Data

Coefficient of Dispersion

Quantifies the degree to which a set of data is dispersed compared to a standard statistical model; **measures consistency**

Price Related Bias

Assesses the fair market value; **measures accuracy**

Tyler Technologies Mass Appraisal Report

MODEL	Count	Median	Mean	Wtd. Mean	COD	Wtd. COD	PRD	PRB
1	1,231	0.96	0.98	0.96	9.7	9.3	1.02	-0.09
2	450	0.99	1	0.98	12.38	12.33	1.02	-0.04
3	1,078	0.99	1.05	0.98	22.68	19.74	1.07	-0.22
4	1,521	0.95	0.97	0.95	10.2	9.92	1.01	-0.05
5	1,024	0.93	0.96	0.93	11.89	11.1	1.02	-0.14
6	2,162	0.97	0.98	0.96	9.74	9.31	1.01	-0.08
7	1,189	0.98	0.98	0.97	8.39	8.42	1.01	-0.04
8	235	1.08	1.1	1.08	13.11	13	1.02	-0.02
Combined	**8,890**	**0.97**	**0.99**	**0.97**	**11.88**	**10.68**	**1.02**	**-0.05**

"The aggregate model performance is congruent with IAAO's standards. However, the performance of models for Zones three (3) and eight (8) have CODs slightly above the acceptable limits. For Zone 3, **the COD of 22.68 is above the acceptable upper threshold of 15.0, being 22.68.** Several iterations of the Zone 3 model were conducted with little to no improvement to the COD. Additionally, **the PRB of -0.22 is elevated relative to the other models**."