

2018 Assessment-to-Sale Ratios

Sales that include exempt property excluded. Sale prices are NOT time adjusted.

The weighted assessment-to-sale ratio for the City of West Allis, Milwaukee County is **95.1%** based on 929 valid sales from 1/1/2017 to 12/31/2017. The overall weighted coefficient of dispersion is **13.5%**. The overall weighted price-related differential is **108.5%**. The overall confidence rating for this analysis is **43.6%**.

Weighted Assessment-to-Sale Ratios by Tax Class

Tax Class	# of Parcels	Total Assessed Value	# of Valid Sales	Weighted Ratio	Aggregate Ratio	Mean Ratio	Median Ratio	C.O.D.	C.O.C.	P.R.D	Confid Rating
Residential	17,597	\$2,384,168,700	884	97.2%	97.2%	100.2%	96.2%	13.1%	74.1%	103.2%	64.1%
Commercial	1,688	\$1,192,504,700	45	90.8%	83.2%	99.2%	98.9%	14.2%	66.7%	119.2%	2.7%

The **assessment-to-sale ratio** for a single sale is the total value of all property included in the sale (as determined by the Market Drive valuation model used for tax assessment purposes) divided by the adjusted sale price. Sale prices are adjusted to remove any items sold that are not valued for tax purposes and may also be time adjusted. If sale prices used in this analysis were time adjusted it would be indicated in the heading on page 1 of this report.

The **total assessed value** is the value of all properties in the tax class as determined by the Market Drive valuation model used for tax assessment purposes. Each property is placed into one and only one stratum. Therefore, the total assessed value shown here for a tax class will not match the market value shown on the statement of assessments for the same tax class if there are any properties that have land and/or buildings in multiple tax classes.

The **weighted ratio** for a tax class is derived from the weighted assessment-to-sale ratio of each neighborhood group within the tax class. The neighborhood group ratios are combined using a weight that is proportionate to the total assessed value of all land and buildings in the neighborhood group. See the next section titled 'Weighted Assessment-to-Sale Ratios by Neighborhood Group'.

The **aggregate ratio** is the sum value of all property sold divided by the sum of all sales prices. The aggregate ratio is another kind of weighted ratio.

The **mean ratio** is the arithmetic average of the assessment-to-sale ratios for all valid sales in the stratum.

The **median ratio** is the assessment-to-sale ratio of the middle sale in the stratum when those sales are sorted by their assessment-to-sale ratio.

The **coefficient of dispersion (C.O.D.)** is the average deviation from the median ratio of all assessment-to-sale ratios for all valid sales in the stratum.

The **coefficient of concentration (C.O.C.)** is the percentage of all valid sales whose assessment-to-sale ratio falls within 15% of the median ratio.

The **price-related differential (P.R.D.)** is the mean ratio divided by the aggregate ratio. Assessments are said to be *progressive* when the ratio falls below 98% meaning higher valued properties are being overassessed therefore favoring low value properties. Assessments are said to be *regressive* when the ratio rises above 103% meaning higher valued properties are underassessed therefore favoring high value properties. Ratios falling between 98% and 103% suggest that properties are being treated uniformly.

The **confidence rating** is the percentage of property value represented by a sample size (valid sales) of at least 5% by count and by value. A low confidence rating means there are not enough sales to be confident that the statistical measures shown truly represent all properties.