



2023

BROOMFIELD COUNTY PROPERTY ASSESSMENT STUDY





September 15, 2023

Ms. Natalie Castle
Director of Research
Colorado Legislative Council
Room 029, State Capitol Building
Denver, Colorado 80203

RE: Final Report for the 2023 Colorado Property Assessment Study

Dear Ms. Castle:

East West Econometrics - Audit Division is pleased to submit the Final Reports for the 2023 Colorado Property Assessment Study.

These reports are the result of two analyses: A procedural audit and a statistical audit.

The procedural audit examines all classes of locally assessed property. It specifically looks at how the assessor develops economic areas, confirms and qualifies sales, develops time adjustments and performs periodic physical property inspections. The audit reviews the procedures for determining subdivision absorption and subdivision discounting. Valuation methodology is examined for residential properties and commercial properties. Procedures are reviewed for producing mines, oil and gas leaseholds and lands producing, producing coal mines, producing earth and stone products, severed mineral interests, and non-producing patented mining claims.

Statistical audits are performed on vacant land, residential properties, commercial/industrial properties and agricultural land. A statistical analysis is performed for personal property compliance on the eleven largest counties: Adams, Arapahoe, Boulder, Denver, Douglas, El Paso, Jefferson, Larimer, Mesa, Pueblo and Weld. The remaining counties receive a personal property procedural study.

East West Econometrics – Audit Division appreciates the opportunity to be of service to the State of Colorado. Please contact us with any questions or concerns.

A handwritten signature in black ink that reads "Harry J. Fuller".

Harry J. Fuller
Project Manager
East West Econometrics – Audit Division

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INTRODUCTION



Colorado

The State Board of Equalization (SBOE) reviews assessments for conformance to the Constitution. The SBOE will order revaluations for counties whose valuations do not reflect the proper valuation period level of value.

The statutory basis for the audit is found in C.R.S. 39-1-104 (16)(a)(b) and (c).

The legislative council sets forth two criteria that are the focus of the audit group:

To determine whether each county assessor is applying correctly the constitutional and statutory provisions, compliance requirements of the State Board of Equalization, and the manuals published by the State Property Tax Administrator to arrive at the actual value of each class of property.

To determine if each assessor is applying correctly the provisions of law to the actual values when arriving at valuations for assessment of all locally valued properties subject to the property tax.

The property assessment audit conducts a two-part analysis: A procedural analysis and a statistical analysis.

The procedural analysis includes all classes of property and specifically looks at how the assessor develops economic areas, confirms and qualifies sales, and develops time adjustments. The audit also examines the procedures for adequately discovering, classifying and valuing agricultural outbuildings, discovering subdivision build-out and subdivision discounting procedures. Valuation methodology for vacant land, improved residential properties and commercial properties is examined. Procedures for producing mines, oil and gas leaseholds and lands producing, producing coal mines, producing earth and stone products, severed mineral interests and non-producing patented mining claims are also reviewed.

Statistical analysis is performed on vacant land, residential properties, commercial industrial properties, agricultural land, and personal property. The statistical study results are compared with State Board of Equalization compliance requirements and the manuals published by the State Property Tax Administrator.

East West Econometrics Audit has completed the Property Assessment Study for 2023 and is pleased to report its findings for Broomfield County in the following report.

Historical Information

Broomfield County has approximately 33 square miles and an estimated population of approximately 70,465 people with 1,691.9 people per square mile, according to the U.S. Census Bureau's 2020 estimated census data. This represents a 26.1 percent change from April 1, 2010 to July 1, 2019.

Broomfield was brought into the United States in 1803 as part of the Louisiana Purchase. The area was successively recognized as part of the Missouri Territory, Nebraska and Kansas until 1861 when the Colorado Territory was created. In 1876, the Broomfield area officially joined the union when Colorado became a state.

The municipality of Broomfield was incorporated in 1961 in the southeastern corner of Boulder County. It received its name from the broomcorn grown in the area. Over the next three decades, the city grew through annexations, many of which crossed the county line into four adjacent counties: Adams, Boulder, Jefferson, and Weld. In the 1990s, city leaders began to push for the creation of a separate county to avoid the inefficiencies of dealing with four separate court districts, four different county seats (each a considerable distance away), and four separate county sales

tax bases. It also had longstanding political differences with Boulder County, which impelled it to separate. Broomfield reasoned that it could provide services more responsively under its own county government, and sought an amendment to the Colorado State Constitution to create a new county. The amendment passed in 1998, after which a three-year transition period followed. On November 15, 2001, Broomfield County became the 64th and the newest and smallest county of Colorado.

Broomfield has an extensive trail system that connects the various lakes and parks. A spectacular trail connects Stearns Lake and Josh's Pond on the west side of town. Broomfield also has a 9/11 memorial containing a piece of the steel beam from one of the towers.

Broomfield is home to many youth sports programs including, Broomfield Blitz Youth Football a non profit 501c organization dedicated to providing great exercise and athletic development. Broomfield also has a skate park with many different and varying features, such as bowls, a large half pipe and several "street" obstacles.

(www.ci.broomfield.co.us; www.wikipedia.org)

RATIO ANALYSIS

Methodology

All significant classes of property were analyzed. Sales were collected for each property class over the eighteen month period from January 1, 2021 through June 30th, 2022. Property classes with less than thirty sales had the sales period extended in six month increments up to an additional forty-two months. If this extended sales period did not produce the minimum thirty qualified sales, the Audit performed supplemental appraisals to reach the minimum.

Although it was required that we examine the median and coefficient of dispersion for all counties, we also calculated the weighted mean and price-related differential for each class of property. Counties were not passed or failed by these latter measures, but were counseled if there were anomalies noted during our analysis. Qualified sales were based on the qualification code used by each county, which were typically coded as either “Q” or “C.” The ratio analysis included all sales. The data was trimmed for counties with obvious outliers using IAAO standards for data analysis. In

every case, we examined the loss in data from trimming to ensure that only true outliers were excluded. Any county with a significant portion of sales excluded by this trimming method was examined further. No county was allowed to pass the audit if more than 5% of the sales were “lost” because of trimming.

All sixty-four counties were examined for compliance on the economic area level. Where there were sufficient sales data, the neighborhood and subdivision levels were tested for compliance. Although counties are determined to be in or out of compliance at the class level, non-compliant economic areas, neighborhoods and subdivisions (where applicable) were discussed with the Assessor.

Data on the individual economic areas, neighborhoods and subdivisions are found in the STATISTICAL APPENDIX.

Conclusions

For this final analysis report, the minimum acceptable statistical standards allowed by the State Board of Equalization are:

ALLOWABLE STANDARDS RATIO GRID		
Property Class	Unweighted Median Ratio	Coefficient of Dispersion
Commercial/Industrial	Between .95-1.05	Less than 20.99
Residential Condominium	Between .95-1.05	Less than 15.99
Residential	Between .95-1.05	Less than 15.99
Vacant Land	Between .95-1.05	Less than 20.99

The results for Broomfield County are:

Broomfield County Ratio Grid						
Property Class	Number of Qualified Sales	Unweighted Median Ratio	Price Related Differential	Coefficient of Dispersion	Time Trend Analysis	
Commercial/Industrial	47	0.988	1.052	0.074	Compliant	
Residential	3,035	0.971	0.993	5.4	Compliant	
Vacant Land	36	1.000	1.085	17.3	Compliant	

After applying the above described methodologies, it is concluded from the sales ratios that Broomfield County is in compliance

with SBOE, DPT, and Colorado State Statute valuation guidelines.

Recommendations

None

TIME TRENDING VERIFICATION

Methodology

While we recommend that counties use the inverted ratio regression analysis method to account for market (time) trending, some counties have used other IAAO-approved methods, such as the weighted monthly median approach. We are not auditing the methods used, but rather the results of the methods used. Given this range of methodologies used to account for market trending, we concluded that the best validation method was to examine the sale ratios for each class across the appropriate sale period. To be specific, if a county has considered and adjusted correctly for market trending, then the sale ratios should remain stable (i.e. flat) across the sale period. If a residual market trend is detected, then the county may or may not have addressed market trending adequately, and a further examination

is warranted. This validation method also considers the number of sales and the length of the sale period. Counties with few sales across the sale period were carefully examined to determine if the statistical results were valid.

Conclusions

After verification and analysis, it has been determined that Broomfield County has complied with the statutory requirements to analyze the effects of time on value in their county. Broomfield County has also satisfactorily applied the results of their time trending analysis to arrive at the time adjusted sales price (TASP).

Recommendations

None

SOLD / UNSOLD ANALYSIS

Methodology

Broomfield County was tested for the equal treatment of sold and unsold properties to ensure that “sales chasing” has not occurred. The auditors employed a multi-step process to determine if sold and unsold properties were valued in a consistent manner.

We test the hypothesis that the assessor has valued unsold properties consistent with what is observed with the sold properties based on several units of comparison and tests. The units of comparison include the actual value per square foot and the change in value from the previous base year period to the current base year. The first test compares the actual value per square foot between sold and unsold properties by class. The median and mean value per square foot is compared and tested for any significant difference. This is tested using non-parametric methods, such as the Mann-Whitney test for differences in the distributions or medians between sold and unsold groups. It is also examined graphically and from an appraisal perspective. Data can be stratified based on location and subclass. The second test compares the difference in the median change in value from the previous base year to the current base year between sold and unsold properties by class. The same combination of non-parametric and appraisal testing is used as with the first test. A third test employing a valuation model testing a sold/unsold binary variable while controlling for property attributes such as location, size, age and other attributes. The model determines if the sold/unsold variable is statistically and empirically significant. If all three tests indicate a significant difference between sold and unsold properties for a given class, the Auditor may meet with the county to determine if sale chasing is actually occurring,

or if there are other explanations for the observed difference.

If the unsold properties have a higher median value per square foot than the sold properties, or if the median change in value is greater for the unsold properties than the sold properties, the analysis is stopped and the county is concluded to be in compliance with sold and unsold guidelines. All sold and unsold properties in a given class are first tested, although properties with extreme unit values or percent changes can be trimmed to stabilize the analysis. The median is the primary comparison metric, although the mean can also be used as a comparison metric if the distribution supports that type of measure of central tendency.

The first test (unit value method) is applied to both residential and commercial/industrial sold and unsold properties. The second test is applied to sold and unsold vacant land properties. The second test (change in value method) is also applied to residential or commercial sold and unsold properties if the first test results in a significant difference observed and/or tested between sold and unsold properties. The third test (valuation modeling) is used in instances where the results from the first two tests indicate a significant difference between sold and unsold properties. It can also be used when the number of sold and unsold properties is so large that the non-parametric testing is indicating a false rejection of the hypothesis that there is no difference between the sold and unsold property values.

These tests were supported by both tabular and graphics presentations, along with written documentation explaining the methodology used.

Sold/Unsold Results	
Property Class	Results
Commercial/Industrial	Compliant
Residential	Compliant
Vacant Land	Compliant

Conclusions

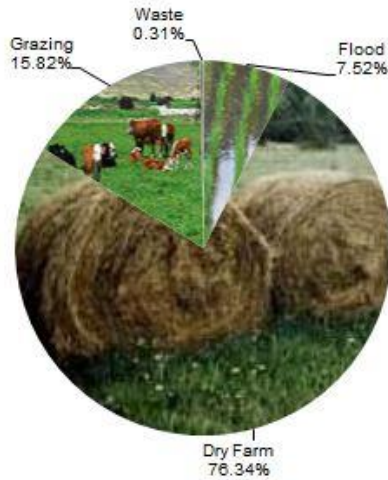
After applying the above described methodologies, it is concluded that Broomfield County is reasonably treating its sold and unsold properties in the same manner.

Recommendations

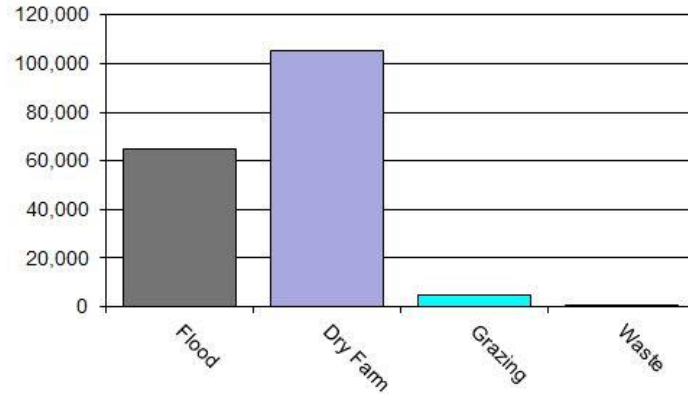
None

AGRICULTURAL LAND STUDY

Acres By Subclass



Value By Subclass



Agricultural Land

County records were reviewed to determine major land categories such as irrigated farm, dry farm, meadow hay, grazing and other lands. In addition, county records were reviewed in order to determine if: Aerial photographs are available and are being used; soil conservation guidelines have been used to classify lands based on productivity; crop rotations have been documented; typical commodities and yields have been determined; orchard lands have been properly classified and valued; expenses reflect a ten year average and are typical landlord expenses; grazing lands have been properly classified and valued; the number of acres in each class and subclass have been determined; the capitalization rate was properly applied. Also, documentation was required for the valuation methods used and any locally developed yields, carrying capacities, and expenses. Records were also checked to ensure that the commodity prices and expenses, furnished by the Property Tax

Administrator (PTA), were applied properly. (See Assessor Reference Library Volume 3 Chapter 5.)

Conclusions

An analysis of the agricultural land data indicates an acceptable appraisal of this property type. Directives, commodity prices and expenses provided by the PTA were properly applied. County yields compared favorably to those published by Colorado Agricultural Statistics. Expenses used by the county were allowable expenses and were in an acceptable range. Grazing lands carrying capacities were in an acceptable range. The data analyzed resulted in the following ratios:

Broomfield County Agricultural Land Ratio Grid						
Abstract Code	Land Class	Number Of Acres	County Value Per Acre	County Assessed Total Value	WRA Total Value	Ratio
4117	Flood	239	271.46	64,880	64,880	1.00
4127	Dry Farm	2,427	43.28	105,030	105,030	1.00
4147	Grazing	503	10.20	5,130	5,130	1.00
4167	Waste	10	2.00	20	22	0.90
Total/Avg		3,179	55.07	175,060	175,062	1.00

Recommendations

None

Agricultural Outbuildings

Methodology

Data was collected and reviewed to determine if the guidelines found in the Assessor's Reference Library (ARL) Volume 3, pages 5.74 through 5.77 were being followed.

of Property Taxation for the valuation of agricultural outbuildings.

Recommendations

None

Conclusions

Broomfield County has substantially complied with the procedures provided by the Division

Agricultural Land Under Improvements

Methodology

Data was collected and reviewed to determine if the guidelines found in the Assessor's Reference Library (ARL) Volume 3, pages 5.19 and 5.20 were being followed.

Conclusions

Broomfield County has used the following methods to discover land under a residential improvement on a farm or ranch that is determined to be not integral under 39-1-102, C.R.S.:

- Questionnaires
- Field Inspections
- Phone Interviews
- Personal Knowledge of Occupants at Assessment Date
- Aerial Photography/Pictometry

Broomfield County has used the following methods to discover the land area under a residential improvement that is determined to be not integral under 39-1-102, C.R.S.:

- Questionnaires
- Field Inspections
- Phone Interviews
- Personal Knowledge of Occupants at Assessment Date
- Aerial Photography/Pictometry

Broomfield County has substantially complied with the procedures provided by the Division of Property Taxation for the valuation of land under residential improvements that may or may not be integral to an agricultural operation.

Recommendations

None

SALES VERIFICATION

According to Colorado Revised Statutes:

A representative body of sales is required when considering the market approach to appraisal.

(8) In any case in which sales prices of comparable properties within any class or subclass are utilized when considering the market approach to appraisal in the determination of actual value of any taxable property, the following limitations and conditions shall apply:

(a)(I) Use of the market approach shall require a representative body of sales, including sales by a lender or government, sufficient to set a pattern, and appraisals shall reflect due consideration of the degree of comparability of sales, including the extent of similarities and dissimilarities among properties that are compared for assessment purposes. In order to obtain a reasonable sample and to reduce sudden price changes or fluctuations, all sales shall be included in the sample that reasonably reflect a true or typical sales price during the period specified in section 39-1-104 (10.2). Sales of personal property exempt pursuant to the provisions of sections 39-3-102, 39-3-103, and 39-3-119 to 39-3-122 shall not be included in any such sample.

(b) Each such sale included in the sample shall be coded to indicate a typical, negotiated sale, as screened and verified by the assessor. (39-1-103, C.R.S.)

The assessor is required to use sales of real property only in the valuation process.

(8)(f) Such true and typical sales shall include only those sales which have been determined on an individual basis to reflect the selling price of the real property only or which have been adjusted on an individual basis to reflect the selling price of the real property only. (39-1-103, C.R.S.)

Part of the Property Assessment Study is the sales verification analysis. WRA has used the above-cited statutes as a guide in our study of the county's procedures and practices for verifying sales.

EWE reviewed the sales verification procedures in 2023 for Broomfield County. This study was conducted by checking selected sales from the master sales list for the current valuation period. Specifically EWE selected 38 sales listed as unqualified.

All of the sales in the unqualified sales sample had reasons that were clear and supportable.

For residential, commercial, and vacant land sales with considerations over \$100,000, the contractor has examined and reported the ratio of qualified sales to total sales by class and performed the following analyses of unqualified sales:

The contractor has examined the manner in which sales have been classified as qualified or unqualified, including a listing of each step in the sales verification process, any adjustment procedures, and the county official responsible for making the final decision on qualification.

When less than 50 percent of sales are qualified in any of the three property classes (residential, commercial, and vacant land), the contractor analyzed the reasons for disqualifying sales in any subclass that constitutes at least 20 percent of the class, either by number of properties or by value, from the prior year. The contractor has reviewed with the assessor any analysis indicating that sales data are

inadequate, fail to reflect typical properties, or have been disqualified for insufficient cause. In addition, the contractor has reviewed the disqualified sales by assigned code. If there appears to be any inconsistency in the coding, the contractor has conducted further analysis to determine if the sales included in that code have been assigned appropriately.

If 50 percent or more of the sales are qualified, the contractor has reviewed a statistically significant sample of unqualified sales, excluding sales that were disqualified for obvious reasons.

The following subclasses were analyzed for Broomfield County:

0100 Residential Lots
0200 Commercial Lots

Conclusions

Broomfield County appears to be doing an adequate job of verifying their sales. EWE agreed with the county's reason for disqualifying each of the sales selected in the sample. There are no recommendations or suggestions.

Recommendations

None

ECONOMIC AREA REVIEW AND EVALUATION

Methodology

Broomfield County has submitted a written narrative describing the economic areas that make up the county's market areas. Broomfield County has also submitted a map illustrating these areas. Each of these narratives have been read and analyzed for logic and appraisal sensibility. The maps were also compared to the narrative for consistency between the written description and the map.

Conclusions

After review and analysis, it has been determined that Broomfield County has

adequately identified homogeneous economic areas comprised of smaller neighborhoods. Each economic area defined is equally subject to a set of economic forces that impact the value of the properties within that geographic area and this has been adequately addressed. Each economic area defined adequately delineates an area that will give "similar values for similar properties in similar areas."

Recommendations

None

NATURAL RESOURCES

Earth and Stone Products

Methodology

Under the guidelines of the Assessor's Reference Library (ARL), Volume 3, Natural Resource Valuation Procedures, the income approach was applied to determine value for production of earth and stone products. The number of tons was multiplied by an economic royalty rate determined by the Division of Property Taxation to determine income. The income was multiplied by a recommended Hoskold factor to determine the actual value. The Hoskold factor is determined by the life of the reserves or the lease. Value is based on two variables: life and tonnage. The operator determines these since there is no other means to obtain production data through any state or private agency.

Conclusions

The County has applied the correct formulas and state guidelines to earth and stone production.

Recommendations

None

Producing Oil and Gas

Methodology

Assessors Reference Library (ARL) Volume 3, Chapter 6: Valuation of Natural Resources

STATUTORY REFERENCES

Section § 39-1-103, C.R.S., specifies that producing oil or gas leaseholds and lands are valued according to article 7 of title 39, C.R.S. Actual value determined - when.

(2) The valuation for assessment of leaseholds and lands producing oil or gas shall be determined as provided in article 7 of this title. § 39-1-103, C.R.S.

Article 7 covers the listing, valuation, and assessment of producing oil and gas leaseholds and lands.

Valuation:

Valuation for assessment.

(1) Except as provided in subsection (2) of this section, on the basis of the information contained in such statement, the assessor shall value such oil and gas leaseholds and lands for assessment, as real property, at an amount equal to eighty-seven and one-half percent of:

(a) The selling price of the oil or gas sold there from during the preceding calendar year, after excluding the selling price of all oil or gas delivered to the United States government or any agency thereof, the state of Colorado or any agency thereof, or any political subdivision of the state as royalty during the preceding calendar year;

(b) The selling price of oil or gas sold in the same field area for oil or gas transported from the premises which is not sold during the preceding calendar year, after excluding the selling price of all oil or gas delivered to the United States government or any agency thereof, the state of Colorado or any agency thereof, or any political subdivision of the state as royalty during the preceding calendar year.

§ 39-7-102, C.R.S.

Conclusions

The county applied approved appraisal procedures in the valuation of oil and gas.

Recommendations

None

VACANT LAND

Subdivision Discounting

Subdivisions were reviewed in 2023 in Broomfield County. The review showed that subdivisions were discounted pursuant to 39-1-103 (14) C.R.S. Discounting procedures were applied to all subdivisions where less than 80 percent of vacant land parcels were sold. An absorption rate was estimated for each discounted subdivision. An appropriate discount rate was developed using the

Summation Method, following Division of Property Taxation guidelines.

Conclusions

Broomfield County has implemented proper procedures to adequately estimate absorption periods, discount rates, and lot values for qualifying subdivisions.

Recommendations

None

POSSESSORY INTEREST PROPERTIES

Possessory Interest

Possessory interest property discovery and valuation is described in the Assessor's Reference Library (ARL) Volume 3 section 7 in accordance with the requirements of Chapter 39-1-103 (17)(a) (II) C.R.S. Possessory Interest is defined by the Property Tax Administrator's Publication ARL Volume 3, Chapter 7: A private property interest in government-owned property or the right to the occupancy and use of any benefit in government-owned property that has been granted under lease, permit, license, concession, contract, or other agreement.

Broomfield County has been reviewed for their procedures and adherence to guidelines when

assessing and valuing commercial possessory interest properties. The county has also been queried as to their confidence that the possessory interest properties have been discovered and placed on the tax rolls.

Conclusions

Broomfield County has implemented a discovery process to place possessory interest properties on the roll. They have also correctly and consistently applied the correct procedures and valuation methods in the valuation of possessory interest properties.

Recommendations

None

PERSONAL PROPERTY AUDIT

Broomfield County was studied for its procedural compliance with the personal property assessment outlined in the Assessor's Reference Library (ARL) Volume 5, and in the State Board of Equalization (SBOE) requirements for the assessment of personal property. The SBOE requires that counties use ARL Volume 5, including current discovery, classification, documentation procedures, current economic lives table, cost factor tables, depreciation table, and level of value adjustment factor table.

The personal property audit standards narrative must be in place and current. A listing of businesses that have been audited by the assessor within the twelve-month period reflected in the plan is given to the auditor. The audited businesses must be in conformity with those described in the plan.

Aggregate ratio will be determined solely from the personal property accounts that have been physically inspected. The minimum assessment sample is one percent or ten schedules, whichever is greater, and the maximum assessment audit sample is 100 schedules.

For the counties having over 100,000 population, WRA selected a sample of all personal property schedules to determine whether the assessor is correctly applying the provisions of law and manuals of the Property Tax Administrator in arriving at the assessment levels of such property. This sample was selected from the personal property schedules audited by the assessor. In no event was the sample selected by the contractor less than 30 schedules. The counties to be included in this study are Adams, Arapahoe, Boulder, Denver, Douglas, El Paso, Jefferson, Larimer, Mesa, Pueblo, and Weld. All other counties received a procedural study.

Broomfield County is compliant with the guidelines set forth in ARL Volume 5 regarding discovery procedures, using the following methods to discover personal property accounts in the county:

- Public Record Documents
- Chamber of Commerce/Economic Development Contacts
- Local Telephone Directories, Newspapers or Other Local Publications
- Personal Observation, Physical Canvassing or Word of Mouth
- Questionnaires, Letters and/or Phone Calls to Buyer, Seller and/or Realtor
- Discussions with Commercial Appraisers in office

The county uses the Division of Property Taxation (DPT) recommended classification and documentation procedures. The DPT's recommended cost factor tables, depreciation tables and level of value adjustment factor tables are also used.

Broomfield County submitted their personal property written audit plan and was current for the 2023 valuation period. The number and listing of businesses audited was also submitted and was in conformance with the written audit plan. The following audit triggers were used by the county to select accounts to be audited:

- Accounts with obvious discrepancies
- New businesses filing for the first time
- Incomplete or inconsistent declarations
- Accounts with omitted property
- Businesses with no deletions or additions for 2 or more years

- Non-filing Accounts - Best Information Available
- Accounts close to the \$52,000 actual value exemption status
- Accounts protested with substantial disagreement

Conclusions

Broomfield County has employed adequate discovery, classification, documentation, valuation, and auditing procedures for their personal property assessment and is in statistical compliance with SBOE requirements.

Recommendations

None

EAST WEST ECONOMETRICS AUDITOR STAFF

Harry J. Fuller, *Audit Project Manager*

Suzanne Howard, *Audit Administrative Manager*

Steve Kane, *Audit Statistician*

Carl W. Ross, *Agricultural/Natural Resource Analyst*

J. Andrew Rodriguez, *Field Analyst*

STATISTICAL APPENDIX

**STATISTICAL COMPLIANCE REPORT
FOR BROOMFIELD COUNTY
2023**

I. OVERVIEW

Broomfield County is located in the Denver metropolitan area. The county has a total of 27,370 real property parcels, according to data submitted by the county assessor’s office in 2023. The following provides a breakdown of property classes for this county:



The vacant land class of properties was dominated by residential land. Residential lots (coded 100) accounted for 85.2 percent of all vacant land parcels.

For residential improved properties, single family properties accounted for 91.6% of all residential properties.

Commercial and industrial properties represented a much smaller proportion of property classes in comparison. Commercial/industrial properties accounted for 2.7% of all such properties in this county.

II. DATA FILES

The following sales analyses were based on the requirements of the 2023 Colorado Property Assessment Study. The data included all 5 property record files as specified by the Auditor.

III. RESIDENTIAL SALES RESULTS

There were 3,035 qualified residential sales in the 24 month period ending June 30, 2022. The sales ratio analysis was analyzed as follows:

Median	0.971
Price Related Differential	0.993
Coefficient of Dispersion	5.4

We next stratified the sale ratio analysis by economic area, neighborhood, and subdivision. The minimum count for the neighborhood stratification is 25 sales. The following are the results of this stratification analysis:

Economic Area Case Processing Summary

		Count	Percent
ECONAREA	1.00	1254	45.1%
	2.00	1529	54.9%
Overall		2783	100.0%
Excluded		252	
Total		3035	

Ratio Statistics for CURRTOT / TASP

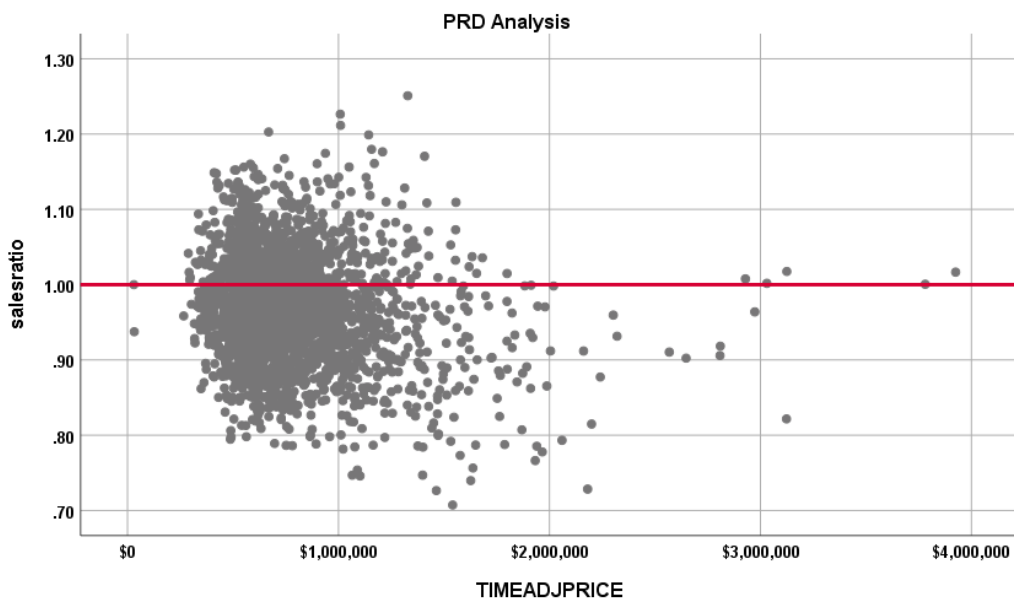
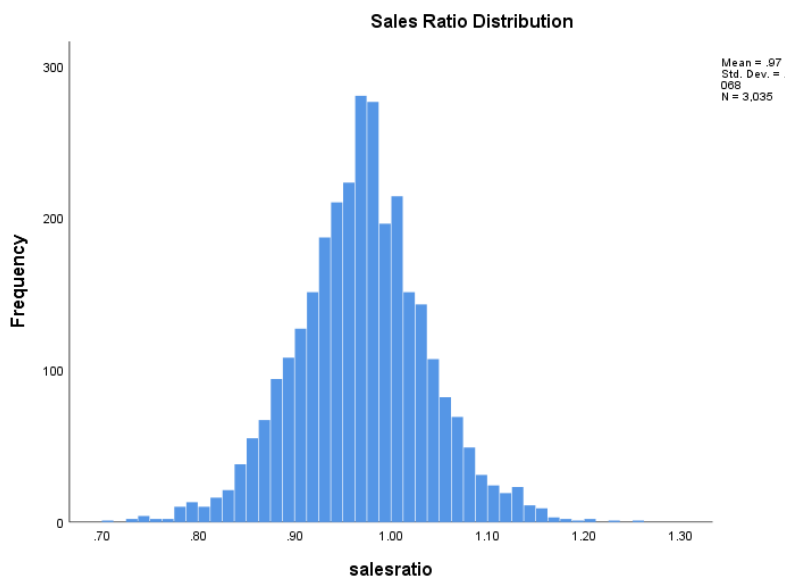
Group	Median	Price Related Differential	Coefficient of Dispersion
1.00	.973	.974	.051
2.00	.970	1.006	.058
Overall	.971	.992	.055

Neighborhood w/GE 25 Sales Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion
401.0	.974	1.002	.052
110603.0	.950	1.000	.075
110604.0	.979	1.000	.075
120201.0	.979	1.002	.052
120202.0	.978	1.003	.056
121401.0	.946	1.002	.046
130400.0	.978	1.006	.080
130501.0	.973	1.001	.050
130503.0	.971	1.003	.067
132205.0	.966	1.002	.062
140301.0	.978	1.001	.053
140304.5	.977	1.001	.051
142001.0	.975	1.003	.055
151201.0	.972	1.003	.050
153604.0	.974	1.003	.047
253009.0	.970	.999	.048
253012.0	.971	.999	.054

253013.0	.978	1.008	.063
253020.0	.975	1.010	.069
253022.0	.985	1.006	.055
253121.0	.980	1.004	.066
262901.1	.974	1.002	.034
263803.0	.980	1.001	.052
264001.0	.978	1.002	.039
273024.0	.985	1.020	.117
Overall	.975	1.005	.059

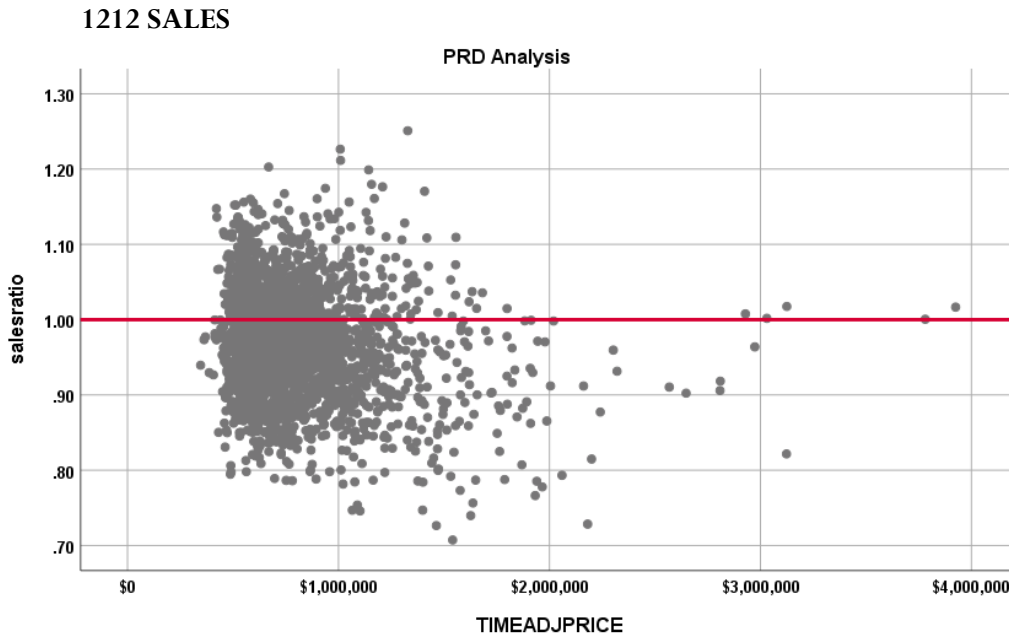
The above ratio statistics were in compliance with the standards set forth by the Colorado State Board of Equalization (SBOE) for the overall residential sales. The following graphs describe further the sales ratio distribution for these properties:



The above graphs indicate that the distribution of the residential sale ratios was within state mandated limits.

Subclass 1212 PRD Analysis

We next analyzed residential properties identified as 1212 using the state abstract code system. These include single family residences, town homes and purged manufactured homes. The following indicates the distribution of sales ratios across the sale price spectrum:



The Price-Related Differential (PRD) for 1212 sales is 1.005, which is within IAAO standards for the PRD. We also performed a regression analysis between the sales ratio and the assessor's current value to further test for regressivity or progressivity in the residential sales valuation, as follows:

Coefficients^a

Model		Unstandardized Coefficients		Standardized Coefficients		
		B	Std. Error	Beta	t	Sig.
1	(Constant)	.964	.004		264.062	.000
	CURRTOT	7.603E-9	.000	.032	1.683	.092

a. Dependent Variable: salesratio

The slope of the line was not statistically significant based on the t value at 1.683, which indicates that sales ratios are similar across the entire sale price array. This indicates no regressivity or progressivity in the residential values assigned by the assessor.

We also stratified the sales ratio analysis by the sale price range, as follows:

Case Processing Summary

	Count	Percent
SPRec		
\$300K to \$400K	4	0.1%
\$400K to \$500K	117	4.2%
\$500K to \$600K	692	24.9%
\$600K to \$700K	624	22.5%
\$700K to \$800K	403	14.5%
\$800K to \$900K	302	10.9%
\$900K to \$1,000K	187	6.7%
Over \$1,000K	448	16.1%
Overall	2777	100.0%
Excluded	0	
Total	2777	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion
\$300K to \$400K	.956	1.000	.021
\$400K to \$500K	.977	1.000	.057
\$500K to \$600K	.977	1.000	.048
\$600K to \$700K	.972	1.000	.048
\$700K to \$800K	.966	1.000	.057
\$800K to \$900K	.980	1.000	.051
\$900K to \$1,000K	.965	1.000	.051
Over \$1,000K	.946	1.004	.073
Overall	.971	1.005	.055

The above table indicates no regressivity in the sales ratios across sale price categories.

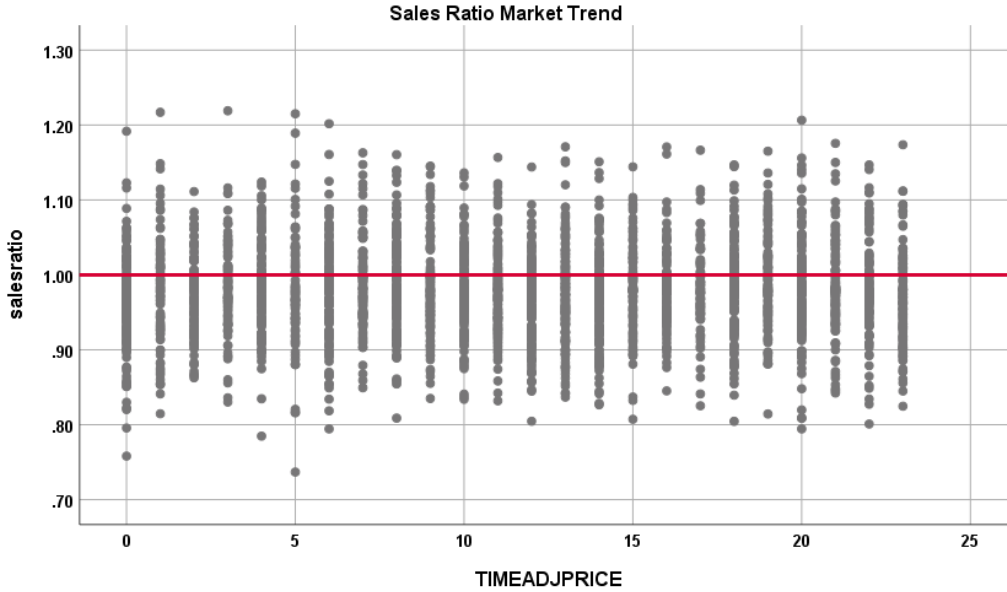
Residential Market Trend Analysis

We next analyzed the residential dataset using the 24-month sale period for any residual market trending, as follows:

Coefficients^a

Model		Unstandardized Coefficients		Standardized Coefficients	t	Sig.
		B	Std. Error	Beta		
1	(Constant)	.976	.002		431.550	.000
	SalePeriod	.000	.000	.017	.893	.372

a. Dependent Variable: salesratio



There was no statistically significant trend in the above residential sales ratios. We therefore concluded that the assessor has adequately addressed market trending in the valuation of residential properties.

Sold/Unsold Analysis

In terms of the valuation consistency between sold and unsold residential properties, we compared the median actual value per square foot for 2023 between each group, as follows:

Report

VALSF		N	Median	Mean
UNSOLD		19342	\$360	\$369
SOLD		3032	\$360	\$371

We next stratified this analysis by economic area:

Report

VALSF		ECONAREA		
sold	N	Median	Mean	
1.00	UNSOLD	9951	\$366	\$375
	SOLD	1253	\$378	\$385
2.00	UNSOLD	8043	\$354	\$364
	SOLD	1529	\$350	\$362

As a final check, we next stratified this analysis by neighborhoods with at least 25 sales, as follows:

Report

VALSF

NBHD	sold	N	Median	Mean
110603.0	UNSOLD	309	\$378	\$399
	SOLD	36	\$416	\$424
110604.0	UNSOLD	208	\$380	\$406
	SOLD	29	\$427	\$431
120201.0	UNSOLD	792	\$412	\$409
	SOLD	73	\$445	\$435
120202.0	UNSOLD	659	\$392	\$378
	SOLD	62	\$410	\$403
121401.0	UNSOLD	184	\$393	\$402
	SOLD	26	\$402	\$409
130400.0	UNSOLD	211	\$378	\$375
	SOLD	25	\$390	\$399
130501.0	UNSOLD	209	\$396	\$392
	SOLD	28	\$426	\$421
130503.0	UNSOLD	202	\$384	\$393
	SOLD	35	\$380	\$386
132205.0	UNSOLD	175	\$375	\$379
	SOLD	26	\$382	\$379
140301.0	UNSOLD	180	\$433	\$427
	SOLD	25	\$396	\$418
140304.5	UNSOLD	283	\$357	\$384
	SOLD	31	\$371	\$403
142001.0	UNSOLD	424	\$346	\$348
	SOLD	50	\$357	\$358
151201.0	UNSOLD	291	\$325	\$325
	SOLD	27	\$345	\$337
153604.0	UNSOLD	242	\$409	\$408
	SOLD	41	\$411	\$412
253009.0	UNSOLD	304	\$423	\$438
	SOLD	38	\$416	\$424
253012.0	UNSOLD	287	\$462	\$470
	SOLD	43	\$451	\$464
253013.0	UNSOLD	274	\$364	\$371
	SOLD	37	\$362	\$371
253020.0	UNSOLD	174	\$330	\$356
	SOLD	159	\$325	\$349
253022.0	UNSOLD	293	\$427	\$439
	SOLD	39	\$428	\$437
253121.0	UNSOLD	149	\$352	\$370
	SOLD	29	\$345	\$360
262901.1	UNSOLD	137	\$355	\$355
	SOLD	29	\$353	\$353
263803.0	UNSOLD	420	\$293	\$285
	SOLD	331	\$314	\$318
264001.0	UNSOLD	176	\$307	\$323
	SOLD	35	\$307	\$327
273024.0	UNSOLD	50	\$369	\$325
	SOLD	55	\$370	\$398

Based on the above results, we concluded that the assessor valued sold and unsold residential properties consistently in 2023.

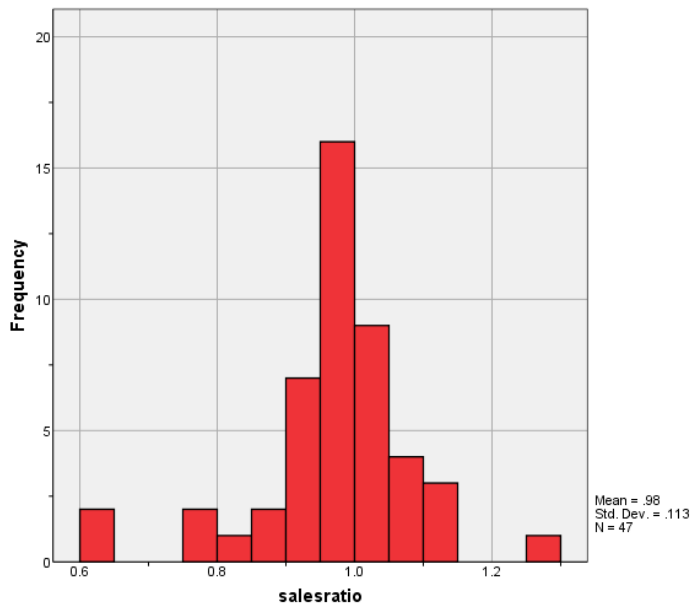
IV. COMMERCIAL/INDUSTRIAL SALE RESULTS

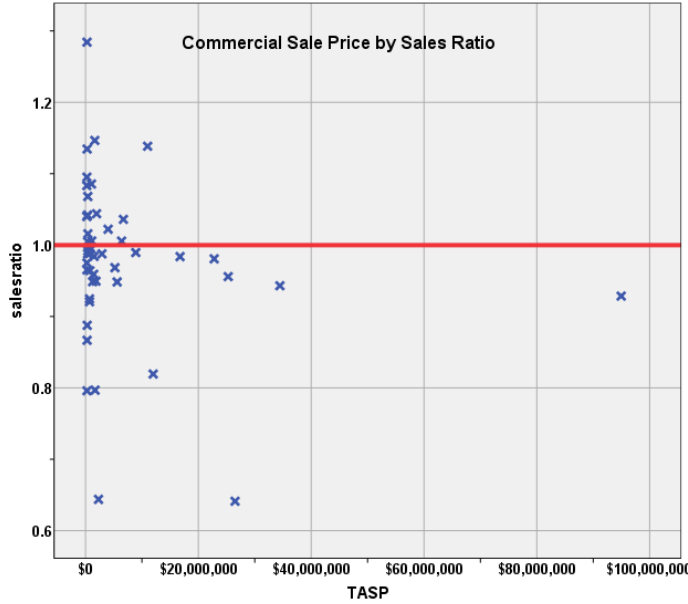
There were 47 qualified commercial and industrial sales in the 24 month period ending June 30, 2022. The sales ratio analysis was analyzed as follows:

Ratio Statistics for CURRTOT / TASP

Median	Price Related Differential	Coefficient of Dispersion
.988	1.052	.074

The above table indicates that the Broomfield County commercial/industrial sale ratios were in compliance with the SBOE standards. The following histogram and scatter plot describe the sales ratio distribution further:





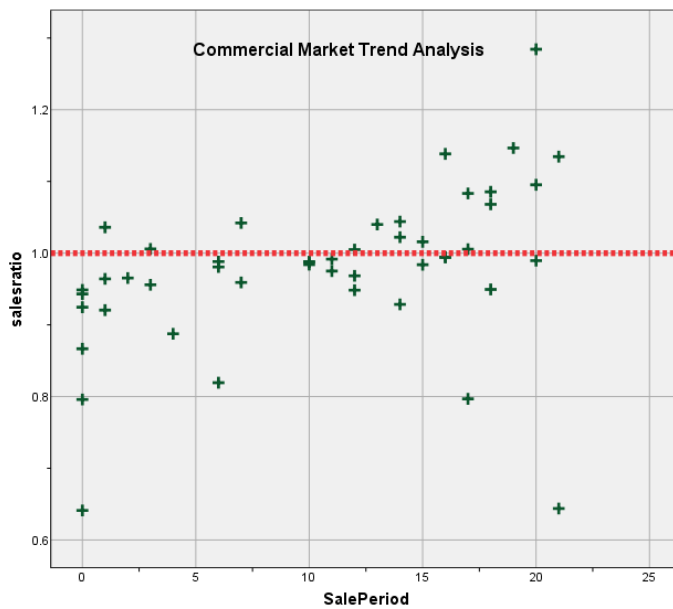
Commercial/Industrial Market Trend Analysis

The commercial/industrial sales were analyzed, examining the sale ratios across the 24 month sale period with the following results:

Coefficients^a

Model	Unstandardized Coefficients		Standardized	t	Sig.	
	B	Std. Error	Coefficients Beta			
1	(Constant)	.907	.027		33.049	.000
	SalePeriod	.007	.002	.419	3.095	.003

a. Dependent Variable: salesratio



While there was a significant market trend at the class level, when stratified by subclass, there was none. We concluded that the assessor has adequately considered market trending adjustments as part of the commercial/industrial valuation.

Sold/Unsold Analysis

We compared the 2023 median and mean value per square foot between sold and unsold commercial/industrial properties to determine if they were valued consistently. We did this analysis at the class level and by subclass, as follows:

Report

VALSF				
	sold	N	Median	Mean
UNSOLD		656	\$189	\$208
SOLD		47	\$195	\$222

Hypothesis Test Summary

	Null Hypothesis	Test	Sig.	Decision
1	The distribution of VALSF is the same across categories of sold.	Independent-Samples Mann-Whitney U Test	.062	Retain the null hypothesis.

Asymptotic significances are displayed. The significance level is .01.

Report

VALSF				
ABSTRIMPMAJOR	sold	N	Median	Mean
2212	UNSOLD	104	\$169	\$197
	SOLD	7	\$324	\$358
2220	UNSOLD	76	\$132	\$145
	SOLD	11	\$184	\$190
2230	UNSOLD	175	\$208	\$267
	SOLD	8	\$212	\$230
2235	UNSOLD	59	\$112	\$125
	SOLD	3	\$97	\$95
2245	UNSOLD	170	\$203	\$216
	SOLD	14	\$195	\$213
3230	UNSOLD	30	\$225	\$229
	SOLD	3	\$199	\$189

We concluded that the assessor has valued sold and unsold properties consistently in this county.

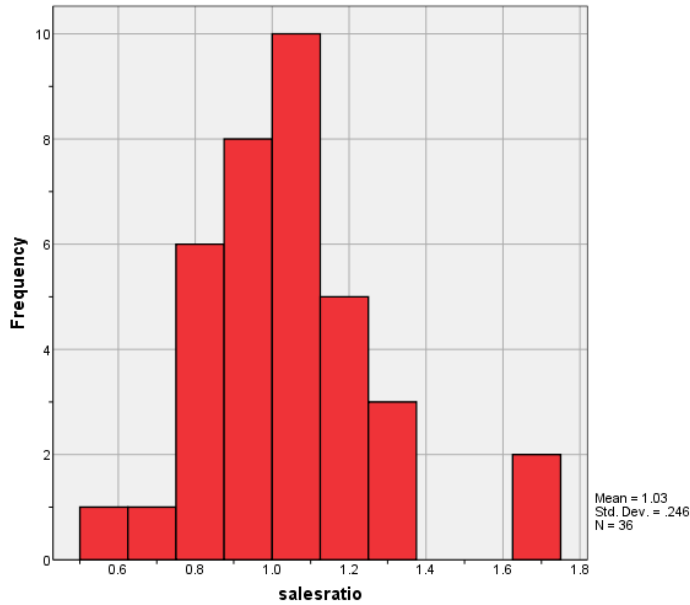
V. VACANT LAND SALE RESULTS

There were 36 qualified vacant land sales for the 24-month sale period ending June 30, 2022. The sales ratio analysis results were as follows:

Ratio Statistics

Median	1.000
Price Related Differential	1.085
Coefficient of Dispersion	17.3

The above ratio statistics were in compliance overall with the standards set forth by the Colorado State Board of Equalization (SBOE) for the overall vacant land sales. The following graphs describe further the sales ratio distribution for all of these properties:



The above histogram indicates that the distribution of the vacant land sale ratios was within state mandated limits, while the above scatter plot indicated that there was no price related differential issues. No sales were trimmed.

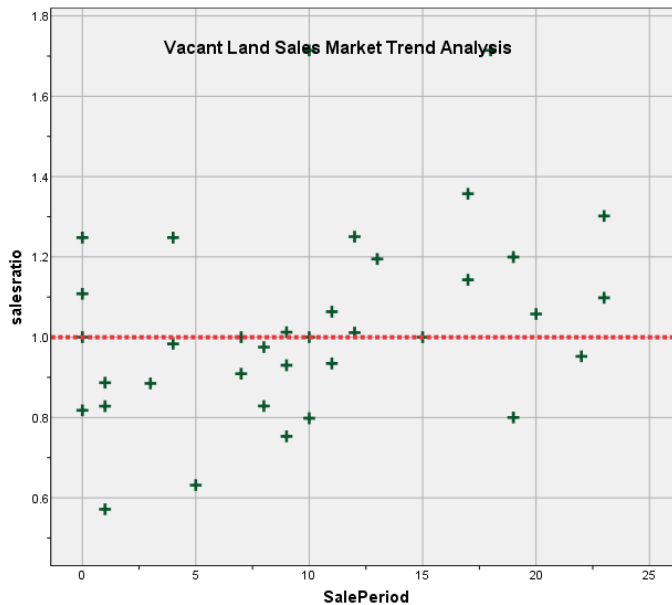
Vacant Land Market Trend Analysis

We next analyzed the vacant land dataset using the 24-month sale period, with the following results:

Coefficients^a

Model	Unstandardized Coefficients		Standardized Coefficients	t	Sig.	
	B	Std. Error	Beta			
1	(Constant)	.907	.067		13.531	.000
	SalePeriod	.013	.006	.368	2.310	.027

a. Dependent Variable: salesratio



The above analysis indicated that no significant market trending was present in the vacant land sale data. We concluded that the assessor has adequately dealt with market trending for vacant land properties.

Sold/Unsold Analysis

In terms of the valuation consistency between sold and unsold vacant land properties, we compared the median change in actual value for taxable year 2020 and taxable year 2022 between each group. The following were the results:

Report

DIFF	N	Median	Mean
UNSOLD	343	1.57	1.54
SOLD	31	1.73	1.86

Report

DIFF

SUBDIVNO	sold	N	Median	Mean
7265	UNSOLD	1	1.55	1.55
	SOLD	4	1.40	1.34
7297	UNSOLD	6	2.25	2.29
	SOLD	1	2.28	2.28
7303	UNSOLD	3	2.46	2.46
	SOLD	4	2.46	2.21

VI. CONCLUSIONS

Based on this 2023 audit statistical analysis, residential, commercial and vacant land properties were found to be in compliance with state guidelines.

STATISTICAL ABSTRACT

Residential

Ratio Statistics for CURRTOT / TASP												
Mean	95% Confidence Interval for Mean		Median	95% Confidence Interval for Median			Weighted Mean	95% Confidence Interval for Weighted Mean		Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Mean Centered
	Lower Bound	Upper Bound		Lower Bound	Upper Bound	Actual Coverage		Lower Bound	Upper Bound			
.969	.967	.972	.971	.969	.973	95.0%	.977	.957	.996	.993	.054	7.0%

The confidence interval for the median is constructed without any distribution assumptions. The actual coverage level may be greater than the specified level. Other confidence intervals are constructed by assuming a Normal distribution for the ratios.

Commercial

Ratio Statistics for CURRTOT / TASP												
Mean	95% Confidence Interval for Mean		Median	95% Confidence Interval for Median			Weighted Mean	95% Confidence Interval for Weighted Mean		Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Mean Centered
	Lower Bound	Upper Bound		Lower Bound	Upper Bound	Actual Coverage		Lower Bound	Upper Bound			
.977	.944	1.011	.988	.964	1.005	96.0%	.929	.873	.984	1.052	.074	11.6%

The confidence interval for the median is constructed without any distribution assumptions. The actual coverage level may be greater than the specified level. Other confidence intervals are constructed by assuming a Normal distribution for the ratios.

Vacant Land

Ratio Statistics for CURRLND / TASP												
Mean	95% Confidence Interval for Mean		Median	95% Confidence Interval for Median			Weighted Mean	95% Confidence Interval for Weighted Mean		Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Mean Centered
	Lower Bound	Upper Bound		Lower Bound	Upper Bound	Actual Coverage		Lower Bound	Upper Bound			
1.034	.950	1.117	1.000	.930	1.098	97.1%	.953	.896	1.010	1.085	.173	23.8%

The confidence interval for the median is constructed without any distribution assumptions. The actual coverage level may be greater than the specified level. Other confidence intervals are constructed by assuming a Normal distribution for the ratios.

Residential Median Ratio Stratification

Subclass

Case Processing Summary

		Count	Percent
ABSTRIMP	1212.00	2777	91.5%
	1215.00	3	0.1%
	1220.00	1	0.0%
	1225.00	2	0.1%
	1230.00	252	8.3%
Overall		3035	100.0%
Excluded		0	
Total		3035	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
1212.00	.971	1.005	.055	7.1%
1215.00	.966	1.028	.060	11.0%
1220.00	1.008	1.000	.000	.
1225.00	1.070	.985	.064	9.0%
1230.00	.972	1.002	.042	5.6%
Overall	.971	.993	.054	7.0%

Improvement Age

Case Processing Summary

		Count	Percent
AgeRec	50 to 75	172	5.7%
	25 to 50	743	24.5%
	5 to 25	1172	38.6%
	5 or Newer	948	31.2%
Overall		3035	100.0%
Excluded		0	
Total		3035	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
50 to 75	.971	1.005	.055	6.7%
25 to 50	.970	1.002	.056	7.1%
5 to 25	.969	.978	.050	6.6%
5 or Newer	.976	1.006	.056	7.5%
Overall	.971	.993	.054	7.0%

Improved Area

Case Processing Summary

		Count	Percent
ImpSFRec	LE 500 sf	3	0.1%
	500 to 1,000 sf	105	3.5%
	1,000 to 1,500 sf	727	24.0%
	1,500 to 2,000 sf	1070	35.3%
	2,000 to 3,000 sf	829	27.3%
	3,000 sf or Higher	301	9.9%
Overall		3035	100.0%
Excluded		0	
Total		3035	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
LE 500 sf	1.000	.978	.022	4.4%
500 to 1,000 sf	.939	1.003	.046	6.2%
1,000 to 1,500 sf	.961	1.003	.046	6.0%
1,500 to 2,000 sf	.973	1.005	.050	6.5%
2,000 to 3,000 sf	.981	1.008	.057	7.3%
3,000 sf or Higher	.972	.963	.071	9.2%
Overall	.971	.993	.054	7.0%

Improvement Quality

Case Processing Summary

		Count	Percent
QUALITY	2 - FAIR	317	10.4%
	3 - AVERAGE	1014	33.4%
	4 - GOOD	1633	53.8%
	5 - VERY GOOD	67	2.2%
	6 - EXCELLENT	4	0.1%
Overall		3035	100.0%
Excluded		0	
Total		3035	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
2 - FAIR	.965	1.002	.057	7.2%
3 - AVERAGE	.973	1.002	.049	6.4%
4 - GOOD	.972	.986	.056	7.3%
5 - VERY GOOD	.952	1.006	.056	7.5%
6 - EXCELLENT	1.001	.993	.021	3.9%
Overall	.971	.993	.054	7.0%

Improvement Condition

Case Processing Summary

		Count	Percent
CONDITION	1 - AVERAGE	1	0.0%
	1 - POOR	5	0.2%
	2 - GOOD	2	0.1%
	3 - AVERAGE	2238	73.7%
	4 - GOOD	537	17.7%
	AVERAGE	83	2.7%
	GOOD	169	5.6%
Overall		3035	100.0%
Excluded		0	
Total		3035	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
1 - AVERAGE	1.008	1.000	.000	.
1 - POOR	1.011	1.000	.030	4.3%
2 - GOOD	1.070	.985	.064	9.0%
3 - AVERAGE	.973	1.003	.052	6.7%
4 - GOOD	.960	1.006	.066	8.5%
AVERAGE	.967	1.001	.047	6.3%
GOOD	.974	1.003	.039	5.2%
Overall	.971	.993	.054	7.0%

Commercial Median Ratio Stratification

Sale Price

Case Processing Summary

		Count	Percent
SPRec	\$200K to \$300K	10	21.3%
	\$300K to \$500K	6	12.8%
	\$500K to \$750K	3	6.4%
	\$750K to \$1,000K	3	6.4%
	Over \$1,000K	25	53.2%
Overall		47	100.0%
Excluded		0	
Total		47	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
\$200K to \$300K	1.008	1.003	.114	14.4%
\$300K to \$500K	1.010	1.000	.023	3.2%
\$500K to \$750K	.925	1.003	.027	5.3%
\$750K to \$1,000K	.988	.999	.010	1.8%
Over \$1,000K	.981	1.032	.079	12.7%
Overall	.988	1.052	.074	11.5%

Subclass

Case Processing Summary

		Count	Percent
ABSTRIMP	2212.00	7	14.9%
	2220.00	11	23.4%
	2230.00	8	17.0%
	2235.00	3	6.4%
	2245.00	14	29.8%
	3215.00	1	2.1%
	3230.00	3	6.4%
Overall		47	100.0%
Excluded		0	
Total		47	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
2212.00	.968	.996	.032	4.2%
2220.00	.965	1.031	.056	11.1%
2230.00	.989	.999	.092	15.2%
2235.00	.819	.982	.078	14.8%
2245.00	1.004	1.009	.087	12.1%
3215.00	1.138	1.000	.000	.
3230.00	1.005	.999	.027	4.6%
Overall	.988	1.052	.074	11.5%

Improvement Age

Case Processing Summary

		Count	Percent
AgeRec	0	30	63.8%
	25 to 50	6	12.8%
	5 to 25	3	6.4%
	5 or Newer	8	17.0%
Overall		47	100.0%
Excluded		0	
Total		47	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
0	.975	1.032	.071	11.6%
25 to 50	1.004	1.022	.062	12.7%
5 to 25	1.005	1.011	.034	5.3%
5 or Newer	1.008	1.004	.103	12.5%
Overall	.988	1.052	.074	11.5%

Improved Area

Case Processing Summary

		Count	Percent
ImpSFRec	500 to 1,000 sf	1	2.1%
	1,000 to 1,500 sf	8	17.0%
	1,500 to 2,000 sf	6	12.8%
	2,000 to 3,000 sf	3	6.4%
	3,000 sf or Higher	29	61.7%
Overall		47	100.0%
Excluded		0	
Total		47	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
500 to 1,000 sf	.796	1.000	.000	.
1,000 to 1,500 sf	1.008	1.005	.100	13.4%
1,500 to 2,000 sf	1.029	1.005	.040	5.5%
2,000 to 3,000 sf	.994	1.005	.014	2.3%
3,000 sf or Higher	.981	1.032	.073	11.8%
Overall	.988	1.052	.074	11.5%

Vacant Land Median Ratio Stratification

Sale Price

Case Processing Summary

		Count	Percent
SPRec	\$50K to \$100K	1	2.8%
	\$100K to \$150K	3	8.3%
	\$150K to \$200K	2	5.6%
	\$200K to \$300K	1	2.8%
	\$300K to \$500K	7	19.4%
	\$500K to \$750K	9	25.0%
	\$750K to \$1,000K	2	5.6%
	Over \$1,000K	11	30.6%
Overall		36	100.0%
Excluded		0	
Total		36	

Ratio Statistics for CURRLND / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
\$50K to \$100K	1.195	1.000	.000	.
\$100K to \$150K	1.248	1.000	.014	3.0%
\$150K to \$200K	1.714	1.000	.000	0.0%
\$200K to \$300K	1.250	1.000	.000	.
\$300K to \$500K	1.000	1.016	.149	22.8%
\$500K to \$750K	.887	.996	.099	15.2%
\$750K to \$1,000K	1.046	1.002	.060	8.4%
Over \$1,000K	1.011	1.039	.097	13.0%
Overall	1.000	1.085	.173	24.8%

Subclass

Case Processing Summary

	Count	Percent
ABSTRLND	100.00	10
	200.00	4
	300.00	2
	510.00	2
	530.00	1
	1112.00	9
	1125.00	3
	1613.50	1
	2120.00	1
	2130.00	2
	2135.00	1
Overall	36	100.0%
Excluded	0	
Total	36	

Ratio Statistics for CURRLND / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
100.00	.898	1.059	.201	34.8%
200.00	1.046	1.113	.150	20.3%
300.00	.914	.973	.094	13.3%
510.00	1.222	.988	.023	3.2%
530.00	1.063	1.000	.000	.
1112.00	1.143	1.088	.183	24.2%
1125.00	1.011	1.017	.061	12.8%
1613.50	1.058	1.000	.000	.
2120.00	.930	1.000	.000	.
2130.00	1.149	.999	.044	6.2%
2135.00	.753	1.000	.000	.
Overall	1.000	1.085	.173	24.8%