Comparision of Sold and Unsold Commercial Properties Using Mann Whitney Test
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ABSTRACT TEXT: there are four techniques to determine if sold and unsold properties are equal: two study technique, comparison of average value changes, comparison of average unit value, ratio studies using values generated by mass appraisal models. This paper emphasis in comparison average value and comparison of average unit value.

If sold and unsold commercial properties are appraised equally their distribution of the percentage changes of commercial market value properties should be equally through the groups. In order to Accept or Reject the hypothesis null of distribution between groups, we use the Mann Whitney test.

Developing Effective Age Models
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ABSTRACT TEXT: The appraisal industry relies heavily on the cost approach to predict market values. It is generally referred to as the most challenging approach to value because of the degree of difficulty that is associated with calculating depreciation. Depreciation models are a function of age that reflects the condition of a property and highlights the decline in asset over time. Whenever properties are remodeled, the change in condition dictates recapturing the appreciation in the asset. This is done by estimating a new age for the property referred to as effective age. However, similar to depreciation, estimating effective age is very challenging, leading to some jurisdictions avoiding its use and opting to utilize other mechanisms to calibrate cost models. Many jurisdictions that utilize effective age support the ideal that its calculation lacks standard procedure and the empirical research that justifies its development is limited.

This paper outlines a clear procedure to develop effective age. Using residential sales data in Harris County, Texas, effective age models are developed for different levels of remodeled residential properties. The results of the models are tested against sales and the appraised values of unsold remodeled residential properties, and yield all acceptable levels of estimates as outlined by the International Association of Assessor (IAAO). In addition to predicting effective age, the model functions as a conversion mechanism for previously remodel properties. Yet the greatest attribute, is its ability to demonstrate consistency while resetting a wide range of conditions to a single level.