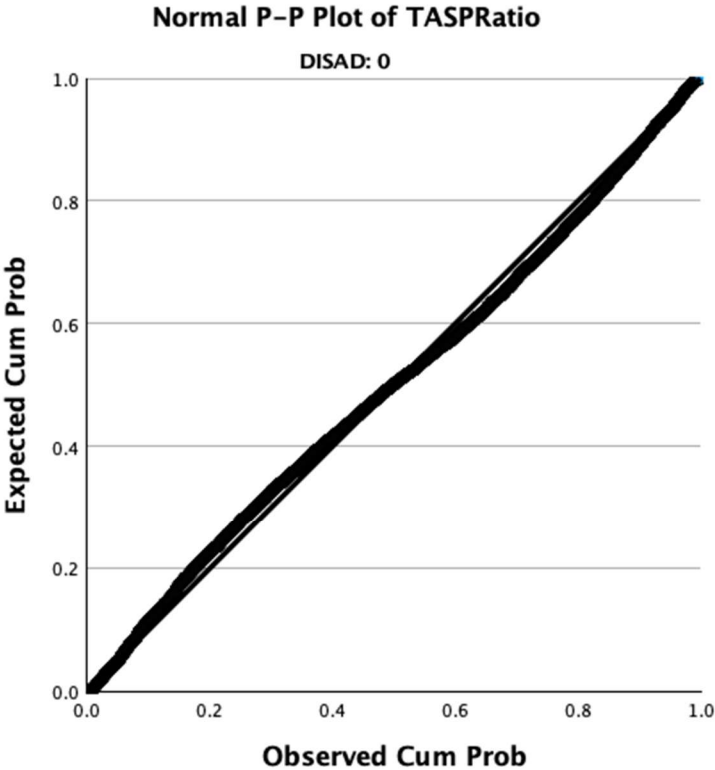
### Estimated Distribution Parameters<sup>a</sup>

		TASPRatio
Normal Distribution	Location	.64894
	Scale	.094223

The cases are unweighted.<sup>a</sup>

a. DISAD = 0

**TASPRatio**



DISAD = 1

Case Processing Summary <sup>a</sup>		TASPRatio
Series or Sequence Length		164
Number of Missing Values in the Plot	User-Missing	0
	System-Missing	0

The cases are unweighted.<sup>a</sup>

a. DISAD = 1

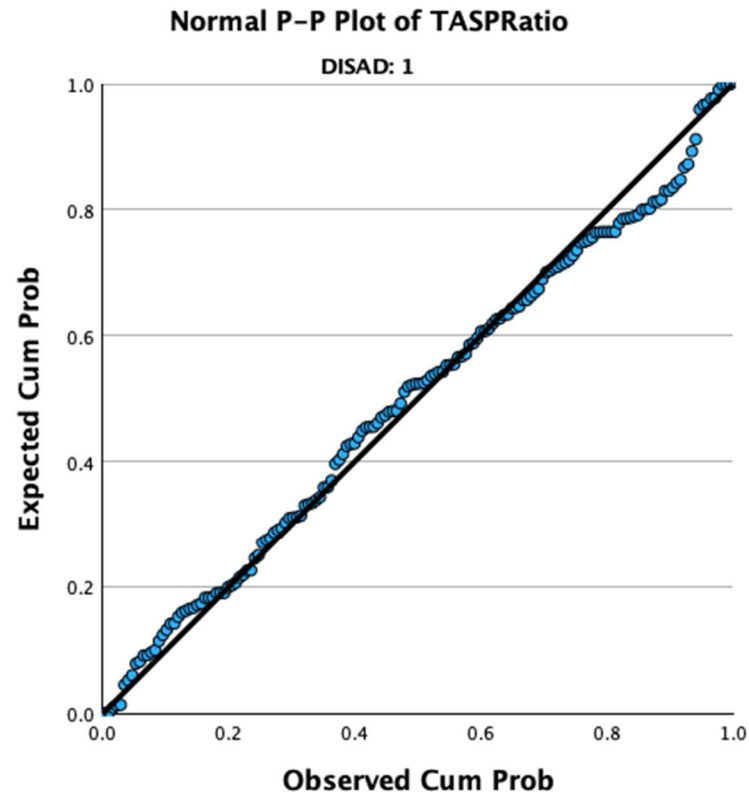
### Estimated Distribution Parameters<sup>a</sup>

		TASPRatio
Normal Distribution	Location	.63041
	Scale	.086110

The cases are unweighted.<sup>a</sup>

a. DISAD = 1

**TASPRatio**



```
PLOT  
  /VARIABLES=ModRATIO  
  /NOLOG  
  /NOSTANDARDIZE  
  /TYPE=P-P  
  /FRACTION=BLOM
```

/TIES=MEAN  
/DIST=NORMAL.

PPlot

DISAD = 0

Case Processing Summary<sup>a</sup>

		ModRATIO
Series or Sequence Length		8209
Number of Missing Values in the Plot	User-Missing	0
	System-Missing	95

The cases are unweighted.<sup>a</sup>  
a. DISAD = 0

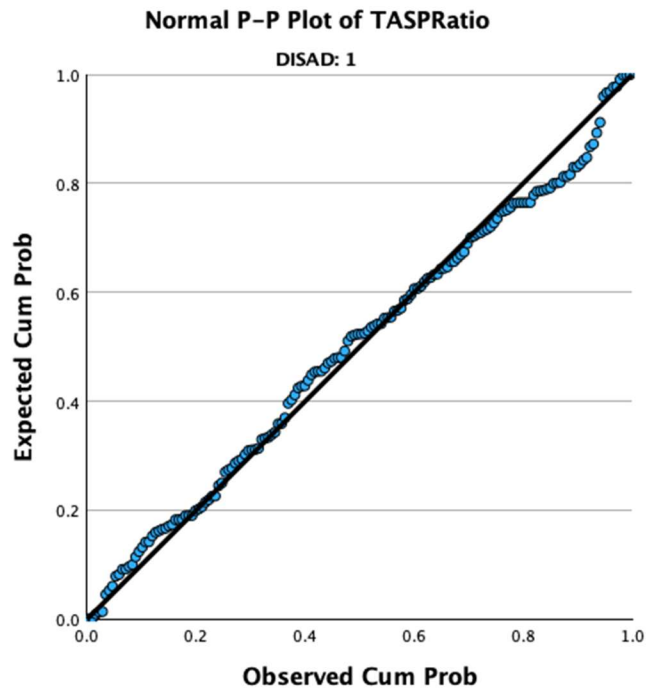
Estimated Distribution Parameters<sup>a</sup>

		ModRATIO
Normal Distribution	Location	1.01465
	Scale	.135949

The cases are unweighted.<sup>a</sup>  
a. DISAD = 0



ModRATIO



DISAD = 1

**Case Processing Summary<sup>a</sup>**

		ModRATIO
Series or Sequence Length		164
Number of Missing Values in the Plot	User-Missing	0
	System-Missing	0

The cases are unweighted.<sup>a</sup>

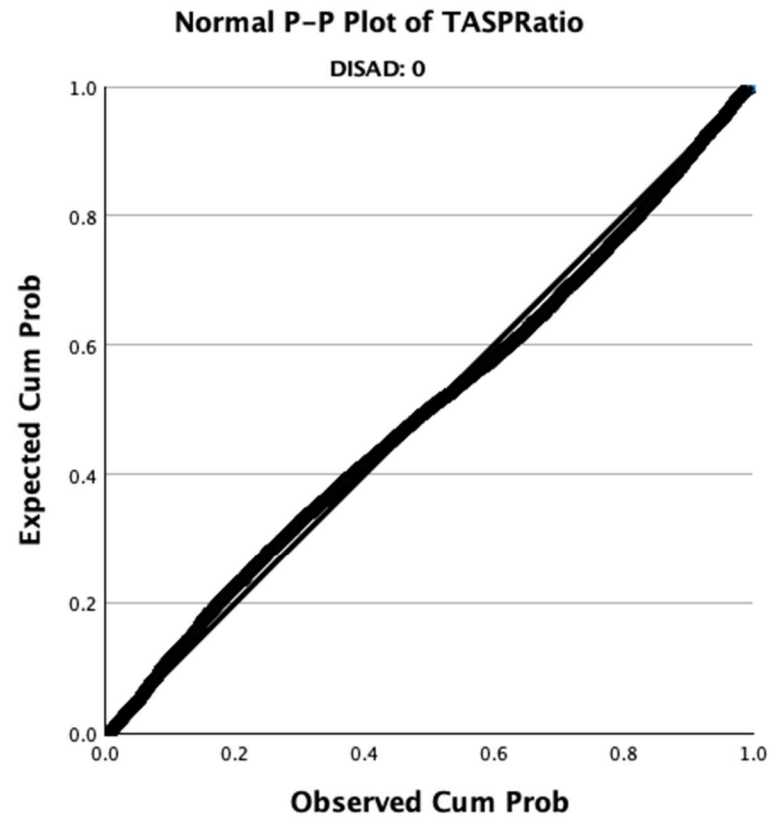
a. DISAD = 1

**Estimated Distribution Parameters<sup>a</sup>**

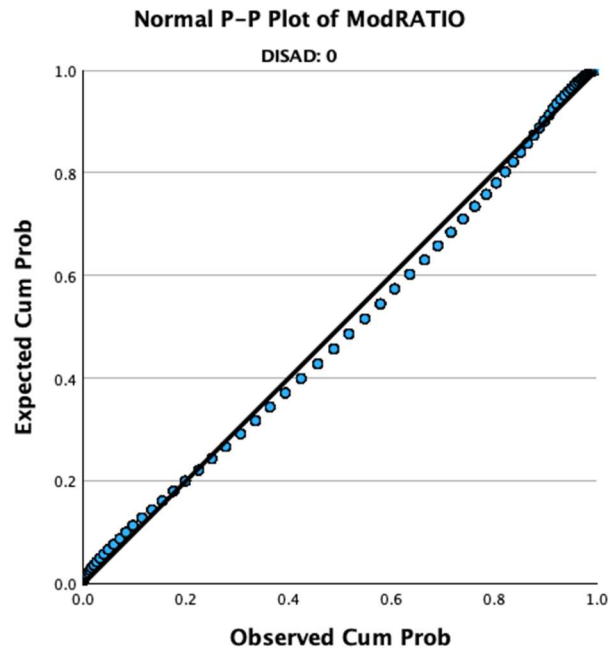
		ModRATIO
Normal Distribution	Location	1.00945
	Scale	.138250

The cases are unweighted.<sup>a</sup>

a. DISAD = 1



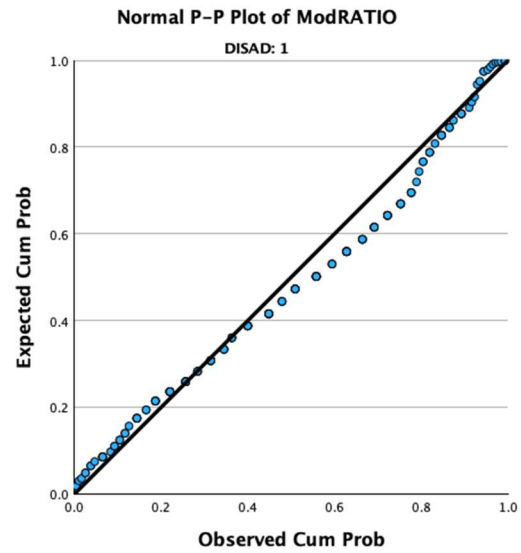
ModRATIO



SPLIT FILE OFF.  
FILTER OFF.

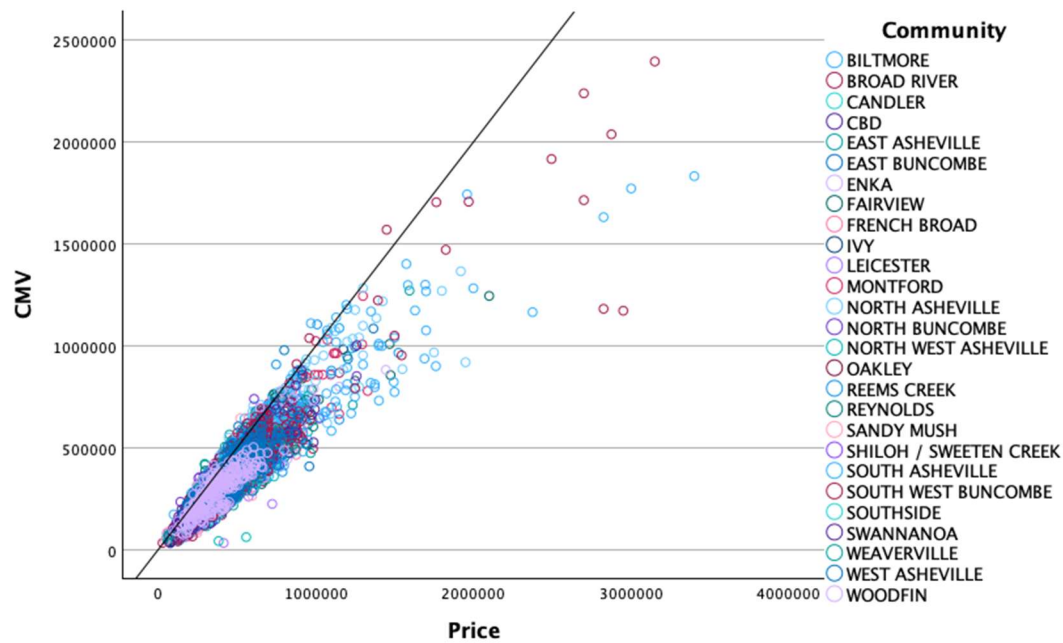
FILTER BY RATIO\_IN.  
GRAPH/SCATTER=PRICE WITH CMV BY COMMUNITY.

**Graph**



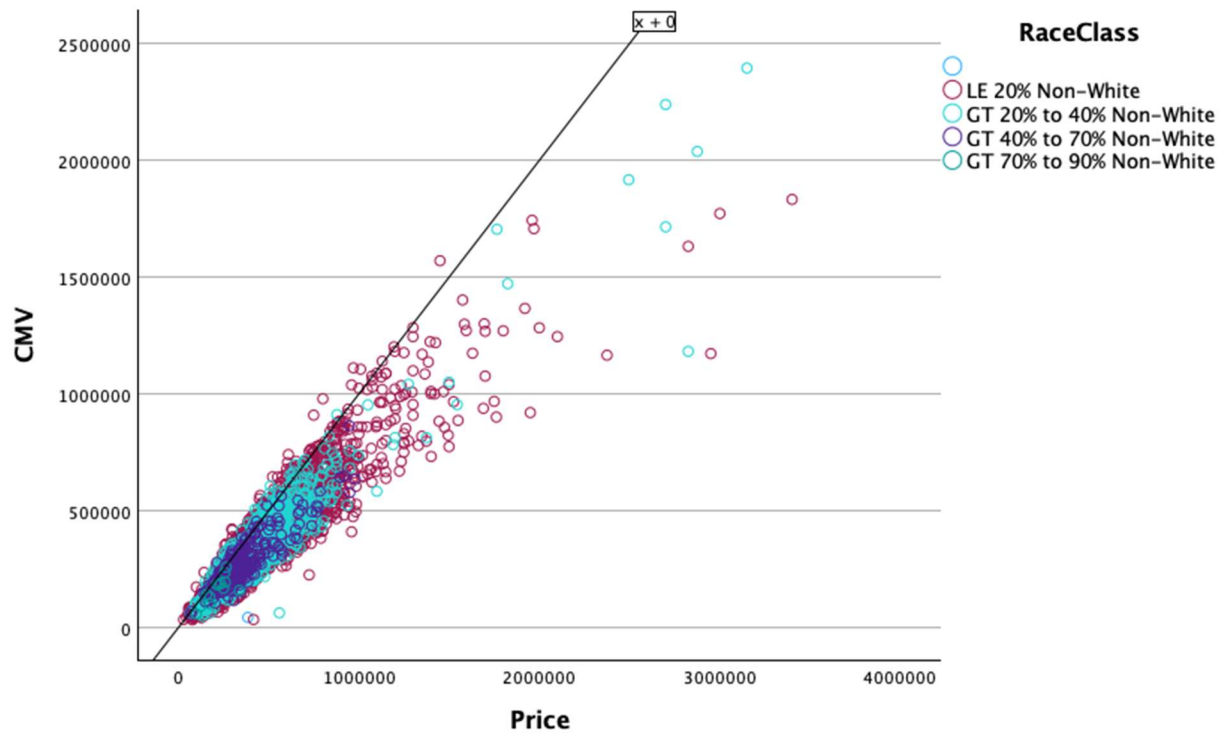
GRAPH/SCATTER=PRICE WITH CMV BY RACECLASS.

**Graph**



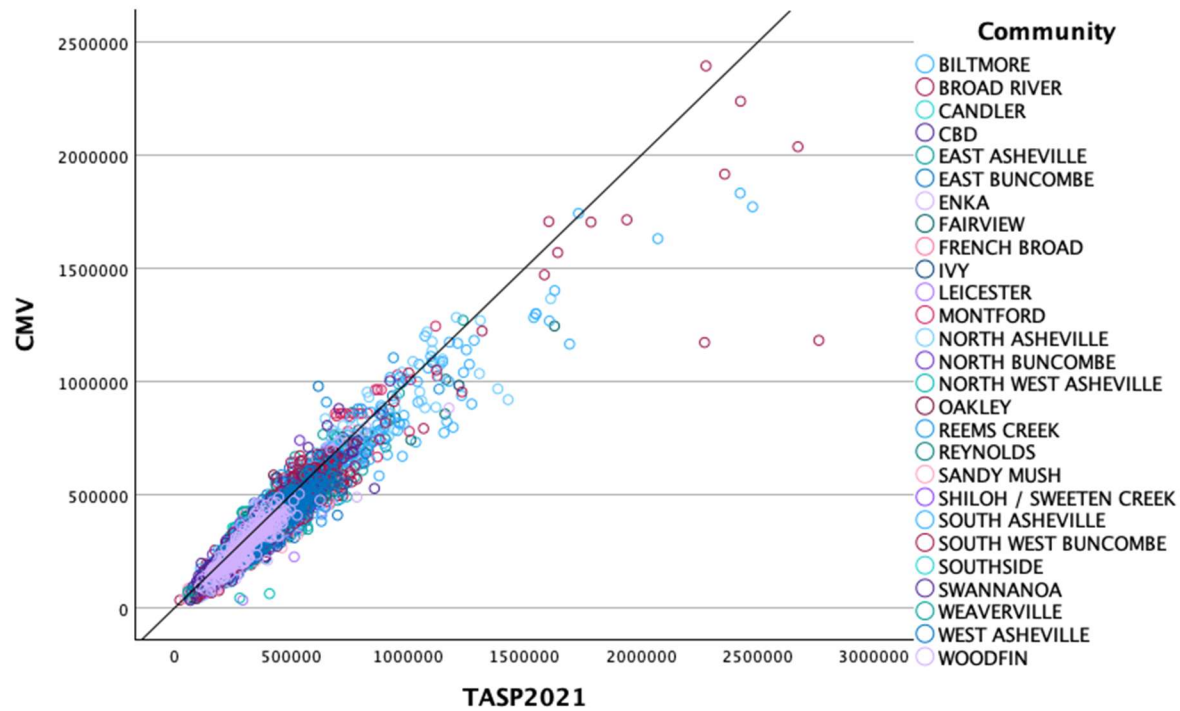
GRAPH/SCATTER=TASP2021 WITH CMV BY COMMUNITY.

**Graph**



GRAPH/SCATTER=TASP2021 WITH CMV BY RACECLASS.

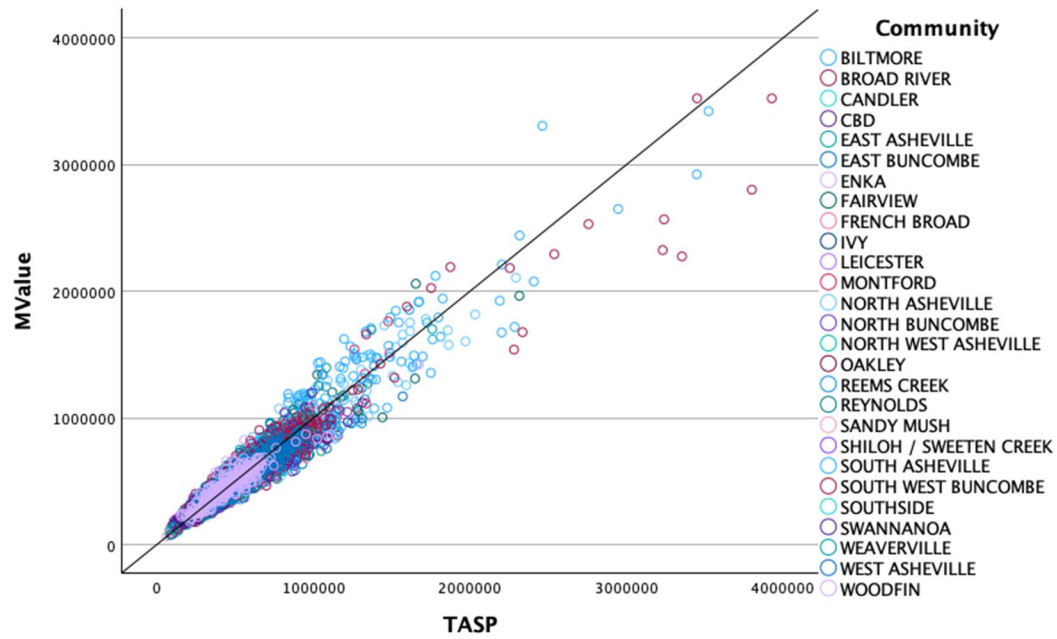
**Graph**



GRAPH/SCATTER=TASP WITH MVALUE BY COMMUNITY.

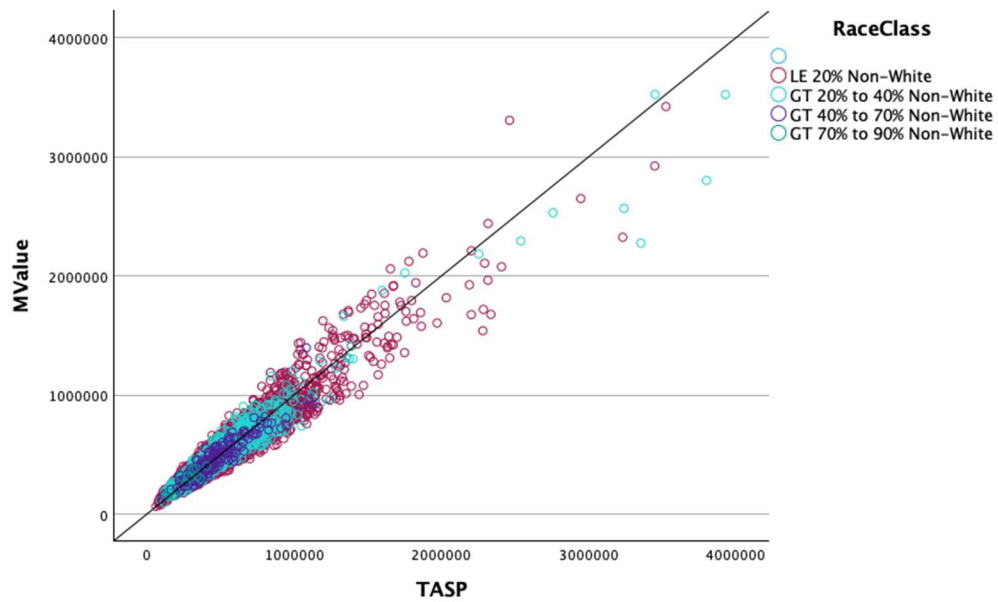
**Graph**





GRAPH/SCATTER=TASP WITH MVALUE BY RACECLASS

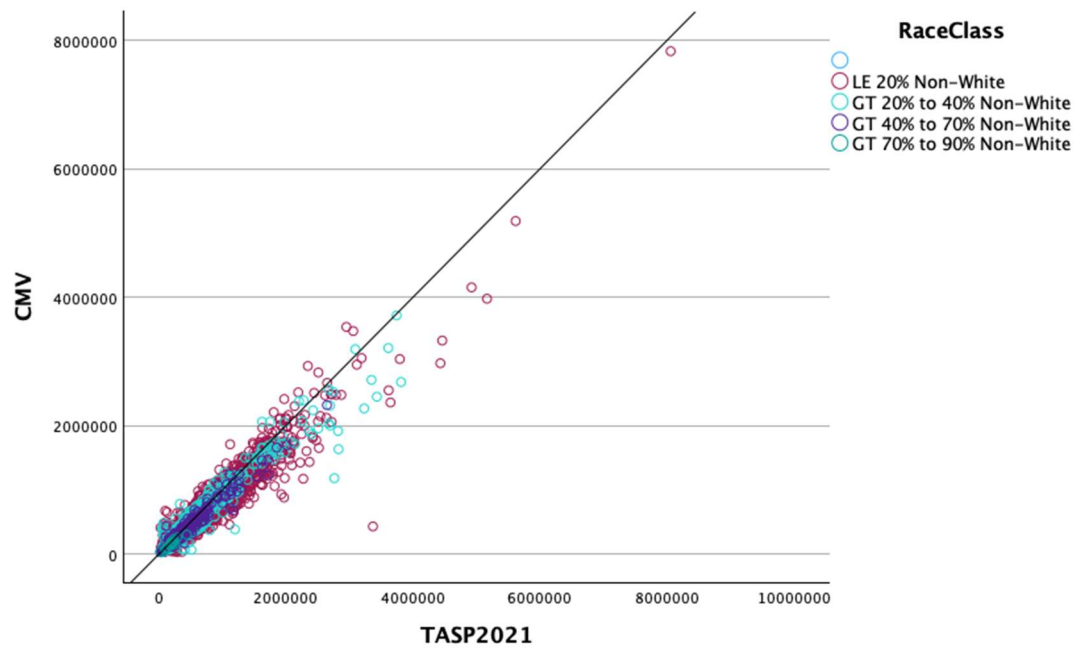
**Graph**



FILTER OFF.

GRAPH/SCATTER=TASP2021 WITH CMV BY RACECLASS.

**Graph**



GRAPH/SCATTER=TASP WITH MVALUE BY RACECLASS.

**Graph**

