

Fee Appraisal Method

When a fee appraiser values your property for financing or other purposes, you typically receive an appraisal consisting of three sales that indicate the market value. The sales selected are generally similar in design type, size, age, garage type and size, basement type and size and within the immediate location of your property. In addition, the sales have all occurred within a time frame of 1 –3 months. Adjustments are made to the sales, either positive, negative, or none, based on differences with your property. An indicated market value as of that date is given.

Mass Appraisal Method

The reappraisal of property in Jefferson County is for all parcels as they exist on January 1. Using the same methodology as a fee appraiser for every parcel in the county is a daunting task and isn't possible! This is because of the number of properties that must be valued (over 220,000 properties), the number of sales that are used (approximately 24,000 sales) and the resources available (staff, inspections, analyzing individual comparable sales).

Data is collected via discovery, sales verification, building permit review, and other sources such as appeal discovery or property owner reporting discrepancies in our data. The inventory that is on file can be found on the Assessor's Property Record Search/Property Information page. A complete listing of the data that is collected can be found in the Assessor's Glossary aka Assessor's Office_Appraisal_DataDictionary, which can be found at the bottom of the list of search items on the Property Record Search page.

Sketches are drawn using ApexSketch Pro version 7. The county has been using this sketching program since 1997. The sketches are based on on-site property inspections and submitted building plans obtained from various building departments in the county. We do not follow the Fannie Mae ANSI home measurement standard. We measure the exterior of the property. We measure the exterior rounded to the half foot, not exact dimension. We do not sketch the interior of the property; Condos unit areas are obtained from building plans and sales offices floor plans. We make every effort to verify and inspect building plans to ensure accuracy as changes may occur during the course of construction.

We collect above grade areas (ground level and above), garden level (the floor is partially below grade and windows are above grade), and basement area, which is entirely below grade or in ground. Our system identifies Gross Building Area (GBA) or Gross Living Area (GLA) is the sum of Above Grade and Garden Level areas.

We account for bedrooms located in above-grade finished areas and lower levels. Bathrooms are not separated by level. We do not value by total finished area. This is a metric used by real estate brokers to report total finished living area and includes above grade and basement finished areas. We have limited resources available to us to have confirmation of finished basement areas. We discover basement finishes and other improvements to the property during our sales verification process.

Mass Appraisal Sales Period

Colorado Statutes have a specific time frame for the sales that can be used. The minimum requirement is 18 months and depending on the number of sales available for the property type, a maximum of 5 years. Residential, commercial, and vacant land parcels are valued with 24 months of sales, from July 2020 to June 2022. Because the market can change gradually or dramatically during that time frame, the law requires that before any values can be calculated, the sales have to be analyzed and adjusted to one point in time, which is June 2022. Therefore, before values are calculated, the sales are adjusted for market conditions, including concessions, personal property, and time. Please refer to the Inflationary Trends document to see the time trends that were applied for the 2023 reappraisal.

Mass Appraisal Value Technique and Process

After the residential and vacant land sales are time trended, a technique called Multiple Regression Analysis (MRA) is used to determine market value. MRA is appropriate for mass appraisal purposes because it is essentially an automated application of the sales comparison approach that uses all similar property type sales in geographic areas, not just three specific sales. MRA determines an appropriate adjustment for property characteristics that are important to the market. This is done through an algorithm designed to fit the sale prices as closely as possible.

The sales are separated by property types (Single family, Condos, Townhomes, and Duplex/Triplex) and regional location (economic areas). The property characteristics included in the value models are design type, quality, living area size, age, bath type and count, garage type and size, basement type and size, heating type, as well as the neighborhood location. Some characteristics have been collected but are not adjusted, such as bedroom count, because other features, such as total living area and quality type, account for it. It was determined in the 2023 reappraisal that two global models were needed: one for Single family, Townhomes, Duplex/Triplex and the other for Condos. This was primarily driven by the fact that condos are assigned designs that are specific to condo use, while the others use the same designs. The market area analysis is used to determine market trends and overall value compliance. Neighborhoods are considered the better determinant for location.

Economic Areas and Neighborhoods

Property types are generally self-explanatory, but economic areas and neighborhoods, when used for mass appraisal valuation, are not always so clear. An economic area is a grouping of neighborhoods that have similar economic forces or geographic location. Economic forces are identified as physical and man-made features that are common to the area. Rivers, mountain passes, shopping centers, employment and entertainment centers are features that can be a uniting feature for different residential neighborhoods. For example, the Golden vicinity is an economic area due to similar physical and man-made features (South Table Mountain, Coors, downtown Golden, the foothills). The Golden economic area consists of 11 neighborhoods. A neighborhood consists of similarly valued properties in similar areas. Neighborhoods will typically contain homes of several filings of the same or similar subdivision. Neighborhoods may contain a mix of improvement types, i.e.. Single Family Detached with Duplex/Triplex properties or Condos with Townhomes. They have been combined based on proximity to location. The comparable sale grid program pulls the same improvement type when selecting comparable sales and generally doesn't pull in different improvement types.

Value Accuracy Tests

To ensure market level values within economic areas, the sale prices are compared to actual values. The acceptable market level, as established by the state, is an actual value within 5% +/- of a sale price. A sales ratio is used for this, and it is calculated by taking the actual value divided by the time adjusted sale price. The middle or median sales ratio of all the sales in an economic area must be between .95 and 1.05. We also test all residential neighborhoods for their compliance with the same sales ratio standard.

Another test for market equity includes the amount of difference between all the sales ratios and the median sales ratio. A COD, or coefficient of dispersion, is used for this. It is a percentage of the average difference (absolute deviation) of all ratios with the median sales ratio. The COD indicates the amount of homogeneity or sameness there is in the marketplace. Some areas have a lot of variety, thereby having a higher COD, while others may have more similarity, indicating a lower COD. The law requires different COD levels, depending upon the property type. All residential property must have a COD less than or equal to 15.99. All other property, including commercial and vacant land must have a COD less than or equal to 20.99.

Market Approach Methods allowed for Mass Appraisal

Colorado State Statutes [39-1-103 (5) (a) and (8) (a)] require all county assessors to value residential real property solely by the market approach. There are several methods used to determine values by the market: Paired Sales, Market-Adjusted Cost Approach and Multiple Regression.

Paired Sales Method

Paired Sales is the primary method of single-property appraisal. This methodology measures one property sale against a similar property sale to determine a specific adjustment for specific amenities. An example would be two ranch style home sales. Both have the same square footage and age, but one has a garage and the other does not. It is impractical in mass appraisal due to the quantity of sales to individually analyze each attribute adjustment.

Market-Adjusted Cost Approach Method

Market-Adjusted Cost Approach is the premise that a certain quality of property has a base value of X dollars per square foot, with added factors for every additional amenity. A final market adjustment is applied to each neighborhood, positive or negative, to bring the neighborhood to “market value”. The fundamental weakness is that the Cost Approach does not reflect the supply and demand relationship in the marketplace because the market adjustment factor is applied to every amenity, whether or not the market reflects it.

Multiple Regression Analysis Method

Multiple Regression Analysis explores and quantifies the relationship between two or more components of known and available data (sale prices and property characteristics) to generate a market value. In essence this methodology uses aspects of both the paired sales and cost approach methodologies by determining which property characteristics are the primary contributors (Cost approach) and the amount they contribute (Paired sales).

Regression does not require strict similarity between property sales because it estimates the value contribution (coefficient) for each attribute using a “goodness of fit” or error-minimizing technique. This methodology produces statistics about the quality of the attribute contribution that the other methods cannot provide. These statistics help evaluate the predictive accuracy of the regression equation, or essentially, the ability to predict sales price.

Multiple Regression Statistics

Several of the confidence measures that are most useful during the analysis are the Coefficient of Determination or R^2 , Standard Error of the Estimate and t-value. The Adjusted R^2 provides a total score or measure for all the property characteristics used in the model. Depending on the data type, R^2 ranging between the mid .80’s and .90’s indicates that the model can explain a high percentage of the variables. The Standard Error of the Estimate indicates the level of variation in the “goodness of fit”. The t-value is an individual score for each property characteristic and its significance in explaining sale price.

Jefferson County Value Models

The value models used for Jefferson County are the result of many MRA iterations. We review the data on a county-wide basis to review market trends. We also review the value models used in previous reappraisals for trends and consistency. This global model can then be used as a reference when specific neighborhoods don’t have many sales. The global model determines a base rate by design, construction class and quality for the above grade area of all property types. In addition to the base rate, the model determines a rate for different subareas, such as garden level, garden level finished area, basement, basement finished area, enclosed porches, covered porches, decks, attached and detached garages, bathroom types (full, three-quarter, half baths, additional kitchens), walkout areas, remodel types, size, age and neighborhood factors. Please refer to the Assessor’s Office Appraisal Data Dictionary for all of the subareas, structural elements, land contributors, designs, improvement types, construction classes and qualities that could be used in the mass

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appraisal model. Market adjustments may be made to the base rate depending upon sales in the subdivision and/or neighborhood for a specific property type, design, quality, age or size.

The Mass Appraisal Market Value Calculation follows:

Building ID: 1 Section: 1 Ex <input type="checkbox"/> Om <input type="checkbox"/> St Use: 1212 Single Family Resider Type: 201 Single Family Style: 010 1 Story/Ranch Class: FR Frame Quality: 3 Average Cap: MARKET % Cmp: 100% YOC: 1970 EYB: 1989 Rmtd: 2017 Bld Val Method: <Parcel>	N/A CAMA Cost N/A Condo Mobile Homes Market Building Traverse Subareas Structural Elements Adjustments & Depreciation Building Value Actual Area: 2,533 Gross Area: 988 Base Area: 988 Heated Area: 988 Effective Area: 988 Perimeter: 0 Adjusted Rate: \$356.54 Building Value: \$399,111 Square Foot Adj.: \$71,136 Lump Sum Adj.: \$24,120 Adj. Building Value: \$494,367 Percent Good: 76.7000% Depr. Market Val: \$379,179 Bld XF Value: \$0 Market Value: \$379,179	Depreciation Depreciation Table: 1 Age Table: Actual Year Built: 1970 Eff. Year Built: 1989 Building Age: 34 Normal Depreciation: 23.3000% Economic Obsol.: Functional Obsol.: Other Adjustments: 100.0000% Total Depreciation: 23.3000%	Building Rate Base Rate: ... \$346.16 Impr. Type Factor: 100.00% Neighborhood: 1.0300 SE EW/HT: 1.0000 Market Adjustment: 1.0000 Adjusted Rate: \$356.54 Override Rate: \$0.00
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Subarea calculations are part of the Building Value displayed above and have their own \$/sf rates.

#	Sec #	Sar Category	Sar Code	Description	% of Base	Actual Area	Perimeter	Above Grade Heated Area	Gross Area (MS)	\$/SF	MRA Value
3	1	AG	1FL	First Floor	100.00%	988	0	988	988	\$ 356.54	\$ 352,262
4	1	BS	BST	Basement Total	0.00%	988	0	0	0	\$ 15.10	\$ 14,919
2	1	GA	ATG	Attached Garage	0.00%	257	0	0	0	\$ 77.90	\$ 20,020
1	1	CP	OPP	Covered Porch	0.00%	300	0	0	0	\$ 39.70	\$ 11,910

(Covered porches will be added as a calculation for areas greater than 250 square feet.)

Structural Elements are handled in two ways:

Square footage Adjustments

#	Category	Type	% AbvGrd Area	Actual Area	\$/SF	Adjust. Amount
1	Air Conditioning	Evap Cooler, roof mo	100.00%	988	1	\$988
2	Interior Finish ...	Bsmt Finish	100.00%	988	53	\$52,364
3	HVAC Systems	Forced Air Unit	100.00%	988	0	\$0
4	Remodel Type	40%; Many updates	100.00%	0	18	\$17,784

Lump Sum Adjustments.

#	Category	Units	\$/Unit	Adjust. Amount
1	Nbr of Dwelling Units	1	0	\$0
2	3/4 Bath (3 fixture)	2	12060	\$24,120
3	Full Bath+K+L	1	16080	\$0
4	Bedroom (Below Grade)	2	0	\$0
5	Bedroom (Above Grade)	3	0	\$0
6	Solar Electric	1	0	\$0

The Full Bath+K+L (kitchen and laundry fixture) are assumed to be base to the structure and the first unit is not included as a line item.

If there are any extra features that are not attached to the main structure, they are calculated individually and added as a separate line item.

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Land values are calculated on a per acre basis by neighborhood. Land contributor factors are applied to the base unit rate to arrive at a land value. The total adjustments from the land line are used in the Residential Comp Grid program.

The screenshot shows a software interface with a table of property data and a pop-up window for 'Land Adjustments - camap: 2023'. The main table has columns: #, Use Code, Land Use, State Use, Units, Unit Type, Unit Price, Economic Land Units, ELU Id., Zoning, Present Worth, Nbhd Adj., Total Adj., Adj. Unit Price, and Land Value. The first row shows: 1, 110, Residential, 1112, 0.1860, AC, \$1,377,842.11, 0, 0, 1, 0.85, 0.8500, \$1,171,165.79, \$217,837. The pop-up window has columns: #, Adjustment Code, Adjustment Description, Type Code, Type Description, Adj. Factor, Ovr Fact, and Adjustment Value. The first row shows: 1, SG, Location Factor..., 4, Location Factor 4, 1.0000, , \$0.00.

The three objects: Land, Building and Extra Features are added together to obtain the Market Value.

The screenshot shows a software interface with a summary table. The tabs are: Summary, Allocations, Taxable, Sale Comps, Reconcile, and Market (which is selected and highlighted in yellow). The table has columns for Land, Building, Extra Features, and Total Market. The values are: Land: \$217,837; Building: \$379,179; Extra Features: \$0; Total Market: \$597,016.

Since the Market Values use all qualified sales in the county, no specific sales are assigned to a schedule for comp grid purposes. The NOV value uses the Mass Appraisal Market value for property taxation purposes. When a property’s value is appealed, the comp grid program is used to determine if the mass appraisal needs to be adjusted or is supported.

The comp grid program uses the same base rates as the mass appraisal program. It is influenced by the specific sales selected that are determined to be most comparable to the subject. Please see the Comparable Sales Adjustment Explanation document for details on the search model and line-item adjustments. There are some modifications from the mass appraisal model to allow for adjustments using the comparable sales’ time adjusted sale price.

Before the mass appraisal values are finalized, we review each neighborhood for any uniqueness’ that isn’t handled with the global model. We test for statistical compliance and equitable valuation. Overall, the goal is to provide a value model that best reflects market value, which is why the value calculated for a property doesn’t always match its sale price.

The MRA statistical results for 2023 are as follows:

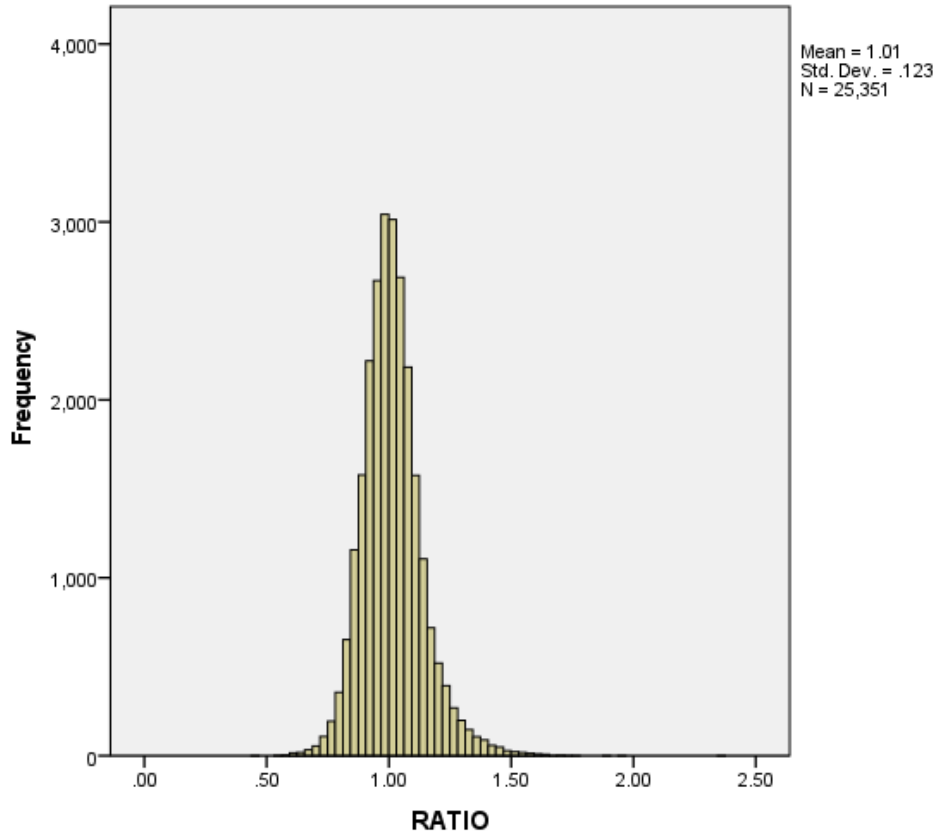
ANOVA^a

Source	Sum of Squares	df	Mean Squares
Regression	7,268,712,582,895,810.000	50	145,374,251,657,916.200
Residual	243,650,106,210,120.030	25,301	9,630,058,345.920
Uncorrected Total	7,512,362,689,105,930.000	25,351	
Corrected Total	1,595,459,159,729,215.800	25,350	

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Dependent variable: IMP_RESID^a

a. $R^2 = 1 - (\text{Residual Sum of Squares}) / (\text{Corrected Sum of Squares}) = .847.$



Case Processing Summary

		Count	Percent
Impr_Type	201 SFR	17,893	70.6%
Improvement Type	202 Duplex	758	3.0%
	203 Triplex	12	0.0%
	205 Townhome	4,007	15.8%
	206 Condo	2,570	10.1%
	207 Condo Low-Rise	24	0.1%
	208 Condo Mid-Rise	3	0.0%
	231 MH	84	0.3%
	Overall	25,351	100.0%
Excluded	0		
Total	25,351		

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Ratio Statistics for ESP / TASP

Group	Mean	Median	Weighted Mean	Minimum	Maximum	Price Related Differential	Coefficient of Dispersion
201 SFR	1.012	1.001	.999	.468	1.711	1.013	.094
202 Duplex	1.053	1.044	1.033	.632	1.947	1.019	.107
203 Triplex	.886	.851	.866	.740	1.130	1.022	.128
205 Townhome	1.024	1.020	1.014	.616	1.608	1.010	.074
206 Condo	1.007	.998	.999	.552	1.569	1.008	.084
207 Condo Low-Rise	1.089	1.083	1.088	1.037	1.163	1.001	.028
208 Condo Mid-Rise	.988	.960	.981	.907	1.096	1.007	.066
231 MH	1.043	.983	.996	.599	2.345	1.047	.194
Overall	1.015	1.006	1.002	.468	2.345	1.013	.091

On the following pages are the Mass Appraisal application of the MRA results for the 2023 reappraisal.

Residential Value Change by Improvement Type and Neighborhood: 2021 to 2023; Sales ranging from 7/2020 to 6/2022

ImpType	NBHD	Sch Count	Median Prior Total Value	Median Total Current Value	Median Value Change	Sale Count	Median TadjPrice	Median Imp Sales Ratio	Imp COD	Median Abv Grade Area	Median YOC	Median EYOC	Median Total Val / Abv Grade Area	Median TadjPrice / Abv Grade Area	Land Adj
Condo, Res:	Attached	13,083	\$253,788	\$324,585	26.0%	2,467	\$340,360	0.98	0.089	993	1984	1986	\$331.62	\$348.72	0.90
	1908.00- WILDRIDGE TOWNHOMES	1	\$287,372	\$305,931	6.5%					1,100	1984	1984	\$278.12		1.00
	1912.00- SEQUOIA/ VILLAGE 5 PARKS	126	\$417,244	\$501,255	22.5%	18	\$517,920	1.03	0.076	1,353	2006	2006	\$364.27	\$369.79	1.00
	1913.00- TIMBERCOVE	385	\$294,016	\$373,222	26.8%	61	\$401,220	0.98	0.072	1,045	1983	1985	\$359.89	\$385.89	1.00
	1917.00- STANDLEY LAKE / STANDLEY SHORES CONDOS	183	\$270,281	\$340,969	26.3%	36	\$362,124	0.98	0.071	1,060	1983	1983	\$323.09	\$338.84	1.00
	1918.00- ARBOR POINT CONDOS PHASES 1 THROUGH 4	101	\$209,575	\$273,503	23.9%	26	\$297,460	0.98	0.058	844	1983	1983	\$303.33	\$300.53	1.00
	1919.00- MTN. VISTA VILLAGE MIXED TH/CO	372	\$224,951	\$289,232	26.1%	67	\$304,800	0.98	0.073	838	1983	1984	\$337.87	\$358.26	1.00
	1920.00- CLUB CREST CONDOMINIUMS PHASES 1 TO 8	108	\$221,937	\$288,613	29.0%	31	\$305,000	0.99	0.055	826	1984	1984	\$346.49	\$365.81	1.00
	1921.00- WOOD CREEK #7 PH 1 TO 7 & ADVANTAGE PH 8	222	\$258,663	\$301,039	15.1%	32	\$344,358	0.92	0.087	1,015	1983	1986	\$302.35	\$334.84	1.00
	2411.00- EDGEWATER	2	\$0	\$686,317						1,649	2022	2022	\$440.62		0.90
	2923.00- ORCHARD SQUARE	236	\$276,735	\$310,096	10.4%	40	\$336,284	1.00	0.084	935	1987	1998	\$314.10	\$349.58	1.00
	2927.00- PARK MEADOWS	60	\$305,636	\$409,427	19.0%	10	\$396,846	1.02	0.153	1,371	2001	2001	\$331.86	\$356.53	1.00
	2930.00- EAST ARVADA TOWNHOMES	7	\$329,305	\$404,189	19.7%	2	\$426,788	0.99	0.040	1,092	2001	2001	\$370.14	\$385.78	1.00
	2933.00- OBERON	351	\$296,271	\$351,721	20.0%	74	\$359,911	1.00	0.072	914	2005	2005	\$350.61	\$368.33	1.00
	2935.00- JANA RAE, GARRISON, CONDOS/TOWNHOMES	123	\$349,163	\$453,027	19.2%	19	\$450,000	1.02	0.101	1,219	2004	2004	\$351.43	\$369.16	1.20
	2936.00- SHARON MANOR / WESTPARK	363	\$374,744	\$436,187	11.1%	69	\$419,340	0.97	0.088	1,129	2006	2006	\$381.74	\$404.81	1.05
	2939.00- GARRISON LAKES	253	\$228,637	\$300,240	31.6%	47	\$316,344	0.97	0.098	858	1985	1985	\$361.54	\$369.17	1.00
	2942.00- WHEATRIDGE PLAZA	80	\$159,197	\$201,958	26.9%	11	\$215,000	0.99	0.064	624	1978	1978	\$301.61	\$296.07	1.00
	2945.00- EDGEWATER AREA CONDOS	112	\$271,363	\$356,346	24.5%	22	\$502,308	0.87	0.179	874	2003	2003	\$404.96	\$483.62	1.25
	2947.00- EAST WHEATRIDGE CONDOS	48	\$251,761	\$300,094	17.3%	11	\$316,200	1.01	0.142	870	1972	1979	\$344.94	\$324.22	1.20
	2948.00- TELEGRAPH HILL CONDOS	111	\$233,765	\$303,963	26.8%	19	\$286,974	0.97	0.065	749	1980	1980	\$334.58	\$367.72	1.00
	2949.00- MARSHALL PARK	4	\$200,602	\$189,969	-6.3%	1	\$370,339	0.51	0.898	818	1951	1953	\$232.24	\$452.74	1.00
	2950.00- BROOKSIDE	202	\$183,533	\$222,876	19.7%	47	\$246,500	0.99	0.134	864	1961	1972	\$272.05	\$286.22	1.00
	2954.00- 42 EAST AND PTARMIGAN CONDOS	121	\$237,846	\$294,823	23.5%	12	\$325,770	0.99	0.060	1,024	1981	1981	\$283.04	\$311.49	1.00
	2955.00- WHEATRIDGE CONDOS	114	\$199,670	\$255,417	27.5%	20	\$253,676	0.96	0.093	967	1968	1975	\$267.57	\$271.68	1.00
	2995.00- PARKSIDE/WILD ROSE/FRUITDALE/HOPKINS	33	\$400,315	\$429,667	10.0%	6	\$614,140	0.74	0.313	1,814	1999	1999	\$236.62	\$319.95	1.00
	2996.00- PLAZA DEL LAGO	172	\$175,006	\$242,397	38.2%	36	\$246,854	0.96	0.089	580	1983	1984	\$379.06	\$414.76	1.00
	3902.00- BALSAM MANOR/CAPISTRANO/HAZLET	37	\$159,921	\$204,843	27.7%	6	\$215,869	0.98	0.116	740	1958	1958	\$266.43	\$326.02	1.00
	3904.00- MISC OLDER CONDOS	315	\$188,681	\$256,265	35.3%	56	\$240,815	0.98	0.193	849	1972	1973	\$309.42	\$325.23	1.00

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	3905.00- MEADOW CREEK CONDOS FLG 1-3	72	\$275,870	\$400,671	38.5%	16	\$389,958	0.96	0.088	1,225	1978	1978	\$324.90	\$354.97	1.00
	3910.00- WESTFORD/SOLTERRA	386	\$347,240	\$391,972	12.3%	76	\$395,213	0.99	0.075	1,057	2000	2001	\$392.92	\$408.46	1.00
	3911.00- SILVER VALLEY@BEAR CRK/SNOWBIRD II/SOUTHAMPTON	721	\$249,220	\$314,859	25.6%	132	\$328,520	0.97	0.061	1,022	1982	1982	\$304.38	\$318.63	1.00
	3913.00- RIVA RIDGE/SNOWBIRD(NORTH)/WEST RIDGE	1,027	\$227,540	\$290,782	27.9%	169	\$313,200	0.98	0.090	926	1981	1981	\$326.36	\$335.17	1.00
	3916.00- WELLINGTON/VENTURE/BRENTWOOD MANOR CONDOS	214	\$185,195	\$263,966	41.4%	36	\$276,830	0.98	0.090	889	1980	1980	\$303.47	\$317.71	1.00
	3917.00- BEAR VALLEY/GREEN GABLES/ALAMEDA HGTS	310	\$138,396	\$200,202	42.2%	60	\$200,699	0.98	0.105	853	1962	1963	\$241.33	\$278.53	1.00
	3918.00- OAK RUN/HIDEAWAY HEIGHTS	8	\$438,122	\$450,989	2.9%					1,242	2005	2005	\$363.12		1.00
	3919.00- PHEASANT CREEK @ THE BEAR/VICTORIA VILLAGE	12	\$194,818	\$197,292	1.3%	2	\$228,260	0.89	0.094	495	1984	1984	\$398.57	\$461.13	1.00
	3921.00- SUN VALLEY WEST CONDOS/ENCLAVE @ FAIRFIELD	156	\$258,086	\$338,626	29.9%	24	\$326,652	0.97	0.075	964	1985	1986	\$355.03	\$364.27	1.00
	3925.00- SHADOW HILLS/CLOVER HILL CONDOS (RENTALS)	366	\$226,143	\$279,027	23.8%	66	\$294,058	0.96	0.077	850	1982	1982	\$323.55	\$344.59	1.00
	3926.00- NEVADA PLACE CONDOS	126	\$166,213	\$218,068	28.5%	29	\$238,280	0.98	0.074	531	1982	1982	\$397.26	\$401.70	1.00
	3927.00- JEWELL LAKE/VILLA MONTANA/PRESERVE@WEAVER CRK	255	\$304,718	\$412,067	34.9%	60	\$414,392	0.99	0.096	1,306	2004	2004	\$315.78	\$319.01	1.00
	3934.00- FLORIDA PARK	88	\$150,023	\$185,212	23.5%	13	\$206,080	0.94	0.046	532	1975	1976	\$348.14	\$387.37	1.00
	3936.00- SUNPOINTE @ LKD ESTS/WESTGATE PLAZA CONDOS	308	\$221,753	\$290,111	30.8%	58	\$316,383	0.96	0.072	860	1989	1989	\$332.07	\$361.81	1.00
	3944.00- BELMAR/VILLA ITALIA	62	\$580,907	\$459,822	-14.6%	13	\$625,800	0.78	0.359	1,533	2008	2008	\$336.57	\$446.21	1.00
	3945.00- LOFTS AT BELMAR/THEATRE LOFTS/LKD CTY COMMONS	87	\$314,189	\$401,550	29.9%	22	\$397,880	1.01	0.074	1,019	2007	2007	\$416.31	\$417.61	1.00
	4901.00- TALL PINES CONDOS & TWNHS	198	\$218,264	\$249,255	13.5%	39	\$305,760	0.87	0.128	1,022	1984	1985	\$237.81	\$292.37	1.40
	4902.00- ACADEMY POINTE CONDOS	120	\$230,626	\$303,762	29.5%	46	\$328,850	0.99	0.061	1,024	1985	1985	\$299.71	\$328.03	1.00
	4903.00- CAMBRIDGE COMMONS & SODA LAKE CONDOS	375	\$261,957	\$342,670	30.7%	93	\$360,680	0.98	0.080	1,264	1998	1998	\$280.22	\$297.50	1.00
	4911.00- STONY CREEK CONDOMINIUMS	72	\$243,924	\$295,659	20.5%	12	\$304,934	0.98	0.049	935	1985	1986	\$310.57	\$330.93	1.00
	4915.00- MOUNTAIN GATE CONDOS	454	\$280,129	\$349,996	23.9%	91	\$357,000	0.98	0.049	1,000	1996	1996	\$332.25	\$343.48	1.00
	4918.00- CHARTER/DAKOTA STA/CHATFIELD COMMON/DEER CREEK	1,088	\$333,405	\$407,465	18.8%	180	\$407,183	0.99	0.073	1,183	2002	2003	\$342.22	\$356.26	1.00
	4919.00- COLONY & REEF AT MARINA POINT CONDOS	40	\$258,155	\$285,587	8.2%	8	\$312,158	0.93	0.064	764	1985	1985	\$371.88	\$424.56	1.00
	4920.00- COLONY & REEF AT MARINA POINT CONDOS	144	\$230,423	\$329,002	41.3%	27	\$338,048	0.98	0.075	897	1987	1991	\$337.35	\$361.82	1.00
	4921.00- CAY AT MARINA POINTE CONDOS/CHATFIELD TERRACE	183	\$243,078	\$318,071	30.7%	41	\$324,520	0.97	0.092	957	1996	1996	\$334.99	\$339.70	1.00
	4924.00- FALLINGWATER CONDOS	317	\$286,982	\$356,326	24.3%	65	\$361,800	0.98	0.055	1,035	2001	2001	\$345.35	\$380.54	1.00
	5901.00- WYNDHAM/SUNRISE/WEST WOODS TOWNHOMES SUB	284	\$445,025	\$417,673	-5.2%	61	\$467,496	0.93	0.106	1,378	2009	2009	\$313.60	\$344.76	1.00
	6902.00- KINNEY RUNN/CANYON POINT VILLAS CONDOS/THOMES	213	\$548,526	\$753,247	38.4%	30	\$830,400	0.96	0.214	1,115	2007	2007	\$638.38	\$697.80	1.00
	6905.00- GOLDEN RIDGE/WEST CONDOS	434	\$226,771	\$262,665	15.8%	58	\$292,942	0.96	0.086	800	1973	1974	\$342.16	\$386.59	1.00

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	6906.00- GOLDEN PINES/WILLOW CONDOS	183	\$181,848	\$237,554	24.3%	42	\$258,720	0.98	0.117	773	1973	1973	\$310.69	\$332.32	1.00
	8901.00- GENESEE CONDOS & TOWNHOMES	57	\$526,554	\$743,262	41.6%	15	\$709,920	1.09	0.136	1,572	1984	1989	\$501.50	\$463.61	1.00
	8902.00- BERGEN PARK/GENESEE CONDOS	301	\$347,453	\$452,865	30.3%	58	\$476,020	0.97	0.092	1,231	1995	1995	\$381.18	\$382.93	1.00
	8903.00- EVERGREEN NORTH/HIWAN CONDOS	103	\$444,692	\$594,314	27.7%	29	\$666,088	1.09	0.153	1,283	2008	2008	\$451.02	\$446.79	1.00
	8904.00- SILVER SPRUCE VILLAGE CONDOS	77	\$237,494	\$319,319	33.6%	17	\$363,816	0.95	0.083	780	1982	1987	\$408.29	\$440.40	1.00
Duplex: Two Family		5,361	\$475,571	\$654,462	36.2%	781	\$677,350	0.99	0.105	1,750	1981	1983	\$371.03	\$375.83	0.67
	1003.00- WALNUT GROVE, WESTBROOK, COUNTRYSIDE, CROWNPNT	161	\$432,917	\$534,791	23.5%	28	\$525,612	1.02	0.065	1,554	2005	2005	\$342.55	\$329.22	1.20
	1004.00- KINGS MILL, STANDLEY LAKE, SUNSTREAM	68	\$338,771	\$380,278	12.8%	4	\$470,158	1.05	0.095	1,372	1981	1982	\$279.33	\$327.73	1.00
	1005.00- WESTCLIFF & CAMBRIDGE	10	\$411,898	\$654,585	59.0%					1,840	1971	1971	\$355.75		1.00
	1007.00- FAR HORIZONS	11	\$443,625	\$683,139	51.9%	1	\$690,000	1.04	0.064	1,672	1973	1974	\$408.58	\$487.63	1.00
	1009.00- MEADOWGLEN, POMONA LAKES, TRAILSIDE, WOOD RUN	43	\$486,245	\$622,802	23.0%	4	\$779,900	0.87	0.116	1,971	1998	1998	\$321.59	\$385.89	1.00
	1012.00- VILLAGE OF FIVE PARKS, LEANDER PARKS, WILD GRASS	60	\$451,288	\$650,901		52	\$618,390	1.04	0.079	1,664	2022	2022	\$370.74	\$341.27	1.00
	1013.00- CAMEO ESTATES, CROKE, MACE, ROCKY KNOLLS	18	\$32,875	\$494,178						1,671	2023	2023	\$294.92		0.95
	1016.00- CLUB CREST, SIERRA ESTATES, IND.CREST,IND.TREE	33	\$417,904	\$528,973	25.3%	5	\$604,955	1.04	0.049	1,643	1982	1984	\$322.68	\$323.60	0.80
	2002.00- KIPLING, I-70 & CLEARCREEK AREA	158	\$395,836	\$570,771	41.7%	18	\$457,900	0.92	0.108	1,765	1968	1969	\$327.42	\$403.87	0.95
	2301.00- LAMAR HEIGHTS AREA	72	\$434,348	\$678,895	42.8%	20	\$740,565	0.97	0.064	1,931	1997	1998	\$346.67	\$345.66	0.85
	2302.00- NORTHWEST ARVADA	41	\$424,615	\$525,816	41.1%	5	\$712,828	0.89	0.163	1,616	1984	1984	\$348.18	\$367.54	0.95
	2307.00- SCENIC HEIGHTS, HUNTINGTON HGTS AREA	118	\$455,080	\$655,410	41.9%	21	\$815,000	0.97	0.071	1,871	1970	1970	\$349.94	\$404.01	1.07
	2311.00- RALSTON VALLEY, ESTATES WEST, SHADOW MTN AREA	80	\$336,313	\$446,552	32.3%	6	\$547,948	0.82	0.177	1,546	2000	2000	\$287.81	\$363.78	0.90
	2312.00- CANDLELIGHT,CAR-O-MAR,FRUIT GARDENS,GOLDN GATE	50	\$515,999	\$621,087	19.6%	5	\$628,518	1.24	0.169	1,814	2001	2002	\$351.96	\$355.09	0.87
	2314.00- ALLENDALE AREA	128	\$441,544	\$602,640	34.4%	7	\$713,175	0.87	0.148	1,752	1977	1979	\$334.55	\$536.38	0.80
	2319.00- ALTA VISTA AREA	1	\$392,913	\$559,909	42.5%					889	1950	1963	\$629.82		1.00
	2320.00- APPLERIDGE ESTATES, STANDLEY HEIGHTS, WR GARDN	9	\$487,610	\$636,562	40.7%	4	\$516,939	1.05	0.082	2,042	1968	1972	\$309.63	\$346.23	1.10
	2324.00- OLDE TOWN ARVADA AREA	18	\$518,986	\$700,455	27.6%	3	\$530,000	1.15	0.118	1,520	1960	1982	\$425.48	\$427.05	1.05
	2329.00- ARVADA PLAZA AREA	32	\$494,111	\$698,988	41.1%	5	\$690,000	1.16	0.142	1,920	1973	1974	\$339.66	\$331.69	1.10
	2337.00- I-70 CORRIDOR	134	\$476,848	\$655,711	39.9%	32	\$646,638	1.11	0.200	1,860	1972	1977	\$351.05	\$330.89	0.85
	2403.00- APPLEWOOD VILLAGES, PROSPECT VALLEY AREAS	62	\$535,106	\$734,612	33.7%	3	\$955,000	0.89	0.093	2,012	1970	1971	\$363.67	\$434.31	1.15
	2404.00- APPLEWOOD KNOLLS, PARAMOUNT HEIGHTS	38	\$645,294	\$869,289	35.1%	3	\$806,000	1.11	0.117	2,029	1980	1982	\$428.40	\$418.56	1.00
	2405.00- BARTHS, COULEHAN GRANGE, WHEAT RIDGE AREA	246	\$486,829	\$700,839	44.4%	35	\$642,500	1.07	0.140	1,846	1961	1964	\$386.36	\$432.83	0.85

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	2406.00- BEL AIRE,HILLCREST HEIGHTS, MELROSE MANOR AREA	184	\$510,318	\$744,679	44.5%	26	\$701,876	1.01	0.105	1,948	1963	1965	\$391.40	\$413.60	1.20
	2408.00- FRUITDALE, LEES, STONERIDGE	175	\$461,246	\$651,367	43.5%	24	\$661,688	1.00	0.101	1,876	1973	1975	\$361.26	\$361.63	1.12
	2410.00- LINDA VISTA, BROADVIEW HGTS, MILLER HGTS	14	\$499,552	\$704,005	40.9%	2	\$750,560	0.90	0.081	1,947	1961	1961	\$353.69	\$399.34	0.90
	2411.00- EDGEWATER	196	\$465,653	\$675,144	42.5%	24	\$801,700	0.92	0.111	1,665	1962	1964	\$424.82	\$477.50	0.90
	2412.00- LAKESIDE, STEWART GARDENS, OLINGER GARDENS	78	\$483,550	\$678,706	38.2%	16	\$882,688	0.89	0.116	1,610	1953	1958	\$422.84	\$499.74	1.20
	2417.00- APPLEWOOD GROVE, VALLEY, HEIGHTS, VIEW	21	\$560,924	\$726,988	34.9%					1,760	1971	1971	\$391.75		0.92
	2424.00- CROWN HILL, GLEN CREIGHTON, KAWANEE, HILLCREST	166	\$490,690	\$648,400	31.5%	16	\$810,133	1.00	0.122	1,887	1962	1964	\$341.98	\$386.28	0.77
	2945.00- EDGEWATER AREA CONDOS	2	\$495,985	\$583,119	17.6%					1,796	2018	2018	\$324.67		1.25
	2995.00- PARKSIDE/WILD ROSE/FRUITDALE/HOPKINS	2	\$265,550	\$379,622	43.3%					1,729	1998	1998	\$221.76		1.00
	3001.00- LAKEWOOD SUB	117	\$451,082	\$664,886	48.6%	19	\$740,826	0.94	0.192	1,803	1961	1962	\$380.70	\$395.48	1.10
	3002.00- GREEN ACRES	5	\$529,717	\$718,218	35.6%					2,076	1957	1957	\$341.60		1.00
	3003.00- LAKEWOOD VILLAGE	110	\$492,715	\$590,282	21.1%	19	\$581,848	1.03	0.128	1,713	1975	1976	\$355.64	\$366.23	0.80
	3004.00- DANIELS GARDENS	166	\$453,316	\$641,528	38.8%	26	\$606,297	0.94	0.201	1,676	1976	1979	\$368.60	\$421.43	1.11
	3005.00- ASHWOOD/WIDE ACRES/AMANDA HTS/JOHN BAILEY	88	\$558,969	\$777,816	37.1%	12	\$708,216	1.00	0.104	2,020	1974	1974	\$378.78	\$376.06	0.80
	3006.00- MOUNTAIN VIEW	30	\$504,191	\$726,344	43.7%	4	\$757,900	1.06	0.080	1,955	1972	1972	\$362.50	\$316.58	0.67
	3007.00- MEADOWLARK HILLS	37	\$496,161	\$720,478	47.8%	3	\$882,289	0.86	0.148	1,809	1968	1970	\$394.63	\$465.34	0.90
	3008.00- LOU MAR	31	\$464,536	\$623,375	35.7%	5	\$682,080	0.94	0.074	1,700	1963	1970	\$342.88	\$367.70	1.00
	3009.00- LKWD TERRACE-BAYAUD HILDINGS	230	\$420,927	\$624,427	45.7%	23	\$701,264	0.93	0.125	1,775	1971	1972	\$353.87	\$375.74	1.00
	3010.00- CLOVERDALE/CRESS CLOVER KNOLL (24-4-69)	97	\$440,491	\$638,579	45.6%	14	\$712,877	0.95	0.135	1,700	1972	1974	\$388.77	\$407.70	1.05
	3011.00- SUN VALLEY ESTATES	87	\$482,509	\$681,820	40.1%	11	\$840,650	0.93	0.117	1,665	1973	1975	\$388.66	\$484.12	1.10
	3012.00- BRIARWOOD	37	\$441,126	\$651,587	45.3%	4	\$687,798	0.93	0.180	1,827	1968	1969	\$356.68	\$384.36	0.98
	3015.00- GREEN MOUNTAIN VILLAGE, ESTATES	32	\$558,982	\$801,748	47.4%	1	\$817,200	1.04	0.063	2,062	1969	1972	\$387.68	\$419.51	1.00
	3017.00- CLOVERDALE WEST / LOCHWOOD HILLS	23	\$386,645	\$546,160	41.9%	2	\$606,005	0.89	0.095	1,764	1961	1961	\$334.55	\$343.54	1.00
	3019.00- THRAEMOOR (25-4-69)	127	\$570,752	\$729,855	27.9%	21	\$694,400	1.03	0.072	1,621	2018	2018	\$478.57	\$405.38	1.00
	3021.00- GREEN & SOUTHERN GABLES (27/26-4-69)	12	\$490,854	\$748,903	52.2%	2	\$755,703	0.98	0.007	2,552	1971	1971	\$349.97	\$290.21	1.00
	3022.00- WESTGATE	16	\$570,476	\$763,003	34.0%	1	\$964,650	1.00	0.030	2,295	1974	1974	\$327.97	\$381.13	1.00
	3023.00- CARMODY HILLCREST & MTN VIEW LAKES (28-4-69)	4	\$492,075	\$692,879	59.1%					2,020	1959	1968	\$391.92		1.00
	3025.00- PRIMROSE WEST AND THE BEAR SUB	28	\$562,545	\$729,351	29.8%	3	\$704,018	1.03	0.039	2,427	2001	2001	\$315.03	\$313.23	1.00
	3026.00- HERITAGE WEST (28-4-69) SOLTERRA	61	\$519,332	\$648,049	25.2%	9	\$616,604	1.04	0.063	1,565	2013	2013	\$400.97	\$381.82	1.08

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	3908.00- HUTCHINSON/LAKEWOOD ESTS/SUNPOINTE @ LKD ESTS	2	\$361,486	\$497,244	37.6%					1,238	2020	2020	\$401.65		1.00
	4003.00- COUNTRY FARMS & VILLAGES AT RACCOON CREEK	122	\$502,485	\$638,626	29.7%	15	\$643,035	1.03	0.061	1,809	2004	2005	\$356.87	\$354.83	0.85
	4006.00- COLUMBINE KNOLLS SOUTH & CHATFIELD ESTATES	19	\$544,898	\$734,724	36.9%	4	\$932,170	0.94	0.052	2,958	1971	1972	\$273.21	\$305.36	1.00
	4010.00- COLUMBINE HILLS	10	\$432,291	\$657,862	54.9%	1	\$1,002,400	0.88	0.107	1,649	1992	2001	\$416.55	\$611.22	1.10
	4011.00- MEADOWBROOK HEIGHTS	10	\$486,783	\$619,039	28.2%	2	\$666,064	0.89	0.089	2,395	1991	1993	\$261.54	\$417.88	0.84
	4014.00- MEADOW RANCH	14	\$85,425	\$190,569						1,580	2023	2023	\$116.73		1.00
	4021.00- STONY CREEK	2	\$392,346	\$494,800	26.1%	1	\$494,308	1.00	0.028	1,572	1988	1989	\$315.66	\$331.97	1.00
	4028.00- GOVERNOR'S RANCH FLG.1,3,7,8, & 12	37	\$398,749	\$517,371	30.9%	5	\$626,188	0.86	0.106	1,471	1985	1985	\$358.16	\$370.05	1.00
	4036.00- WILLOW SPRINGS FLG.3&4 CHIMNEY ROCK	54	\$699,149	\$919,589	30.8%	4	\$910,723	1.00	0.050	1,719	2000	2001	\$483.98	\$500.14	1.00
	4044.00- KCR VALLEY: ENCLAVE (MOSTLY ATTACHED HOUSING)	89	\$569,616	\$738,331	27.0%	12	\$829,741	0.97	0.058	1,931	1983	1984	\$369.19	\$437.25	1.00
	5003.00- APPLE MEADOWS	1	\$501,306	\$778,371	55.3%					1,344	1983	1983	\$579.15		1.00
	5006.00- WEST WOODS, FIELDSTONE	39	\$589,222	\$709,249	23.0%	5	\$768,982	0.98	0.038	1,631	2016	2016	\$428.93	\$360.01	1.00
	5007.00- MEADOWS AT WEST WOODS/TRAILS	98	\$484,705	\$586,844	20.7%	19	\$591,525	1.01	0.070	1,773	2017	2017	\$330.96	\$324.74	1.00
	5009.00- FOREST SPRINGS	72	\$435,379	\$576,303	32.7%	5	\$602,000	0.95	0.027	1,552	2002	2002	\$388.13	\$425.84	1.00
	5010.00- METES AND BOUNDS	23	\$552,929	\$698,556	35.6%	3	\$747,500	0.95	0.025	2,016	1999	1999	\$365.88	\$430.34	1.20
	5011.00- CANDELAS, LEYDEN ROCK	153	\$431,942	\$643,060	43.8%	26	\$691,329	1.01	0.059	1,558	2017	2017	\$419.78	\$429.46	1.00
	6103.00- EAST OLD GOLDEN RD/PLEASANT VIEW	307	\$530,442	\$705,001	29.4%	56	\$769,316	0.96	0.082	1,830	1983	1987	\$379.26	\$297.92	1.28
	6104.00- GOLDEN PROPER	122	\$612,637	\$834,064	28.3%	10	\$1,311,000	0.90	0.142	1,800	1991	1997	\$489.76	\$556.24	1.00
	6105.00- GOLDEN: EDGES AND HIGHER END CENTRAL	1	\$821,875	\$1,039,718	26.5%					1,880	1988	1989	\$553.04		1.00
	6107.00- LAKOTA HILLS,TRIPP RANCH,EAGLERIDGE	22	\$725,594	\$922,732	27.6%	2	\$901,310	1.05	0.073	1,865	2018	2018	\$485.67	\$483.28	1.28
	6108.00- MESA MEADOWS, NORTH TABLE MOUNTAIN #2	2	\$941,637	\$1,225,232	30.1%					2,076	1987	1987	\$605.65		1.00
	7013.00- COAL CREEK CANYON	1	\$357,367	\$537,733	50.5%					2,293	1962	1990	\$234.51		1.08
	7033.00- GOLDEN GATE CANYON	1	\$662,272	\$957,680	44.6%					3,413	1972	1974	\$280.60		1.00
	8001.00- EVERGREEN	9	\$435,467	\$690,230	49.8%	3	\$720,000	1.04	0.066	1,408	1946	1964	\$485.41	\$548.05	1.10
	8002.00- HANGEN RANCH AND M&B	1	\$654,399	\$878,973	34.3%					1,668	1958	1958	\$526.96		1.00
	8003.00- EVERGREEN WEST CENTRAL	3	\$1,235,155	\$1,903,006	48.1%					3,273	1997	1997	\$604.36		1.00
	8005.00- EVERGREEN CENTRAL & KITTREDGE	215	\$368,951	\$527,860	39.5%	31	\$565,500	1.02	0.140	1,122	1983	1985	\$436.90	\$444.16	1.13
	8010.00- HIWAN HILLS	2	\$496,719	\$647,084	30.3%					1,277	1986	1989	\$507.20		1.00
	8012.00- NORTH CENTRAL EVERGREEN	22	\$826,154	\$1,100,400	34.4%	12	\$1,081,272	0.99	0.068	2,914	2017	2017	\$402.56	\$436.70	1.00

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	8013.00- SODA CREEK AND M&B	1	\$951,507	\$1,012,083	6.4%	1	\$1,030,496	0.98	0.008	2,837	1972	1977	\$356.74	\$363.23	1.00
	8022.00- STARBUCK HEIGHTS AND MORRISON AREA	1	\$1,098,410	\$1,453,683	32.3%					4,285	1930	1930	\$339.25		1.20
	8024.00- NOB HILL & LODGES	125	\$622,698	\$860,105	33.6%	13	\$891,250	1.01	0.069	1,812	2001	2001	\$457.69	\$500.99	1.00
	8903.00- EVERGREEN NORTH/HIWAN CONDOS	2	\$60,746	\$813,751						1,648	2023	2023	\$493.90		1.00
	9033.00- HWY 73 CORRIDOR/EVERGREEN MEADOWS	1	\$372,373	\$539,131	44.8%					1,536	1937	1968	\$351.00		1.30
	9122.00- GREEN VALLEY	1	\$243,503	\$386,910	58.9%					2,058	1954	1986	\$188.00		1.00
	9133.00- KINGS VALLEY	4	\$338,635	\$461,104	36.2%	2	\$500,270	0.91	0.074	847	1983	1983	\$544.44	\$590.68	1.00
	9152.00- PINE JUNCTION AREA	5	\$423,973	\$593,089	41.2%	1	\$888,125	0.96	0.019	1,345	1982	1982	\$543.01	\$658.36	1.00
	9162.00- DECKERS/PINE AREA	1	\$995,846	\$1,594,901	60.2%					5,501	1997	1997	\$289.93		0.95
Single Family		156,497	\$468,433	\$644,434	37.1%	17,368	\$691,986	0.97	0.099	1,661	1977	1980	\$413.32	\$446.57	0.67
	1001.00- NORTHEAST JEFFCO	2,812	\$411,503	\$561,494	37.9%	283	\$589,620	0.97	0.071	1,648	1985	1986	\$358.32	\$394.57	1.00
	1002.00- NORTHEAST JEFFCO LARGE LOTS	565	\$610,612	\$849,382	43.0%	56	\$847,268	0.96	0.077	2,242	1988	1991	\$369.29	\$371.97	0.98
	1003.00- WALNUT GROVE, WESTBROOK, COUNTRYSIDE, CROWNPT	4,241	\$401,422	\$564,683	42.5%	481	\$583,150	0.97	0.079	1,342	1979	1984	\$405.74	\$444.74	1.20
	1004.00- KINGS MILL, STANDLEY LAKE, SUNSTREAM	1,663	\$381,680	\$542,148	39.9%	174	\$580,885	0.97	0.071	1,164	1977	1978	\$462.20	\$518.08	1.00
	1005.00- WESTCLIFF & CAMBRIDGE	1,043	\$524,014	\$721,187	37.4%	103	\$751,440	0.97	0.106	2,329	1998	1998	\$311.72	\$345.80	1.00
	1006.00- TRENDWOOD & FRANKLIN SQUARE	723	\$359,669	\$489,595	39.0%	93	\$515,200	0.97	0.063	1,632	1981	1982	\$310.85	\$348.67	1.00
	1007.00- FAR HORIZONS	680	\$356,451	\$498,910	39.0%	90	\$540,443	0.97	0.068	1,032	1964	1969	\$471.89	\$523.47	1.00
	1008.00- LAKE ARBOR, LAKE SHORE	1,245	\$419,872	\$572,660	35.4%	138	\$626,495	0.98	0.085	1,680	1972	1973	\$330.95	\$358.09	1.00
	1009.00- MEADOWGLEN, POMONA LAKES, TRAILSIDE, WOOD RUN	1,989	\$440,277	\$596,383	35.0%	210	\$642,440	0.98	0.070	1,867	1977	1978	\$334.62	\$366.73	1.00
	1010.00- LAKECREST CLUSTER, COURTYARD & COTTAGE HOMES	527	\$378,216	\$534,046	40.2%	51	\$579,787	0.98	0.076	1,451	1983	1985	\$374.23	\$412.80	1.00
	1011.00- LAKECREST,STANDLEY LAKE,MAC PARK,VLGSAN MARINO	1,192	\$509,831	\$672,178	31.7%	126	\$718,338	0.97	0.072	2,064	1993	1994	\$339.52	\$387.30	1.03
	1012.00- VILLAGE OF FIVE PARKS, LEANDER PARKS, WILD GRASS	1,099	\$612,349	\$811,163	32.3%	116	\$862,880	0.96	0.067	2,506	2010	2010	\$319.89	\$348.83	1.00
	1013.00- CAMEO ESTATES, CROKE, MACE, ROCKY KNOLLS	692	\$661,309	\$921,700	40.4%	51	\$980,890	0.98	0.114	2,281	1977	1985	\$413.86	\$417.02	0.95
	1014.00- HARVEST LANE	426	\$641,529	\$817,665	27.1%	50	\$889,313	0.97	0.062	2,607	1996	1999	\$336.68	\$374.23	1.00
	1015.00- OAK CREST, OAK PARK, SIERRA VISTA, STONE VIEW	1,010	\$531,304	\$706,061	33.7%	86	\$792,050	0.98	0.075	1,983	1975	1977	\$365.35	\$391.14	1.15
	1016.00- CLUB CREST, SIERRA ESTATES, IND.CREST,IND.TREE	1,447	\$400,339	\$561,621	39.1%	143	\$621,562	0.96	0.080	1,399	1974	1976	\$407.27	\$447.22	0.80
	1017.00- HIGHLNDS,PRKWAY,WOOD CRK,FARMS,HACKBRHL,SUNLN	2,622	\$371,083	\$518,349	38.3%	298	\$577,780	0.97	0.087	1,167	1972	1977	\$447.46	\$488.95	0.80
	2002.00- KIPLING, I-70 & CLEARCREEK AREA	439	\$343,915	\$470,671	35.6%	57	\$513,040	0.99	0.097	1,120	1956	1961	\$416.45	\$427.40	0.95
	2301.00- LAMAR HEIGHTS AREA	3,898	\$389,114	\$539,743	38.3%	470	\$585,416	0.97	0.099	1,122	1965	1970	\$477.44	\$507.70	0.85

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	2302.00- NORTHWEST ARVADA	2,432	\$423,395	\$604,016	42.0%	298	\$635,521	0.97	0.101	1,469	1971	1973	\$418.57	\$452.03	0.95
	2307.00- SCENIC HEIGHTS, HUNTINGTON HGTS AREA	2,098	\$472,016	\$666,510	39.6%	267	\$700,325	0.98	0.120	1,514	1969	1974	\$451.42	\$469.62	1.07
	2311.00- RALSTON VALLEY, ESTATES WEST, SHADOW MTN AREA	2,665	\$465,885	\$627,398	33.7%	267	\$709,410	0.99	0.094	1,760	1983	1986	\$360.92	\$403.55	0.90
	2312.00- CANDLELIGHT,CAR-O-MAR,FRUIT GARDENS,GOLDN GATE	505	\$710,876	\$975,291	35.7%	59	\$1,133,370	0.97	0.134	2,625	1988	1993	\$384.32	\$429.47	0.87
	2314.00- ALLENDALE AREA	1,582	\$413,556	\$549,067	31.9%	197	\$620,000	0.97	0.089	1,289	1963	1966	\$432.68	\$463.40	0.80
	2318.00- RAINBOW RIDGE, SKYLINE ESTATES	589	\$597,267	\$787,587	31.4%	49	\$844,625	0.99	0.092	2,200	2003	2003	\$350.72	\$379.54	1.00
	2319.00- ALTA VISTA AREA	2,148	\$404,630	\$578,052	42.2%	269	\$620,000	0.98	0.100	1,146	1958	1960	\$492.24	\$524.21	1.00
	2320.00- APPLERIDGE ESTATES, STANDLEY HEIGHTS, WR GARDN	33	\$437,785	\$597,914	33.3%	3	\$590,000	0.95	0.045	1,248	1961	1964	\$456.32	\$651.21	1.10
	2324.00- OLDE TOWN ARVADA AREA	536	\$409,676	\$526,882	26.4%	70	\$595,000	0.97	0.116	1,040	1946	1953	\$497.26	\$567.21	1.05
	2329.00- ARVADA PLAZA AREA	1,138	\$390,828	\$534,000	36.4%	176	\$581,340	1.00	0.101	1,120	1955	1960	\$472.43	\$507.85	1.10
	2337.00- I-70 CORRIDOR	947	\$358,018	\$491,523	37.7%	124	\$521,028	0.95	0.101	1,000	1955	1959	\$477.00	\$538.70	0.85
	2403.00- APPLEWOOD VILLAGES, PROSPECT VALLEY AREAS	1,436	\$572,559	\$740,433	27.1%	169	\$770,535	0.99	0.110	1,633	1963	1971	\$447.92	\$490.25	1.15
	2404.00- APPLEWOOD KNOLLS, PARAMOUNT HEIGHTS	1,100	\$591,750	\$833,956	41.3%	97	\$890,421	0.99	0.124	1,850	1964	1969	\$458.18	\$515.98	1.00
	2405.00- BARTHS, COULEHAN GRANGE, WHEAT RIDGE AREA	2,577	\$437,265	\$605,004	37.8%	297	\$640,920	0.96	0.124	1,275	1952	1956	\$468.28	\$512.45	0.85
	2406.00- BEL AIRE,HILLCREST HEIGHTS, MELROSE MANOR AREA	1,490	\$473,585	\$686,659	44.7%	157	\$724,170	0.98	0.121	1,500	1954	1960	\$453.17	\$475.02	1.20
	2408.00- FRUITDALE, LEES, STONERIDGE	278	\$397,459	\$555,190	39.0%	31	\$580,125	1.00	0.183	1,139	1955	1961	\$468.24	\$433.32	1.12
	2410.00- LINDA VISTA, BROADVIEW HGTS, MILLER HGTS	630	\$454,844	\$617,199	35.6%	67	\$682,000	0.97	0.121	1,462	1956	1961	\$418.35	\$456.03	0.90
	2411.00- EDGEWATER	1,760	\$418,619	\$588,121	39.4%	250	\$658,956	0.96	0.153	1,109	1950	1956	\$523.71	\$557.42	0.90
	2412.00- LAKESIDE, STEWART GARDENS, OLINGER GARDENS	1,256	\$420,540	\$577,104	35.3%	158	\$656,953	0.98	0.113	1,089	1942	1952	\$526.80	\$605.19	1.20
	2417.00- APPLEWOOD GROVE, VALLEY, HEIGHTS, VIEW	969	\$611,122	\$809,905	31.6%	94	\$917,445	0.99	0.090	1,801	1961	1967	\$454.29	\$519.00	0.92
	2420.00- APPLEWOOD WEST, MEADOWS, RANCHETTES, TERRACE	743	\$480,302	\$626,092	29.0%	83	\$768,985	0.99	0.088	1,247	1960	1963	\$477.43	\$563.70	1.00
	2424.00- CROWN HILL, GLEN CREIGHTON, KAWANEE, HILLCREST	1,346	\$467,381	\$601,878	27.2%	113	\$699,000	0.99	0.092	1,430	1951	1959	\$422.36	\$477.47	0.77
	2426.00- PATIO HOMES/CAMBRIDGE	107	\$518,033	\$618,600	18.2%	15	\$689,000	0.99	0.080	1,867	1998	1998	\$339.36	\$360.78	1.00
	2935.00- JANA RAE,GARRISON,CONDOS/TOWNHOMES	1	\$341,880	\$480,843	40.6%					1,528	1997	1997	\$314.69		1.20
	2947.00- EAST WHEATRIDGE CONDOS	5	\$173,364	\$375,152	178.0%	2	\$460,250	1.07	0.271	820	1896	2019	\$457.50	\$410.47	1.20
	3001.00- LAKEWOOD SUB	835	\$351,510	\$510,338	46.4%	126	\$504,211	0.96	0.143	1,080	1945	1951	\$468.23	\$512.91	1.10
	3002.00- GREEN ACRES	222	\$580,122	\$808,032	37.7%	37	\$821,015	0.99	0.213	1,899	1957	1964	\$421.65	\$480.79	1.00
	3003.00- LAKEWOOD VILLAGE	895	\$461,527	\$641,258	37.7%	84	\$720,310	0.94	0.140	1,476	1954	1959	\$434.61	\$471.26	0.80
	3004.00- DANIELS GARDENS	959	\$380,135	\$536,677	40.7%	109	\$548,250	0.98	0.126	1,226	1953	1960	\$438.33	\$434.32	1.11

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	3005.00- ASHWOOD/WIDE ACRES/AMANDA HTS/JOHN BAILEY	422	\$517,402	\$709,747	35.1%	47	\$774,500	0.98	0.194	1,689	1964	1972	\$432.72	\$462.29	0.80
	3006.00- MOUNTAIN VIEW	594	\$405,026	\$554,708	35.8%	59	\$601,550	0.96	0.152	1,144	1968	1969	\$484.85	\$497.25	0.67
	3007.00- MEADOWLARK HILLS	1,415	\$445,040	\$640,181	43.5%	162	\$691,525	0.97	0.095	1,456	1955	1959	\$441.58	\$476.39	0.90
	3008.00- LOU MAR	544	\$397,816	\$526,440	32.3%	55	\$558,000	0.98	0.094	1,275	1960	1963	\$404.84	\$398.47	1.00
	3009.00- LKWD TERRACE-BAYAUD HILDINGS	1,060	\$379,694	\$532,732	40.5%	110	\$559,440	0.98	0.108	1,236	1954	1959	\$432.06	\$440.72	1.00
	3010.00- CLOVERDALE/CRESS CLOVER KNOLL (24-4-69)	2,203	\$363,066	\$510,633	39.0%	253	\$551,395	0.96	0.104	1,106	1956	1960	\$446.86	\$484.69	1.05
	3011.00- SUN VALLEY ESTATES	2,656	\$429,228	\$593,544	38.2%	249	\$626,466	0.98	0.086	1,522	1968	1971	\$407.11	\$440.39	1.10
	3012.00- BRIARWOOD	1,193	\$368,407	\$517,027	40.2%	127	\$556,200	0.97	0.083	1,008	1961	1964	\$504.04	\$558.76	0.98
	3013.00- EXPO-GLENNON	224	\$513,482	\$738,678	42.8%	19	\$814,930	0.96	0.156	1,798	1967	1971	\$415.19	\$453.76	1.00
	3014.00- GREEN MOUNTAIN 4,5,8, LOT LINE 4	487	\$620,000	\$838,355	36.0%	45	\$862,000	0.99	0.111	2,116	1973	1981	\$411.92	\$407.21	1.30
	3015.00- GREEN MOUNTAIN VILLAGE, ESTATES	5,175	\$450,230	\$641,683	41.7%	513	\$684,518	0.97	0.085	1,415	1971	1974	\$461.68	\$490.42	1.00
	3016.00- LOCHWOOD FLG 1, 2, 4 AMD, & 9 (21-4-69)	700	\$449,464	\$613,254	36.0%	52	\$660,595	0.98	0.083	1,743	1970	1971	\$354.87	\$399.68	1.00
	3017.00- CLOVERDALE WEST / LOCHWOOD HILLS	2,108	\$387,571	\$518,032	33.7%	200	\$561,144	0.97	0.082	1,077	1964	1967	\$475.35	\$507.00	1.00
	3018.00- GREENBRIAR/BIT O SEA & M&B	403	\$471,000	\$639,411	33.3%	46	\$654,553	1.00	0.059	1,827	1969	1971	\$368.62	\$385.99	1.00
	3019.00- THRAEMOOR (25-4-69)	923	\$597,380	\$846,235	40.1%	93	\$881,020	0.99	0.105	2,412	1984	1988	\$349.61	\$365.84	1.00
	3020.00- CHARTERWOOD AT LAKEWOOD ESTATES	104	\$469,783	\$616,844	31.1%	14	\$640,266	0.99	0.042	1,767	1989	1990	\$351.37	\$360.85	1.00
	3021.00- GREEN & SOUTHERN GABLES (27/26-4-69)	1,180	\$425,717	\$599,425	40.5%	111	\$638,600	0.98	0.082	1,465	1968	1969	\$419.78	\$423.88	1.00
	3022.00- WESTGATE	1,032	\$495,668	\$670,488	34.8%	90	\$738,337	0.96	0.082	2,086	1970	1972	\$328.16	\$367.22	1.00
	3023.00- CARMODY HILLCREST & MTN VIEW LAKES (28-4-69)	274	\$487,289	\$726,031	46.9%	13	\$661,466	1.01	0.201	1,662	1971	1973	\$444.54	\$547.73	1.00
	3024.00- FOX HOLLOW/RIDGE POINT	308	\$787,181	\$1,048,684	33.9%	31	\$1,016,000	0.98	0.091	2,784	1999	2000	\$372.63	\$414.56	1.00
	3025.00- PRIMROSE WEST AND THE BEAR SUB	417	\$484,379	\$667,377	38.2%	35	\$684,238	0.98	0.083	2,027	1995	1996	\$333.50	\$359.23	1.00
	3026.00- HERITAGE WEST (28-4-69) SOLTERRA	1,886	\$790,056	\$1,036,965	30.5%	280	\$1,079,656	0.99	0.085	2,768	2013	2013	\$384.58	\$426.55	1.08
	3027.00- HGMV 53 & ESTATES @ MTN VEW TERR. (29/30-4-69)	131	\$636,327	\$827,967	29.7%	4	\$970,083	0.99	0.051	2,521	1995	1996	\$331.35	\$338.57	1.00
	3028.00- PULTE/VILLAGE/RYLAND (30-4-69)	1,404	\$574,575	\$778,664	34.8%	108	\$806,495	0.97	0.072	2,153	1995	1996	\$367.23	\$403.64	1.00
	3029.00- WESTBOROUGH	476	\$386,667	\$520,545	34.4%	46	\$552,543	0.98	0.067	1,025	1971	1977	\$491.29	\$535.74	1.00
	3906.00- MEADOW CREEK (TWNH) & MORE	1	\$327,400	\$415,538	26.9%					771	2021	2021	\$538.96		1.00
	3908.00- HUTCHINSON/LAKEWOOD ESTS/SUNPOINTE @ LKD ESTS	7	\$372,691	\$520,419	39.6%	3	\$513,659	1.02	0.048	1,464	2019	2019	\$354.72	\$345.44	1.00
	4001.00- MARSTON SLOPES	152	\$692,067	\$868,133	24.8%	23	\$1,007,440	0.97	0.076	3,014	1994	1995	\$287.43	\$330.85	1.00
	4002.00- VILLAGES AT RACCOON CREEK 5	73	\$1,112,908	\$1,412,185	24.9%	15	\$1,800,000	0.94	0.091	3,686	1999	2000	\$376.62	\$402.31	1.00

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	4003.00- COUNTRY FARMS & VILLAGES AT RACCOON CREEK	1,023	\$677,267	\$864,614	29.4%	116	\$969,625	0.98	0.066	2,541	2000	2002	\$329.77	\$366.88	0.85
	4005.00- LEAWOOD	848	\$466,327	\$595,403	27.4%	89	\$687,500	0.98	0.068	1,773	1972	1974	\$358.32	\$397.50	1.00
	4006.00- COLUMBINE KNOLLS SOUTH & CHATFIELD ESTATES	2,568	\$536,187	\$700,494	29.8%	244	\$789,800	0.99	0.079	2,382	1975	1978	\$297.97	\$337.39	1.00
	4007.00- DUTCH CREEK VILLAGE & COLUMBINE KNOLLS NORTH	322	\$529,859	\$675,652	27.3%	18	\$770,988	0.99	0.057	2,392	1981	1984	\$283.09	\$320.48	1.00
	4008.00- WOODMAR SQUARE	563	\$460,643	\$584,816	26.6%	48	\$653,880	0.99	0.064	2,016	1975	1976	\$300.09	\$336.53	1.00
	4009.00- COLUMBINE WEST	1,496	\$424,164	\$542,712	28.1%	144	\$627,535	0.97	0.068	1,551	1976	1978	\$358.05	\$409.61	1.00
	4010.00- COLUMBINE HILLS	1,346	\$436,400	\$574,548	31.1%	129	\$641,350	1.00	0.090	1,603	1971	1973	\$374.44	\$424.58	1.10
	4011.00- MEADOWBROOK HEIGHTS	1,112	\$485,848	\$648,942	31.0%	160	\$724,687	0.98	0.072	1,778	1984	1988	\$375.53	\$385.10	0.84
	4012.00- MARINA POINTE	366	\$380,210	\$516,185	36.8%	52	\$538,650	0.97	0.071	1,024	1982	1983	\$519.24	\$502.75	1.00
	4013.00- CHATFIELD BLUFFS & MOUNTAIN VIEW II	1,353	\$579,679	\$745,730	28.0%	135	\$802,445	0.97	0.072	2,265	2001	2002	\$329.58	\$364.31	1.00
	4014.00- MEADOW RANCH	211	\$681,607	\$882,287	29.5%	28	\$985,923	0.97	0.094	2,544	2001	2001	\$342.73	\$354.42	1.00
	4015.00- KCR PLAINS/MEADOWS/WILLIAMSBURG	1,501	\$494,309	\$668,149	34.2%	158	\$704,950	0.97	0.106	2,008	1980	1982	\$331.34	\$363.72	1.00
	4016.00- DAKOTA STATION	606	\$384,537	\$523,842	35.3%	94	\$558,994	0.97	0.075	1,201	1983	1984	\$445.38	\$477.91	1.00
	4017.00- KEN CARYL RANCH PLAINS PH IV 1 & 2	167	\$626,313	\$870,072	39.0%	14	\$906,425	0.99	0.102	2,874	1979	1983	\$302.71	\$316.68	1.00
	4018.00- MEADOWS SANCTUARY/SONGBIRD	85	\$720,396	\$958,676	32.4%	14	\$1,052,856	0.97	0.060	3,104	2002	2004	\$316.60	\$338.27	1.00
	4019.00- KEN CARYL RANCH NORTH PLAINS	270	\$458,856	\$580,697	27.1%	32	\$608,100	0.97	0.058	1,504	1981	1983	\$384.34	\$429.33	1.30
	4020.00- MEADOWS FLGS 1, 4, 5, & 6	766	\$589,670	\$753,689	26.2%	69	\$834,432	0.97	0.067	2,433	1991	1993	\$309.26	\$352.00	1.00
	4021.00- STONY CREEK	1,170	\$443,007	\$561,062	25.7%	134	\$618,595	0.97	0.076	1,764	1980	1983	\$321.19	\$365.59	1.00
	4022.00- KIPLING HILLS/VILLAS-PEAKVIEW/WOODMAR VILLAGES	1,453	\$404,037	\$539,027	31.3%	143	\$564,960	0.97	0.079	1,224	1975	1977	\$439.57	\$487.10	1.00
	4023.00- FOOTHILL GREEN SOUTH	282	\$436,432	\$550,797	26.1%	28	\$650,673	0.99	0.099	1,652	1976	1976	\$342.20	\$373.79	1.00
	4024.00- POWDERHORN 2 & 6/FAIRWAY VISTA/TERRA VISTA	809	\$603,978	\$746,031	23.1%	86	\$806,025	0.99	0.066	2,274	1997	1998	\$317.79	\$349.35	1.00
	4025.00- SUMMIT RIDGE @ WEST MEADOWS & THE SHADOWS	1,002	\$507,930	\$689,763	32.2%	115	\$757,508	0.98	0.071	2,190	1996	1996	\$322.81	\$340.18	1.00
	4026.00- FOOTHILL GREEN	1,748	\$417,534	\$540,430	28.3%	218	\$597,067	0.97	0.071	1,382	1980	1985	\$393.04	\$455.37	1.00
	4027.00- GOVERNOR'S RANCH FL 2,4,5,TRACT G AND ESTATES	720	\$569,349	\$718,509	25.5%	60	\$796,318	0.98	0.046	2,401	1993	1994	\$302.94	\$350.54	1.00
	4028.00- GOVERNOR'S RANCH FLG.1,3,7,8, & 12	475	\$534,010	\$685,481	27.0%	42	\$777,500	0.99	0.068	2,221	1981	1983	\$306.82	\$357.16	1.00
	4029.00- SUNRISE CREEK	965	\$519,371	\$675,418	29.6%	93	\$715,412	0.97	0.059	1,939	2005	2005	\$340.11	\$394.03	1.00
	4030.00- LAKEHURST	1,101	\$416,828	\$567,967	35.5%	105	\$599,500	0.97	0.072	1,475	1972	1972	\$382.27	\$385.09	1.00
	4031.00- WEST BELLEVIEW/SOUTH SIMMS(NEWER HOMES)	462	\$501,810	\$615,028	20.7%	58	\$707,625	1.00	0.083	1,962	1997	1997	\$315.92	\$343.69	1.00
	4032.00- FRIENDLY HILLS	3,206	\$396,105	\$542,441	35.0%	382	\$581,244	0.97	0.166	1,174	1977	1978	\$437.47	\$454.07	1.00

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	4033.00- BELLEVIEW ACRES AND FARMS, PROGRESS ESTATES	223	\$665,545	\$837,637	26.4%	13	\$865,294	0.99	0.080	2,556	1989	1990	\$342.84	\$366.92	1.00
	4034.00- WESTGOLD MEADOWS	860	\$430,889	\$607,005	39.7%	102	\$645,930	0.97	0.064	1,606	1992	1993	\$381.64	\$406.68	1.15
	4035.00- ALKIRE ACRES	359	\$425,880	\$565,322	31.9%	50	\$563,413	0.97	0.066	1,452	1988	1990	\$397.70	\$428.95	1.00
	4036.00- WILLOW SPRINGS FLG.3&4 CHIMNEY ROCK	400	\$1,135,519	\$1,627,076	40.3%	41	\$1,659,800	0.98	0.113	3,041	2000	2001	\$521.45	\$535.88	1.00
	4037.00- DAKOTAH POINTE & WILLOW SPRINGS	215	\$708,323	\$911,922	28.1%	26	\$994,868	0.95	0.080	2,209	1981	1984	\$417.98	\$462.82	1.00
	4038.00- NORTH RANCH AT KEN CARYL	366	\$1,036,078	\$1,464,967	40.8%	45	\$1,684,540	0.97	0.110	3,565	1989	1992	\$410.03	\$445.56	1.00
	4039.00- KCR VALLEY: LEGACY/BRADFORD/DEERWOOD/CARRIAGE	408	\$889,018	\$1,329,540	49.7%	32	\$1,452,500	0.96	0.101	3,185	1993	1994	\$418.41	\$437.82	1.00
	4040.00- KCR VALLEY: TRADITIONS/DEER CREEK	245	\$566,958	\$754,625	32.1%	23	\$826,675	0.96	0.067	1,867	1985	1987	\$398.92	\$424.95	1.00
	4041.00- KCR VALLEY: HEIRLOOM/RETREAT/COLONY/OTHERS	620	\$694,438	\$924,938	32.9%	40	\$992,409	0.97	0.070	2,459	1990	1991	\$377.69	\$413.91	1.00
	4042.00- KCR VALLEY: STALLION POINTE/EAGLES POINTE	187	\$876,301	\$1,130,947	28.3%	14	\$1,173,593	0.99	0.097	3,027	1993	1993	\$378.33	\$414.77	1.00
	4043.00- KCR VALLEY: BARRINGTON & MANOR RIDGES	116	\$1,254,476	\$1,554,799	24.5%	5	\$1,846,455	1.00	0.075	3,956	1990	1992	\$398.11	\$414.93	1.00
	4044.00- KCR VALLEY: ENCLAVE (MOSTLY ATTACHED HOUSING)	1	\$558,371	\$735,421	31.7%					1,741	1984	1984	\$422.41		1.00
	4045.00- DEER CREEK MESA AREA	139	\$1,455,030	\$1,877,212	31.2%	14	\$2,681,238	0.98	0.160	3,221	2000	2000	\$572.67	\$673.94	0.87
	4046.00- LARGER TRACTS/AVG TO CUSTOM AREAS 3 AND 4	813	\$1,048,632	\$1,378,238	28.5%	95	\$1,414,402	0.99	0.136	2,700	1980	1992	\$519.31	\$597.62	1.05
	5001.00- NORTHWOOD ACRES,MEADOW WOOD, SHERWOOD,RALSTON	864	\$801,063	\$1,132,086	40.2%	89	\$1,324,550	0.96	0.138	2,964	2006	2006	\$387.68	\$431.43	1.00
	5002.00- QUAKER ACRES, ELDORADO ESTATES	224	\$669,664	\$917,148	35.8%	13	\$933,888	1.00	0.108	2,277	1978	1980	\$405.18	\$452.18	1.00
	5003.00- APPLE MEADOWS	490	\$367,139	\$574,773	51.1%	49	\$642,500	0.96	0.085	900	1971	1972	\$580.71	\$707.78	1.00
	5005.00- NORTH FOOTHILLS, TABLE MOUNTAIN, COTTONWOOD	292	\$801,337	\$1,169,118	41.2%	20	\$1,298,433	0.97	0.133	2,583	1993	1994	\$448.31	\$504.55	0.90
	5006.00- WEST WOODS, FIELDSTONE	1,986	\$645,423	\$926,274	43.0%	186	\$937,663	1.00	0.094	2,490	2005	2006	\$366.98	\$383.75	1.00
	5007.00- MEADOWS AT WEST WOODS/TRAILS	1,201	\$577,187	\$802,034	37.8%	124	\$865,705	0.97	0.082	2,344	1997	1998	\$343.48	\$381.05	1.00
	5008.00- LILAC ESTATES, WILD PLUM FARM, RYAN RANCH	289	\$754,503	\$1,024,077	37.6%	34	\$1,141,106	0.99	0.082	2,968	2007	2007	\$359.87	\$408.09	1.15
	5009.00- FOREST SPRINGS	108	\$503,079	\$693,185	38.3%	6	\$853,338	0.98	0.095	1,629	1997	1998	\$404.54	\$444.84	1.00
	5010.00- METES AND BOUNDS	1,335	\$499,146	\$713,219	39.8%	99	\$782,316	0.97	0.127	1,602	1973	1976	\$458.67	\$516.53	1.20
	5011.00- CANDELAS, LEYDEN ROCK	3,132	\$573,200	\$834,612	45.0%	640	\$868,177	0.99	0.090	2,547	2017	2017	\$315.48	\$337.10	1.00
	6101.00- SIXTH AVE WEST FLG 1 - 5	507	\$555,422	\$799,675	42.9%	53	\$875,000	1.00	0.161	2,283	1975	1978	\$367.65	\$436.24	1.00
	6102.00- SIXTH AVE WEST ESTATES	667	\$790,699	\$1,054,953	31.9%	51	\$1,153,912	0.98	0.088	3,077	1992	1994	\$344.51	\$382.66	1.00
	6103.00- EAST OLD GOLDEN RD/PLEASANT VIEW	1,254	\$413,364	\$556,188	32.4%	141	\$603,925	0.97	0.122	1,140	1963	1970	\$481.72	\$553.94	1.28
	6104.00- GOLDEN PROPER	1,473	\$565,568	\$753,287	31.8%	122	\$829,828	0.95	0.133	1,314	1955	1965	\$578.74	\$710.96	1.00
	6105.00- GOLDEN: EDGES AND HIGHER END CENTRAL	254	\$770,685	\$1,032,373	34.5%	16	\$1,271,900	0.97	0.114	1,792	1970	1973	\$577.88	\$623.96	1.00

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	6106.00- APPLEWOOD, ECHO HILLS, ROLLING HILLS	889	\$729,880	\$1,054,077	44.3%	73	\$1,079,100	0.98	0.120	2,232	1967	1976	\$479.40	\$514.76	1.08
	6107.00- LAKOTA HILLS,TRIPP RANCH,EAGLERIDGE	692	\$690,085	\$951,121	36.2%	63	\$989,330	0.95	0.077	2,154	1993	1997	\$446.26	\$509.16	1.28
	6108.00- MESA MEADOWS, NORTH TABLE MOUNTAIN #2	381	\$866,835	\$1,167,053	33.7%	39	\$1,248,775	0.97	0.101	2,132	1995	1997	\$566.87	\$625.40	1.00
	6109.00- CANYON POINT	469	\$826,260	\$1,139,720	37.3%	38	\$1,379,213	0.96	0.086	2,580	1998	1999	\$446.32	\$514.70	1.00
	6807.00- MOUNTAIN SIDE MOBILE HOME PARK	1	\$180,076	\$302,194	67.8%					960	2019	2019	\$314.79		1.00
	7013.00- COAL CREEK CANYON	902	\$453,102	\$619,212	39.2%	112	\$690,843	0.94	0.102	1,500	1975	1981	\$419.60	\$486.41	1.08
	7024.00- BLUE MOUNTAIN ESTATES	135	\$813,647	\$1,309,719	65.1%	10	\$1,446,670	0.95	0.095	2,414	1986	1992	\$557.11	\$621.00	1.20
	7033.00- GOLDEN GATE CANYON	321	\$660,749	\$938,439	44.9%	27	\$882,895	0.95	0.079	2,041	1991	1994	\$472.80	\$557.62	1.00
	8001.00- EVERGREEN	978	\$462,971	\$715,794	52.8%	127	\$733,200	0.96	0.168	1,404	1955	1974	\$517.65	\$570.89	1.10
	8002.00- HANGEN RANCH AND M&B	268	\$765,354	\$1,130,694	49.0%	28	\$1,184,995	0.95	0.138	2,391	1981	1991	\$474.62	\$546.67	1.00
	8003.00- EVERGREEN WEST CENTRAL	348	\$898,676	\$1,227,393	34.2%	51	\$1,574,800	0.96	0.194	2,575	1985	1990	\$492.55	\$607.34	1.00
	8004.00- EVERGREEN HEIGHTS AND ESTATES	644	\$514,733	\$780,249	52.4%	73	\$860,000	0.97	0.122	1,629	1977	1985	\$501.00	\$516.66	1.00
	8005.00- EVERGREEN CENTRAL & KITTREDGE	600	\$433,054	\$630,539	44.3%	68	\$655,350	0.96	0.104	1,376	1972	1987	\$448.84	\$483.27	1.13
	8007.00- EL PINAL AND STAGECOACH VALLEY	261	\$500,516	\$693,564	37.8%	27	\$778,302	0.96	0.096	1,541	1978	1982	\$456.08	\$488.33	1.00
	8009.00- TANOA & HIWAN	776	\$918,626	\$1,315,751	41.5%	127	\$1,503,875	0.94	0.105	3,011	1993	1997	\$439.19	\$490.45	1.20
	8010.00- HIWAN HILLS	479	\$646,557	\$832,501	29.1%	53	\$961,975	0.96	0.091	1,882	1970	1976	\$464.36	\$504.63	1.00
	8011.00- HIWAN FLG 1 - 5, ESTATES AND FAIRWAY	467	\$779,874	\$1,042,682	32.7%	58	\$1,197,063	0.96	0.114	2,425	1975	1979	\$429.44	\$481.34	1.00
	8012.00- NORTH CENTRAL EVERGREEN	265	\$598,100	\$837,977	37.5%	35	\$975,000	0.95	0.147	1,877	1975	1984	\$430.80	\$451.44	1.00
	8013.00- SODA CREEK AND M&B	286	\$1,222,106	\$1,752,877	40.3%	32	\$2,161,950	0.97	0.161	3,341	1983	1991	\$537.75	\$593.76	1.00
	8014.00- KERR GULCH M&B	351	\$1,099,238	\$1,442,341	28.6%	41	\$1,618,500	0.98	0.117	2,799	1994	1996	\$532.08	\$565.67	1.05
	8015.00- GENESEE SOUTH	198	\$1,039,669	\$1,459,820	40.5%	32	\$1,571,484	0.95	0.168	2,915	1987	1993	\$516.70	\$594.01	1.15
	8016.00- GENESEE CENTRAL	486	\$846,661	\$1,205,317	41.7%	58	\$1,374,373	0.97	0.114	2,626	1983	1989	\$474.40	\$547.53	1.05
	8017.00- GENESEE NORTH CENTRAL	307	\$693,127	\$926,990	33.3%	33	\$1,064,492	0.96	0.082	1,921	1978	1984	\$504.27	\$535.01	1.05
	8018.00- VILLAGE AT GENESEE	167	\$658,502	\$783,443	19.6%	15	\$869,452	0.95	0.050	2,077	1994	1995	\$386.40	\$423.48	1.00
	8019.00- INDIAN PAINTBRUSH & RIVA CHASE	167	\$972,119	\$1,287,505	33.2%	29	\$1,431,000	0.96	0.150	3,141	1994	1996	\$415.63	\$477.62	1.00
	8020.00- LOOKOUT MTN/PARADISE/PANORAMA/LINIGERS MTN	611	\$740,646	\$1,067,344	45.4%	77	\$1,125,000	0.96	0.134	2,243	1977	1984	\$478.96	\$545.38	1.35
	8021.00- MOUNT VERNON, CLEAR VIEW PARK & CODY PARK	368	\$635,643	\$857,108	33.0%	32	\$886,545	0.95	0.112	2,022	1960	1976	\$453.10	\$486.85	1.05
	8022.00- STARBUCK HEIGHTS AND MORRISON AREA	336	\$485,429	\$639,434	29.6%	34	\$668,000	0.93	0.191	1,424	1950	1965	\$456.10	\$521.50	1.20
	8024.00- NOB HILL & LODGES	56	\$734,040	\$979,818	31.7%	6	\$1,061,010	0.89	0.131	2,259	1990	1991	\$436.29	\$515.15	1.00

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	9012.00- INDIAN HILLS	624	\$454,363	\$656,787	45.0%	59	\$721,896	0.95	0.127	1,443	1955	1971	\$466.23	\$508.11	1.20
	9024.00- NORTH TURKEY CREEK CORR./BEAR MTN.	961	\$662,106	\$925,705	39.4%	127	\$1,039,000	0.95	0.148	2,048	1978	1985	\$465.84	\$530.99	1.25
	9025.00- IMPROVEMENTS ONLY---PIKE NATIONAL FOREST	23	\$60,420	\$81,233	24.1%					651	1935	1940	\$133.94		1.00
	9033.00- HWY 73 CORRIDOR/EVERGREEN MEADOWS	1,281	\$589,499	\$853,261	45.1%	130	\$1,010,730	0.97	0.110	1,856	1977	1983	\$463.31	\$514.62	1.30
	9043.00- SHADOW MTN/BLACK MTN/BROOK FORREST	1,268	\$495,924	\$698,167	40.4%	189	\$749,840	0.94	0.106	1,514	1981	1988	\$472.84	\$517.75	1.10
	9053.00- ASPEN PARK/CONIFER	309	\$428,174	\$591,175	40.2%	36	\$658,295	0.97	0.102	1,323	1971	1979	\$434.93	\$485.12	0.80
	9064.00- DOUBLEHEADER/EAGLECLIFF	245	\$542,283	\$755,167	40.0%	41	\$827,180	0.96	0.125	1,770	1978	1983	\$465.62	\$467.40	1.35
	9074.00- HOMESTEAD	442	\$762,994	\$1,070,079	38.3%	62	\$1,050,403	0.97	0.112	2,346	1992	1995	\$458.84	\$476.85	1.15
	9082.00- DEER CREEK/S. TURKEY CREEK CORRIDOR	669	\$567,208	\$774,737	36.9%	66	\$910,460	0.96	0.153	1,769	1974	1983	\$439.62	\$476.54	1.00
	9093.00- HILLDALE PINES	288	\$498,148	\$716,090	42.1%	37	\$796,089	0.96	0.104	1,522	1980	1987	\$470.29	\$529.08	1.00
	9103.00- PLEASANT PARK CORRIDOR	533	\$553,444	\$802,107	43.6%	77	\$840,905	0.97	0.188	1,729	1983	1991	\$467.25	\$522.32	1.00
	9114.00- CONIFER MTN & MEADOWS/BELLE MEADE/MARCLIFF	687	\$575,916	\$765,606	33.9%	83	\$811,525	0.96	0.098	1,746	1983	1990	\$446.02	\$485.24	1.00
	9122.00- GREEN VALLEY	247	\$433,587	\$619,828	44.3%	31	\$698,500	0.99	0.124	1,364	1974	1983	\$467.83	\$504.42	1.00
	9133.00- KINGS VALLEY	379	\$490,841	\$675,308	36.4%	60	\$712,188	0.96	0.091	1,516	1982	1993	\$451.39	\$472.81	1.00
	9143.00- RICHMOND HILL CORRIDOR	572	\$617,765	\$904,792	45.0%	91	\$987,450	0.96	0.091	1,944	1992	1995	\$475.19	\$533.49	1.00
	9152.00- PINE JUNCTION AREA	901	\$458,951	\$663,635	44.3%	113	\$736,600	0.97	0.134	1,479	1982	1988	\$464.65	\$474.40	1.00
	9162.00- DECKERS/PINE AREA	688	\$329,114	\$489,496	49.9%	70	\$526,388	0.97	0.197	1,151	1952	1966	\$386.84	\$439.48	0.95
Single Family Rowhouse		248	\$90,119	\$581,983	26.1%	45	\$624,386	0.97	0.046	1,967	2023	2023	\$268.52	\$308.30	0.80
	2301.00- LAMAR HEIGHTS AREA	34	\$44,915	\$474,208	25.8%	10	\$605,668	0.97	0.019	1,766	2023	2023	\$268.52	\$315.37	0.85
	2314.00- ALLENDALE AREA	87	\$90,119	\$528,311		18	\$628,207	0.99	0.057	2,127	2023	2023	\$221.96	\$272.72	0.80
	3910.00- WESTFORD/SOLTERRA	48	\$14,120	\$433,060		1	\$802,500	0.92	0.056	2,427	2023	2023	\$180.03	\$330.52	1.00
	4031.00- WEST BELLEVIEW/SOUTH SIMMS(NEWER HOMES)	67	\$118,841	\$595,759	17.7%	15	\$608,558	0.98	0.051	1,804	2022	2022	\$316.96	\$336.18	1.00
	5007.00- MEADOWS AT WEST WOODS/TRAILS	12	\$591,796	\$764,072	29.4%	1	\$783,725	0.97	0.001	1,920	2019	2019	\$398.59	\$408.19	1.00
Townhomes		20,645	\$293,851	\$406,735	34.8%	3,860	\$460,224	0.97	0.069	1,248	1984	1985	\$335.34	\$357.17	0.80
	1901.00- KING MILL	132	\$238,063	\$336,585	40.0%	19	\$353,596	0.95	0.058	900	1974	1974	\$373.98	\$392.88	1.00
	1902.00- PEBBLE BROOK NORTH	175	\$273,789	\$371,263	35.1%	29	\$408,500	0.97	0.067	1,100	1985	1986	\$326.63	\$358.47	1.00
	1903.00- SILO	203	\$304,032	\$384,773	25.2%	41	\$422,500	0.97	0.061	1,170	1975	1975	\$320.89	\$340.28	1.00
	1904.00- MADISON HILL	217	\$245,615	\$344,726	36.4%	21	\$359,600	0.97	0.061	800	1974	1974	\$398.01	\$440.72	1.00
	1905.00- ARBOR GREEN TOWNHOMES	351	\$255,640	\$353,199	39.3%	66	\$380,305	0.98	0.074	1,040	1973	1975	\$325.51	\$349.04	1.00

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	1906.00- LAKE ARBOR FAIRWAYS	458	\$268,709	\$358,810	33.3%	80	\$382,570	0.98	0.063	1,140	1983	1985	\$330.37	\$354.29	1.00
	1907.00- COUNTRY ROAD SUB	92	\$290,606	\$381,987	31.1%	18	\$397,180	0.96	0.068	1,288	1976	1976	\$295.10	\$331.76	1.00
	1908.00- WILDRIDGE TOWNHOMES	55	\$320,322	\$435,518	33.3%	5	\$450,500	0.98	0.050	1,317	1996	1996	\$343.14	\$328.59	1.00
	1909.00- PEBBLE BROOK	88	\$272,500	\$342,436	26.0%	17	\$376,555	0.97	0.037	1,050	1983	1984	\$329.36	\$360.67	1.00
	1911.00- VISTA VILLAGE	155	\$294,265	\$398,849	36.0%	21	\$428,408	0.98	0.035	1,136	1984	1985	\$339.19	\$356.19	1.00
	1912.00- SEQUOIA/ VILLAGE 5 PARKS	247	\$292,812	\$425,623	44.4%	34	\$466,763	0.95	0.053	1,166	1986	1987	\$349.55	\$386.21	1.00
	1914.00- TRAILSIDE	96	\$260,368	\$369,748	40.5%	21	\$413,000	0.96	0.057	1,100	1981	1982	\$336.13	\$375.45	1.00
	1915.00- WESTDALE	214	\$220,108	\$299,111	35.6%	41	\$317,788	0.97	0.063	824	1975	1975	\$350.23	\$377.43	1.00
	1916.00- SUNSTREAM CONDOMINIUMS I TO IV	206	\$373,185	\$482,535	29.3%	31	\$532,120	0.97	0.046	1,449	1998	1998	\$333.94	\$378.45	1.00
	1921.00- WOOD CREEK #7 PH 1 TO 7 & ADVANTAGE PH 8	125	\$427,694	\$565,606	38.0%	28	\$563,825	1.01	0.045	1,983	2013	2013	\$298.83	\$304.66	1.00
	1922.00- WILDGRASS TOWNHOMES	132	\$419,312	\$631,457	51.0%	16	\$667,000	0.95	0.059	1,575	2016	2016	\$416.98	\$425.93	1.00
	2314.00- ALLENDALE AREA	1	\$56,950	\$148,064						1,794	2023	2023	\$82.53		0.80
	2412.00- LAKESIDE, STEWART GARDENS, OLINGER GARDENS	3	\$545,112	\$643,846	19.5%					1,873	2017	2017	\$343.75		1.20
	2923.00- ORCHARD SQUARE	266	\$267,190	\$374,888	36.6%	56	\$436,484	0.99	0.081	1,321	1984	1984	\$286.83	\$324.30	1.00
	2924.00- TWIN CREEK	60	\$261,919	\$341,121	31.3%	2	\$375,070	0.99	0.153	1,094	1987	1987	\$311.22	\$310.67	1.00
	2927.00- PARK MEADOWS	524	\$295,309	\$518,013	18.8%	224	\$539,327	0.98	0.068	1,901	2022	2022	\$270.58	\$280.83	1.00
	2929.00- MEADOWLAKE WEST & MEADOWS AT WESTWOODS RANCH	348	\$358,347	\$461,606	28.6%	43	\$482,360	0.97	0.057	1,240	1997	1998	\$359.63	\$380.06	1.00
	2930.00- EAST ARVADA TOWNHOMES	67	\$269,606	\$392,464	50.8%	12	\$424,263	0.98	0.093	1,320	1975	1993	\$322.43	\$308.86	1.00
	2932.00- 59TH AVE TH/CONDOS	78	\$202,948	\$304,579	50.9%	17	\$352,800	0.98	0.070	906	1960	1960	\$337.25	\$341.60	1.00
	2933.00- OBERON	140	\$228,594	\$338,080	45.9%	24	\$354,375	1.00	0.096	972	1979	1979	\$339.60	\$372.24	1.00
	2935.00- JANA RAE,GARRISON,CONDOS/TOWNHOMES	249	\$310,003	\$466,247	48.4%	40	\$477,561	0.96	0.104	1,231	1987	1995	\$348.65	\$365.31	1.20
	2936.00- SHARON MANOR / WESTPARK	459	\$365,707	\$513,552	38.8%	166	\$583,894	0.97	0.084	1,358	2007	2007	\$362.49	\$371.26	1.05
	2939.00- GARRISON LAKES	8	\$261,344	\$372,208	42.8%	3	\$409,498	1.01	0.043	1,143	1986	1986	\$325.50	\$354.33	1.00
	2945.00- EDGEWATER AREA CONDOS	452	\$304,518	\$465,563	28.1%	95	\$595,348	0.97	0.107	1,236	2000	2001	\$390.51	\$430.31	1.25
	2946.00- MANSFIELD	100	\$223,054	\$331,010	43.5%	14	\$312,348	0.96	0.115	905	1970	1971	\$340.62	\$346.88	1.00
	2947.00- EAST WHEATRIDGE CONDOS	66	\$443,270	\$650,937	45.7%	13	\$677,350	0.97	0.071	1,544	2016	2016	\$419.24	\$503.80	1.20
	2949.00- MARSHALL PARK	64	\$274,026	\$356,330	29.9%	11	\$336,550	1.01	0.130	880	1979	1983	\$366.02	\$389.53	1.00
	2950.00- BROOKSIDE	83	\$202,185	\$287,539	45.5%	12	\$328,938	0.99	0.116	1,000	1971	1971	\$294.41	\$336.21	1.00
	2951.00- KIPLING HEIGHTS	42	\$261,512	\$385,846	47.5%	10	\$392,030	0.94	0.062	1,015	1983	1984	\$380.14	\$421.38	1.00

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	2953.00- APPLEWOOD EXECUTIVE	160	\$287,060	\$367,581	26.6%	16	\$398,105	0.97	0.060	1,324	1971	1973	\$277.63	\$299.32	1.00
	2958.00- QUAIL RUN	225	\$263,522	\$346,523	29.4%	41	\$393,700	0.98	0.063	1,144	1972	1974	\$335.45	\$333.36	1.00
	2959.00- QUAILRIDGE	138	\$270,212	\$364,254	34.3%	18	\$405,482	0.98	0.060	1,161	1984	1984	\$327.23	\$350.52	1.00
	2995.00- PARKSIDE/WILD ROSE/FRUITDALE/HOPKINS	56	\$407,307	\$561,089	37.8%	42	\$570,730	0.97	0.061	1,615	2021	2021	\$344.24	\$350.23	1.00
	2996.00- PLAZA DEL LAGO	5	\$186,090	\$320,094	72.0%					868	1975	1982	\$368.77		1.00
	3901.00- BENTON ST/CHERRY TREE/HARLAN & MORE	81	\$245,646	\$316,393	24.3%	9	\$348,800	1.01	0.090	1,056	1983	1983	\$297.91	\$307.83	1.00
	3904.00- MISC OLDER CONDOS	63	\$186,770	\$299,478	59.3%	5	\$307,115	1.09	0.091	869	1971	1971	\$347.19	\$353.41	1.00
	3906.00- MEADOW CREEK (TWNH) & MORE	388	\$401,228	\$492,081	33.4%	113	\$503,196	0.97	0.070	1,472	2017	2017	\$335.97	\$388.19	1.00
	3908.00- HUTCHINSON/LAKEWOOD ESTS/SUNPOINTE @ LKD ESTS	494	\$309,958	\$441,436	40.0%	144	\$506,725	0.97	0.075	1,300	1995	1995	\$332.10	\$343.19	1.00
	3909.00- LINVALE / STONEBRIDGE (TOWNHOMES)	235	\$312,262	\$400,322	27.5%	38	\$442,524	0.96	0.060	1,360	1973	1973	\$278.81	\$300.51	1.00
	3910.00- WESTFORD/SOLTERRA	458	\$418,348	\$590,034	39.0%	85	\$648,000	0.97	0.054	1,635	2007	2007	\$387.79	\$396.95	1.00
	3911.00- SILVER VALLEY@BEAR CRK/SNOWBIRD II/SOUTHAMPTON	689	\$262,367	\$391,519	49.5%	92	\$406,171	0.99	0.060	1,226	1983	1985	\$330.60	\$349.77	1.00
	3912.00- LAKEWOOD MID HILLS	92	\$419,083	\$573,216	37.7%	12	\$553,786	0.97	0.082	1,611	1991	1991	\$349.34	\$372.23	1.00
	3914.00- COLLEGE WEST ESTS	58	\$395,790	\$551,610	35.4%	9	\$583,859	0.97	0.050	1,929	1979	1979	\$287.78	\$323.47	1.00
	3915.00- LAKEWOOD HILLS	139	\$364,573	\$486,709	32.8%	18	\$530,472	0.98	0.056	1,629	1982	1982	\$305.54	\$355.43	1.00
	3918.00- OAK RUN/HIDEAWAY HEIGHTS	240	\$321,205	\$427,712	34.3%	39	\$442,722	0.97	0.068	1,261	2000	2001	\$343.48	\$358.59	1.00
	3919.00- PHEASANT CREEK @ THE BEAR/VICTORIA VILLAGE	751	\$272,207	\$362,096	32.9%	141	\$391,344	0.97	0.063	1,073	1984	1984	\$348.17	\$368.85	1.00
	3920.00- VILLA WEST TWNH/BELMAR PARK	363	\$286,657	\$392,112	33.4%	45	\$422,788	0.97	0.069	1,240	1973	1975	\$323.48	\$354.03	1.00
	3922.00- HOBBITS LEDGE	35	\$168,230	\$226,943	34.9%	7	\$244,260	0.99	0.050	508	1976	1976	\$446.74	\$480.83	1.00
	3923.00- KIPLING KLUB TWNH	136	\$262,089	\$356,958	34.7%	14	\$383,920	0.97	0.074	1,240	1972	1972	\$302.89	\$314.37	1.00
	3924.00- GREEN MTN TWNH	622	\$295,696	\$380,781	26.6%	93	\$416,488	0.98	0.063	1,576	1968	1968	\$253.94	\$285.88	1.00
	3925.00- SHADOW HILLS/CLOVER HILL CONDOS (RENTALS)	22	\$217,535	\$331,677	51.0%	4	\$355,775	0.97	0.080	1,056	1974	1974	\$314.09	\$336.91	1.00
	3928.00- VIEWPOINT/COPPER OAKS	123	\$311,597	\$405,689	28.8%	25	\$438,785	0.97	0.047	1,188	1982	1984	\$339.45	\$362.84	1.00
	3929.00- CEDAR PLACE, LOCHWOOD CHATEAU PH 1-3	191	\$262,549	\$354,366	34.1%	54	\$476,754	0.98	0.056	1,080	1979	1979	\$345.23	\$387.09	1.00
	3930.00- LAKE LOCHWOOD VILLAGE	72	\$323,843	\$422,617	30.4%	11	\$433,950	0.96	0.059	1,451	1974	1974	\$303.89	\$329.52	1.00
	3931.00- KENDRICK LAKE QUADS #1-4	112	\$259,228	\$344,372	33.8%	19	\$370,830	0.98	0.060	951	1972	1973	\$376.02	\$389.94	1.00
	3932.00- WOODLAKE	96	\$296,971	\$381,640	29.1%	17	\$408,392	0.96	0.083	1,321	1971	1971	\$289.16	\$309.15	1.00
	3933.00- AMMONS PARK	108	\$273,839	\$357,646	32.8%	21	\$381,000	1.00	0.160	980	1985	1985	\$363.69	\$372.50	1.00
	3934.00- FLORIDA PARK	60	\$194,255	\$234,871	20.9%	4	\$259,898	0.95	0.047	840	1976	1976	\$279.61	\$309.40	1.00

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	3935.00- RENAUD PLACE	142	\$278,200	\$373,841	34.1%	24	\$405,185	0.95	0.076	822	1977	1978	\$454.79	\$492.93	1.00
	3937.00- AMES HOMES/VISTA GRANDE	53	\$280,631	\$370,466	33.2%	8	\$381,844	0.94	0.078	764	1967	1967	\$488.14	\$523.97	1.00
	3938.00- LAKEWOOD PINES TWNH/JEWELL RIDGE CONDOS	208	\$283,493	\$381,998	34.4%	33	\$415,000	0.94	0.067	1,224	1983	1983	\$315.19	\$334.14	1.00
	3939.00- FOREST GLEN/JEWELL WEST	54	\$346,460	\$488,541	37.3%	9	\$472,160	1.05	0.118	2,051	1979	1979	\$234.90	\$254.32	1.00
	3940.00- WESTGATE SQUARE TWNH	94	\$241,465	\$331,552	39.6%	18	\$357,770	0.97	0.068	1,056	1972	1972	\$327.99	\$338.29	1.00
	3941.00- SIENNA PARK	42	\$269,131	\$366,591	36.1%	7	\$371,406	0.98	0.061	1,172	1982	1983	\$322.74	\$324.19	1.00
	3942.00- HAMPDEN VILLA/JEFFERSON GREEN	636	\$220,430	\$276,562	28.1%	98	\$291,219	0.97	0.060	922	1972	1972	\$305.71	\$325.91	1.00
	3943.00- SAN FRANCISCO WEST	272	\$233,947	\$324,787	38.4%	39	\$342,550	0.98	0.046	1,036	1982	1982	\$322.19	\$357.16	1.00
	3944.00- BELMAR/VILLA ITALIA	343	\$451,082	\$553,444	19.8%	139	\$537,392	1.00	0.060	1,732	2017	2017	\$313.98	\$347.64	1.00
	3945.00- LOFTS AT BELMAR/THEATRE LOFTS/LKD CTY COMMONS	45	\$315,708	\$502,071	57.8%	4	\$637,750	0.79	0.194	1,627	2002	2002	\$308.17	\$383.45	1.00
	4901.00- TALL PINES CONDOS & TWNHS	143	\$242,703	\$354,735	40.1%	25	\$363,967	1.01	0.080	1,009	1985	1986	\$334.85	\$362.32	1.40
	4904.00- STANTON FARMS & TRAPPERS GLEN THOMES	217	\$326,143	\$419,346	28.0%	52	\$452,059	0.97	0.069	1,195	1984	1988	\$364.00	\$393.02	1.35
	4905.00- TOWNSHIP II	380	\$384,472	\$517,712	34.6%	51	\$529,288	0.98	0.048	1,570	2002	2002	\$332.27	\$336.86	1.00
	4906.00- GOVERNORS RANCH #6	166	\$355,265	\$432,999	21.4%	22	\$479,825	0.95	0.051	1,373	1981	1981	\$318.08	\$355.03	1.00
	4907.00- KIPLING SUN	217	\$369,134	\$487,243	28.1%	45	\$522,100	0.98	0.061	1,420	1997	1998	\$330.19	\$362.50	1.00
	4908.00- LEXINGTON VILLAGE	108	\$278,925	\$381,803	36.0%	25	\$389,400	0.99	0.053	1,102	1984	1984	\$358.37	\$372.79	1.00
	4909.00- WOODMAR SQUARE CONDOS	106	\$368,827	\$466,194	24.1%	24	\$524,825	0.97	0.053	1,432	1981	1982	\$309.98	\$359.25	1.00
	4910.00- TERRACE AT COLUMBINE	309	\$376,328	\$469,368	25.3%	51	\$512,600	0.98	0.044	1,395	2000	2001	\$329.56	\$359.57	1.00
	4912.00- DUTCH RIDGE	359	\$276,097	\$367,255	33.7%	60	\$392,782	0.97	0.072	1,102	1983	1983	\$344.17	\$365.79	1.00
	4913.00- STONY CREEK TOWNHOMES	408	\$407,945	\$548,595	28.4%	61	\$545,000	0.97	0.084	1,503	2007	2007	\$350.49	\$392.27	1.10
	4914.00- COLUMBINE TOWNHOMES	335	\$276,719	\$352,758	26.2%	45	\$388,736	0.96	0.065	1,100	1973	1973	\$313.15	\$349.75	1.00
	4916.00- KCR PLAINS: SUNSET RIDGE THOMES	210	\$359,723	\$475,437	31.1%	32	\$512,063	0.97	0.063	1,470	1983	1984	\$323.64	\$335.38	1.00
	4917.00- KCR PLAINS: SETTLEMENT	176	\$350,439	\$454,390	27.8%	28	\$476,300	0.97	0.060	1,724	1978	1979	\$258.99	\$280.34	1.00
	4918.00- CHARTER/DAKOTA STA/CHATFIELD COMMON/DEER CREEK	969	\$240,600	\$366,280	46.8%	167	\$395,500	0.94	0.070	1,000	1986	1990	\$336.44	\$366.32	1.00
	4919.00- COLONY & REEF AT MARINA POINT CONDOS	100	\$269,762	\$371,523	36.9%	15	\$377,974	1.00	0.043	1,108	1984	1984	\$354.23	\$364.61	1.00
	4922.00- MARINA POINTE/MEADOWBROOK HEIGHTS THOMES	107	\$339,407	\$458,579	33.9%	17	\$485,308	0.97	0.051	1,337	1996	1997	\$328.23	\$350.52	1.00
	4923.00- MILLBROOK	140	\$292,054	\$399,296	36.6%	26	\$440,940	0.96	0.066	1,080	1983	1984	\$382.08	\$404.15	1.00
	4925.00- DAKOTAH POINTE AT WILLOW SPRINGS	65	\$493,866	\$631,787	26.5%	10	\$676,054	0.97	0.079	1,713	1985	1986	\$376.20	\$426.16	1.55
	5901.00- WYNDHAM/SUNRISE/WEST WOODS TOWNHOMES SUB	699	\$367,284	\$517,777	42.9%	183	\$525,000	0.98	0.059	1,556	2014	2014	\$329.35	\$363.40	1.00

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	5902.00- TABLE MOUNTAIN HEIGHTS IN VAN BIBBER CREEK	96	\$300,495	\$429,135	41.4%	11	\$430,760	0.98	0.046	1,164	1985	1986	\$364.79	\$384.24	1.00
	6901.00- GOLDEN SMALL TOWNHOME COMPLEXES	250	\$338,871	\$511,140	45.5%	29	\$595,875	0.99	0.107	1,236	1983	1984	\$441.69	\$518.78	1.00
	6902.00- KINNEY RUNN/CANYON POINT VILLAS CONDOS/THOMES	217	\$407,391	\$542,723	63.8%	22	\$627,698	0.91	0.124	1,196	1995	1996	\$480.67	\$519.78	1.00
	6903.00- GOLDEN HIGH END TOWNHOMES	163	\$434,304	\$641,968	40.3%	22	\$770,700	0.93	0.136	1,595	2002	2002	\$389.02	\$615.62	1.00
	6904.00- SIXTH AVENUE WEST TOWNHOMES & MORE	297	\$313,849	\$403,887	26.6%	41	\$439,250	0.96	0.065	1,320	1972	1975	\$297.82	\$331.93	1.00
	6905.00- GOLDEN RIDGE/WEST CONDOS	3	\$355,022	\$509,275	43.4%					1,438	2004	2004	\$354.16		1.00
	8901.00- GENESEE CONDOS & TOWNHOMES	114	\$487,762	\$854,186	69.7%	14	\$919,625	0.98	0.109	1,919	1985	1995	\$462.50	\$464.82	1.00
	8903.00- EVERGREEN NORTH/HIWAN CONDOS	198	\$364,304	\$555,908	49.2%	29	\$656,500	0.93	0.094	1,348	1980	1986	\$403.94	\$439.79	1.00
	8904.00- SILVER SPRUCE VILLAGE CONDOS	36	\$303,059	\$442,314	46.3%	8	\$493,063	0.95	0.053	1,300	1977	1977	\$339.67	\$353.69	1.00
Triplex: Three Family		126	\$507,256	\$740,984	49.2%	13	\$903,870	0.90	0.135	2,125	1959	1966	\$361.51	\$472.62	0.77
	1003.00- WALNUT GROVE, WESTBROOK, COUNTRYSIDE, CROWNPNT	1	\$688,165	\$1,074,406	56.1%					4,464	1986	1991	\$240.68		1.20
	2301.00- LAMAR HEIGHTS AREA	4	\$532,353	\$840,697	57.7%	1	\$1,119,038	0.78	0.252	2,006	1984	1985	\$418.58	\$557.85	0.85
	2307.00- SCENIC HEIGHTS, HUNTINGTON HGTS AREA	2	\$518,160	\$757,855	46.2%					3,041	1968	1969	\$249.84		1.07
	2314.00- ALLENDALE AREA	1	\$500,515	\$703,229	40.5%					2,539	1968	1968	\$276.97		0.80
	2319.00- ALTA VISTA AREA	2	\$489,560	\$681,818	40.9%					2,059	1945	1959	\$349.92		1.00
	2324.00- OLDE TOWN ARVADA AREA	3	\$554,403	\$806,165	43.8%					1,735	1945	1954	\$367.99		1.05
	2337.00- I-70 CORRIDOR	8	\$452,725	\$706,667	48.3%	1	\$836,577	0.90	0.083	1,760	1959	1965	\$378.72	\$489.23	0.85
	2405.00- BARTHS, COULEHAN GRANGE, WHEAT RIDGE AREA	15	\$476,448	\$684,135	52.5%	1	\$575,250	1.01	0.034	1,964	1964	1971	\$411.43	\$395.36	0.85
	2406.00- BEL AIRE,HILLCREST HEIGHTS, MELROSE MANOR AREA	1	\$415,863	\$657,385	58.1%					1,800	1952	1952	\$365.21		1.20
	2408.00- FRUITDALE, LEES, STONERIDGE	6	\$487,763	\$775,931	57.4%	2	\$850,604	0.87	0.121	2,562	1972	1972	\$299.54	\$384.15	1.12
	2411.00- EDGEWATER	17	\$454,389	\$729,842	60.9%					2,125	1953	1953	\$335.77		0.90
	2412.00- LAKESIDE, STEWART GARDENS, OLINGER GARDENS	8	\$490,853	\$727,859	47.5%					1,882	1936	1937	\$339.41		1.20
	2420.00- APPLEWOOD WEST, MEADOWS, RANCHETTES, TERRACE	3	\$389,655	\$459,606	18.0%					1,212	1963	1975	\$383.64		1.00
	2424.00- CROWN HILL, GLEN CREIGHTON, KAWANEE, HILLCREST	5	\$515,551	\$726,081	40.8%	1	\$1,031,285	1.10	0.114	2,242	1957	1957	\$345.58	\$388.87	0.77
	3001.00- LAKEWOOD SUB	9	\$452,041	\$671,524	51.3%	2	\$737,169	0.82	0.185	2,156	1954	1955	\$311.47	\$465.58	1.10
	3002.00- GREEN ACRES	1	\$601,488	\$820,783	36.5%					2,365	1963	1963	\$347.05		1.00
	3004.00- DANIELS GARDENS	4	\$456,560	\$677,252	46.2%					2,340	1959	1963	\$286.70		1.11
	3009.00- LKWD TERRACE-BAYAUD HILDINGS	1	\$523,964	\$787,584	50.3%					2,472	1963	1965	\$318.60		1.00
	3011.00- SUN VALLEY ESTATES	1	\$667,638	\$932,321	39.6%	1	\$1,320,673	0.71	0.380	3,075	1995	1995	\$303.19	\$429.49	1.10

Residential Value Change by Improvement Type and Neighborhood: 2021 to 2023; Sales ranging from 7/2020 to 6/2022

ImpType	NBHD	Sch Count	Median Prior Total Value	Median Total Current Value	Median Value Change	Sale Count	Median TadjPrice	Median Imp Sales Ratio	Imp COD	Median Abv Grade Area	Median YOC	Median EYOC	Median Total Val / Abv Grade Area	Median TadjPrice / Abv Grade Area	Land Adj
	3015.00- GREEN MOUNTAIN VILLAGE, ESTATES	1	\$521,307	\$830,587	59.3%	1	\$1,058,875	0.78	0.242	2,171	1969	1976	\$382.58	\$487.74	1.00
	3022.00- WESTGATE	1	\$858,602	\$1,307,512	52.3%					4,506	1975	1975	\$290.17		1.00
	4010.00- COLUMBINE HILLS	1	\$705,883	\$891,656	26.3%					3,068	2007	2007	\$290.63		1.10
	4011.00- MEADOWBROOK HEIGHTS	1	\$668,386	\$903,477	35.2%	1	\$954,000	0.95	0.029	4,164	1995	1995	\$216.97	\$229.11	0.84
	4036.00- WILLOW SPRINGS FLG.3&4 CHIMNEY ROCK	1	\$624,044	\$805,464	29.1%					1,464	2000	2000	\$550.18		1.00
	6103.00- EAST OLD GOLDEN RD/PLEASANT VIEW	9	\$547,482	\$767,814	36.9%					2,089	1965	1969	\$331.59		1.28
	6104.00- GOLDEN PROPER	11	\$532,640	\$697,666	40.0%	1	\$1,475,000	1.00	0.029	1,819	1961	1967	\$456.63	\$674.13	1.00
	6107.00- LAKOTA HILLS,TRIPP RANCH,EAGLERIDGE	1	\$728,495	\$883,543	21.3%					1,865	2019	2019	\$473.75		1.28
	8001.00- EVERGREEN	1	\$617,362	\$890,025	44.2%					1,632	1950	1981	\$545.36		1.10
	8005.00- EVERGREEN CENTRAL & KITTREDGE	4	\$64,040	\$345,227	#NUM!	1	\$315,000	1.10	0.111	600	1978	2010	\$575.38	\$525.00	1.13
	8022.00- STARBUCK HEIGHTS AND MORRISON AREA	1	\$701,335	\$953,806	36.0%					3,070	1925	1925	\$310.69		1.20
	9043.00- SHADOW MTN/BLACK MTN/BROOK FORREST	1	\$552,400	\$775,541	40.4%					3,292	1977	1989	\$235.58		1.10
	9152.00- PINE JUNCTION AREA	1	\$416,672	\$612,819	47.1%					2,648	1958	1966	\$231.43		1.00
Grand Total		195,960	\$442,220	\$607,152	36.4%	24,534	\$624,250	0.97	0.093	1,528	1978	1983	\$389.79	\$406.05	0.67