

Comparable Sales Search – Instruction Sheet

[Link to Assessor's Website](http://www.jeffco.us/658/assessor)
(www.jeffco.us/658/assessor)

1 On the Assessor's Website, select the "Comparable Sales Search"



2 Look up your own property (aka Subject Property)

COMPER - Jefferson, CO Find Property

Property Search

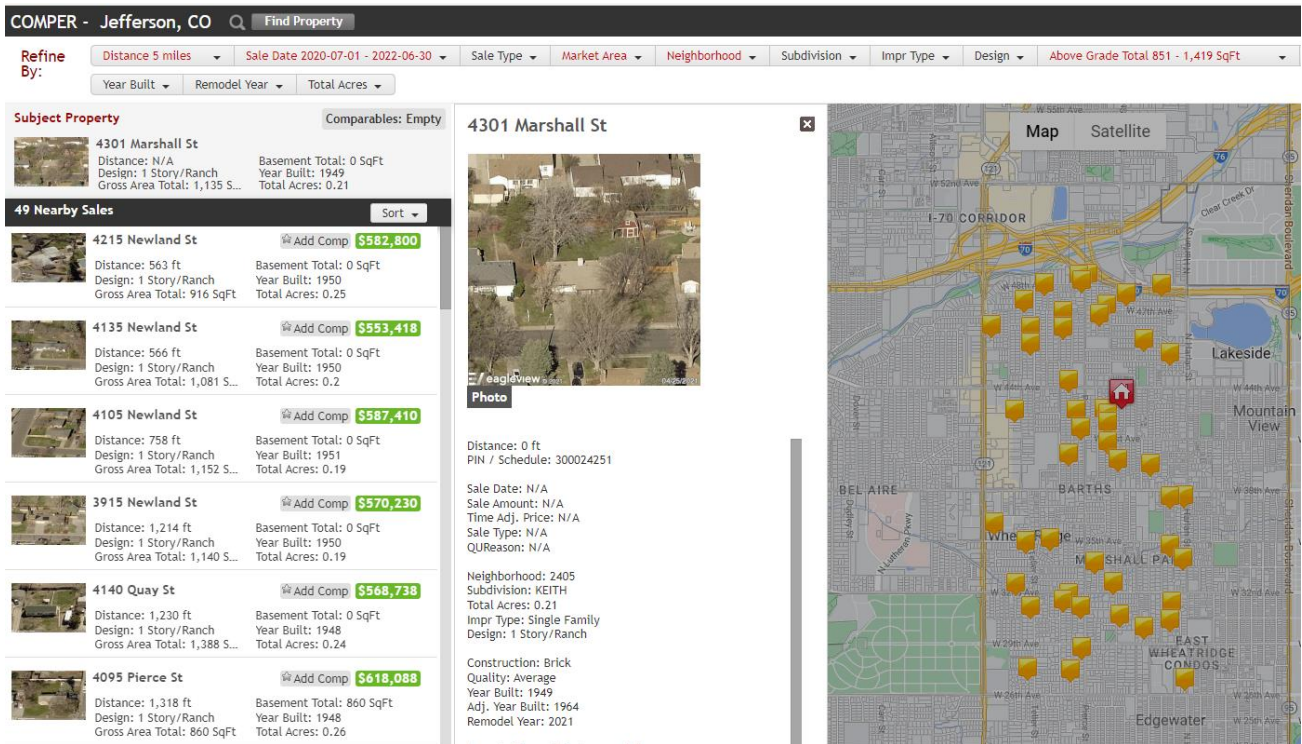
Search

Search for your property by:

- Owner
- Address
- PIN/Schedule Number

Select your property from the drop-down list or click on

3 Property Information Screen



Subject Property

4301 Marshall St
Distance: N/A
Design: 1 Story/Ranch
Gross Area Total: 1,135 S...
Basement Total: 0 SqFt
Year Built: 1949
Total Acres: 0.21

49 Nearby Sales

Address	Price	Basement Total	Year Built	Total Acres
4215 Newland St	\$582,800	0 SqFt	1950	0.25
4135 Newland St	\$553,418	0 SqFt	1950	0.2
4105 Newland St	\$587,410	0 SqFt	1951	0.19
3915 Newland St	\$570,230	0 SqFt	1954	0.19
4140 Quay St	\$568,738	0 SqFt	1948	0.24
4095 Pierce St	\$618,088	860 SqFt	1948	0.26



4301 Marshall St

Distance: 0 ft
PIN / Schedule: 300024251

Sale Date: N/A
Sale Amount: N/A
Time Adj. Price: N/A
Sale Type: N/A
QRReason: N/A

Neighborhood: 2405
Subdivision: KEITH
Total Acres: 0.21
Impr Type: Single Family
Design: 1 Story/Ranch

Construction: Brick
Quality: Average
Year Built: 1949
Adj. Year Built: 1964
Remodel Year: 2021

This page lists your **Subject Property** at the top, followed by your search results of Comparable Sales **Nearby Sales**, which are displayed as both a listing of properties and a zoomable map. The list of Nearby Sales populates on the left side of the screen, and a map on the right with the Subject Property  and the Comparable Sales  indicated.

You can view more details on your Subject Property as well as the Comparable Sales by clicking on each property in the list. This will generate a detailed view for the selected property in the middle of the screen with an aerial view currently per 2021.

The detailed view offers the following data points:

COMPER Details

Distance	Distance of the Comparable Sale property in miles from the Subject Property.
PIN / Schedule	PIN/Schedule number of the Comparable Sale property.

Sale Date	Last property sale date.
Sale Amount	Actual sale price.
Time Adj. Price	The Time Adjusted Price factors in market trends seen during the current Data Collection Time Period of 2020-07-01 – 2022-06-30 using Sales Ratio Analysis and Multiple Regression. As a result a % change rate is multiplied with the sales price for every month past the purchase month to calculate the Time Adjusted Sales Price per end of the Data Collection Time Period, i.e. 2022-06-30.
Sale Type	Lists the type of Sale, such as Res Improved, or Ag Res Improved, or N/A for all others.
QU Reason	Specifies the Reason for the Sale being listed as a Comparable Sale property, e.g. Qualified Sale, or Remodel.


Neighborhood	Specifies the Neighborhood that your property is located in.
Subdivision	Is the Subdivision your property is located in.
Total Acres	Total acreage associated with the property.
Impr Type	Specifies the Improvement Type as "Any" or can be filtered for a "Specific Impr Type", such as Single Family, Condos, Duplex, Townhomes, Triplex.
Design	Specifies the property Design as "Any" or can be filtered for a "Specific Design", such as 1 Story/Ranch, 2 Story, Raised Ranch, A-Frame, Cabin, etc.

Construction	Specifies the Construction class, e.g. Frame, Brick, Combination, Modular, Log.
Quality	Specifies the level of Quality of the Construction, e.g. Average, Good, Very Good.
Year Built	Year Built is the first year the improvement is placed on the tax roll, not when construction is started. For example, if construction began in January 2022, finished and occupied in October 2022, the improvement would be placed on the 2023 tax roll and considered built in 2023.
Adj. Year Built	Adjusted Year Built refers to the result of additional living space added, either through an addition or conversion of non-living area, through interior Remodeling, all of which extend the life of the improvement.
Remodel Year	Remodel year is the most recent year when a property was modified for remodeling, additions, or conversion of non-living area to living area.


Remodel Type	The Remodel Type specifies the percentage of the property that underwent a Remodel, and references the updates, e.g. "40%: Many Updates", "0%: As Is; Paint; Carpet".
Bathrooms	Number of bathrooms are specified.
Bedrooms	Number of bedrooms are specified.
Above Grade Total	All floors (first and above), assumed to be finished area.
Garden Level Total	All areas mid-way between above grade and basement areas, assumed to be unfinished area.


Garden Level Fin Total	Finished Garden Level area.
Basement Total	All area below grade, assumed to be unfinished area.
Basement Fin Total	Finished Basement area.
Garage Total	Total SqFt of all Garage areas.
Enc. Porch Total	Total SqFt of all Enclosed Porch areas.

Deck/Patio/Balcony	Total SqFt of all Deck/Patio/Balcony areas.
ADU Total	Additional Dwelling Unit total areas. Includes e.g. Carriage Houses, Studios, Detached Apt. Units.
Extra Features	Extra Feature total areas (that are not part of Garages or ADU areas). Includes e.g. Barns, Shed, Workshops.

When finished, you can click the  in the upper right-hand corner to exit this view.

(Viewing the details about your Subject Property first can help narrow your search when filtering the Comparable Sales properties for most similar properties).

4095 Pierce St 



Distance: 1,318 ft
PIN / Schedule: 300024150

Sale Date: 2020-11-12
Sale Amount: \$490,000
Time Adj. Price: \$618,088
Sale Type: Res Improved
QUReason: QualifiedSale

Neighborhood: 2405
Subdivision: UPLAND ACRES

4 Use Filters to select Comparable Sales properties similar to your property

At the top of the screen, you will notice several filters which can help refine your search for suitable Comparable Sales. When a filter is engaged it will show in red ink. Some filters have been pre-set by the Assessor to a default to help narrow your search, but you can change any filter to meet your needs.

Refine By: Distance 5 miles Sale Date 2020-07-01 - 2022-06-30 Sale Type Market Area Neighborhood Subdivision Impr Type Design Above Grade Total 851 - 1,419 SqFt Garden Level Total Basement Total

Year Built Remodel Year Total Acres

Filters explained:

COMPER Filters

Distance	5 miles (by default); Distance in miles between your property/Subject and the Comparable Sale property.
Sale Date	2020-07-01 – 2022-06-30 (defaulted to most current) Data collection period used by the Assessor’s Office to calculate values for 2023/24 tax years using a mass appraisal process and time trend analysis.
Sale Type	"Any Sale Type" or a "Specific Sale Type", like N/A, Ag Res Improved, Res Improved can be selected.
Market Area	Your property’s market area (by default); Group of neighborhoods the Assessor studies together based on similar economic forces or geographic location.
Neighborhood	Your neighborhood (by default); Specifies the Neighborhood that your property is located in.
Subdivision	Drop-down list of Subdivision(s) within the Market Area and/or Neighborhood that your property may be located in.
Impr Type	Specifies the Improvement Type as "Any" or can be filtered for a "Specific Impr Type", such as Single Family, Condos, Duplex, Townhomes, Triplex.
Design	Specifies the property Design as "Any" or can be filtered for a "Specific Design", such as 1 Story/Ranch, 2 Story, Raised Ranch, A-Frame, Cabin, etc.
Above Grade Total	851 – 1,419 SqFt (40% +/- of the subject’s above grade area) (by default) ; All floors (first and above), assumed to be finished main living area.
Garden Level Total	All areas mid-way between above grade and basement areas, assumed to be unfinished area.
Basement Total	All area below grade, assumed to be unfinished area.
Year Built	Allows filtering for a specific year or a range, starting from 1850.
Remodel Year	Allows filtering for a specific year or a range, starting from 1920.
Total Acres	Total acreage associated with the property.

Setting the filters to fit your property’s characteristics and broaden/narrow/focus your search scope:


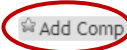


Example 1: If you own a **mountain property**, you may have to increase the “Distance filter” from the 5-mile default to e.g. 20 miles in order to find a Comparable Sale. You may need to turn off the default “Neighborhood filter” in order to broaden your search scope.

Example 2: If you own a **1 Story/Ranch** home, you may narrow your search scope by changing the “Design filter” to this particular type, so you are not comparing your property to any 2-story homes etc.


Example 3: If you own a **very old home**, you may focus your search scope to the time period your home was built by using the “Year Built filter” in order to get suitable Comparable Sales.

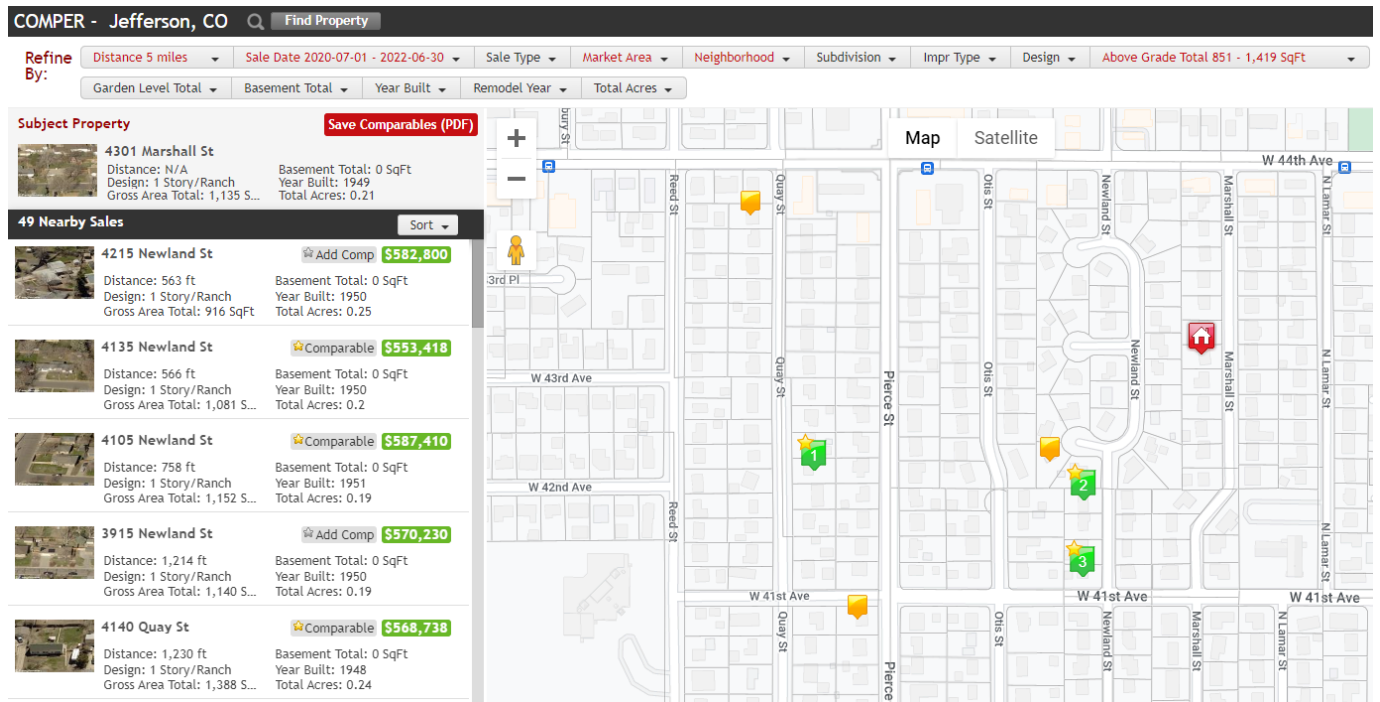
5 Add 3-5 Comparable Sales properties to your Comparable Report

The Assessor’s Office recommends adding 3-5 Comparable Sales properties to your Comparable Report. You may add a Comparable Sale by clicking the **Add Comp** button to select the property as a Comparable. **Comparable**

 4140 Quay St Distance: 1,230 ft Design: 1 Story/Ranch Gross Area Total: 1,388 S...	 \$568,738 Basement Total: 0 SqFt Year Built: 1948 Total Acres: 0.24	 4140 Quay St Distance: 1,230 ft Design: 1 Story/Ranch Gross Area Total: 1,388 S...	 \$568,738 Basement Total: 0 SqFt Year Built: 1948 Total Acres: 0.24
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The **\$ Amount** listed with each Comparable Sale property (highlighted in green) reflects the **Time Adjusted Sales Price**, which is the actual sales price adjusted with a time trend. [Website link to Time Trend Anal. \(Sue\)](#)

Once you have selected your Comparable Sales properties (see screen view below), the selected properties will be starred in the list **★ Comparable** as well as on the map. 



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Refine By: Distance 5 miles Sale Date 2020-07-01 - 2022-06-30 Sale Type Market Area Neighborhood Subdivision Impr Type Design Above Grade Total 851 - 1,419 SqFT

Garden Level Total Basement Total Year Built Remodel Year Total Acres

Subject Property Save Comparables (PDF)

49 Nearby Sales Sort

Address	Distance	Design	Basement Total	Year Built	Total Acres	Price	Status
4301 Marshall St	N/A	1 Story/Ranch	0 SqFt	1949	0.21		Subject
4215 Newland St	563 ft	1 Story/Ranch	0 SqFt	1950	0.25	\$582,800	Add Comp
4135 Newland St	566 ft	1 Story/Ranch	0 SqFt	1950	0.2	\$553,418	Comparable
4105 Newland St	758 ft	1 Story/Ranch	0 SqFt	1951	0.19	\$587,410	Comparable
3915 Newland St	1,214 ft	1 Story/Ranch	0 SqFt	1950	0.19	\$570,230	Add Comp
4140 Quay St	1,230 ft	1 Story/Ranch	0 SqFt	1948	0.24	\$568,738	Comparable

6 Save your list of Comparable Sales

You can save your final Comparable Sales list as a pdf by clicking the **Save Comparables (PDF)** button. The Assessor's Office recommends using this list as supporting material for Appeals cases etc.



COMPER - Jefferson, CO Find Property

Refine By: Distance 5 miles Sale Date 2020-07-01 - 2022-06-30

Garden Level Total Basement Total Year Built Re

Subject Property **Save Comparables (PDF)**

4301 Marshall St
Distance: N/A Design: 1 Story/Ranch Gross Area Total: 1,135 S...
Basement Total: 0 SqFt Year Built: 1949 Total Acres: 0.21

You can open and save the pdf file and use it as an attachment with your Appeals claim.

Example of a Comparable Report (PDF file)

Comparable Report: 4301 MARSHALL ST



Distance	N/A	1,230 ft	566 ft	758 ft
PIN / Schedule	300024251	300026239	300025384	300025874
Sale Date	N/A	2020-07-16	2020-07-24	2020-07-29
Sale Amount	N/A	\$429,500	\$420,000	\$450,000
Time Adj. Price	N/A	\$568,738	\$553,418	\$587,410
Sale Type	N/A	Res Improved	Res Improved	Res Improved
QUR Reason	N/A	QualifiedSale	QualifiedSale	QualifiedSale
Neighborhood	2405	2405	2405	2405
Subdivision	KEITH	DAYS	CASTLE	CASTLE
Total Acres	0.21	0.24	0.2	0.19
Impr Type	Single Family	Single Family	Single Family	Single Family
Design	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch
Construction	Brick	Combination	Frame	Brick
Quality	Average	Fair	Average	Average
Year Built	1949	1948	1950	1951
Adj. Year Built	1964	1968	1950	1951
Remodel Year	2021	2018	N/A	1958
Remodel Type	15%; Some updates	Addition	0%; As Is; Paint; Carpet	N/A
Above Grade Total	1,135 SqFt	1,388 SqFt	1,081 SqFt	1,152 SqFt
Garden Level Total	0SqFt	0SqFt	0SqFt	0SqFt
Garden Level Fin Total	0SqFt	0SqFt	0SqFt	0SqFt
Total Basement	0 SqFt	0 SqFt	0 SqFt	0 SqFt
Basement Fin Total	0 SqFt	0 SqFt	0 SqFt	0 SqFt
Garage Total	403 SqFt	0 SqFt	0 SqFt	528 SqFt
Enc. Porch Total	N/A	N/A	N/A	N/A
Deck/Patio/Balcony	317 SqFt	0 SqFt	200 SqFt	117 SqFt
Out Blds Total	240 SqFt	N/A	210 SqFt	528 SqFt
ADU Total	N/A	N/A	N/A	N/A