

Jefferson County Residential and Commercial Values Up 10% Since 2019

Jefferson County Assessor Scot Kersgaard has announced that for the current reappraisal year, median single family residential values in Jefferson County are up 10%.

State law requires every county in Colorado to revalue property every two years, with values set at what properties were worth on the last day of June every even numbered year. This reappraisal year, Jefferson County revalued 207,016 parcels in the county. Those values will be in effect for tax year 2021 (payable in 2022) and tax year 2022 (payable in 2023).

Property taxes are calculated as the value x the assessment rate x the mill rate. The Assessor’s Office sets the value only. The Legislature, acting on the recommendation of the Division of Property Taxation, sets the assessment rate, and local taxing entities (the county, school districts, fire districts, cities, special districts) set the mill rates. As of 2020, the residential assessment rate is locked at 7.15%. The median home value in Jefferson County is \$443,641. Assessed at 7.15%, the assessed value would be \$31,720. At 100 mills, taxes would be \$3,172. Your mills may be higher or lower depending on where you live and who you pay taxes to.

The new values will also be posted on the county’s website.

“Few people will see the value of their property rise exactly 10%,” Kersgaard said. “Every area and every type of property has its own sales trends. Many people will see their value up 15% or more, while many others will see increases closer to 6 or 8%,” Kersgaard said.

Median value change by city for single family homes:

Arvada	9%	Mountain View	4%
Edgewater	8%	South Metro	12%
Evergreen	9%	Unincorporated	11%
Golden	13%	Westminster	8%
Lakewood	11%	Wheat Ridge	10%
Morrison	18%		

Single family detached homes, on average, are up 11%; condominiums are up 12% and townhomes are up 4% percent.

For the current reappraisal year, median commercial values are also up 10%.

Median value change by city for commercial properties:

Arvada	12%	Morrison	11%
Edgewater	15%	Mountain View	11%
Evergreen	20%	South Metro	11%
Golden	15%	Unincorporated	6%
Lakeside	6%	Westminster	10%
Lakewood	10%	Wheat Ridge	10%

The median total change for low rise apartments is 15%; general retail is up 16%; and industrial/condos are up 37%. At the same time, the median total change for general restaurants is -16%; hotels are down between 19% and 32%, depending on the type of hotel; and car washes are down 23%.