



# Colorado Legislative Council Staff

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## MEMORANDUM

February 17, 2000

TO: Members of the General Assembly

FROM: Deb Godshall, Assistant Director, (303) 866-3521  
Chris Ward, Senior Analyst, (303) 866-3521

SUBJECT: 1999 School District Cost-of-Living Study

This memorandum provides background information on the school district cost-of-living study and summarizes the findings of the most recent study.

### Summary

State law requires the Legislative Council Staff to conduct a study of the cost of living in each school district every two years. The results of the 1999 study indicate that the cost of living increased in all but three districts, and the increases in the cost of living ranged from 0.7 percent to 22.2 percent. The cost-of-living study is used to calculate cost-of-living factors, which are used in the funding formula for allocating money to school districts. Improvements to the study in 1999 included on-site visits to retail outlets in school districts and the collection of an additional 4,300 prices.

### The Cost-of-Living Study Is Required by Law

Section 22-54-104 (5) (c) (III), Colorado Revised Statutes, requires that a study be conducted every two years to update the cost-of-living factors used in the state's school funding formula. The first such study was conducted in 1993; a study has been conducted during the interim of each odd-numbered year since then with the most recent study conducted during the 1999 interim. The results of this most recent study will be used in determining school district cost-of-living factors for FYs 2000-01 and 2001-02.

## **The Study Measures the Cost of the Same Items in Each District**

The study measures the cost of an identical market basket of housing, goods and services, transportation, and taxes in each school district. The market basket was defined to include items available and affordable to a three-person household with an annual income of \$37,000, representing the average salary for public school teachers in Colorado.

For the 1999 study, the Legislative Council Staff contracted with two private vendors to provide data for computing the cost of a constant market basket of housing, goods and services, transportation, and taxes in each school district. Goods and services, transportation, and home mortgage information was collected by BBC Research & Consulting; housing value data was collected from county assessors and analyzed by Thos. Y. Pickett & Co., Inc.; and property and income tax information was compiled by Legislative Council Staff. Using data provided by private contractors and collected in-house, Legislative Council Staff computed the total cost of the market basket in each district.

***Housing.*** Housing costs include mortgage costs of principal and interest, property taxes, and homeowner's insurance (PITI), as well as the cost of utilities, maintenance, household supplies and operations, and household furnishings. PITI costs are based on the value of a 1,300 square-foot house in each school district.

T. Y. Pickett & Co. compiled a database of nearly all single-family homes in the state to estimate the market value of a 1,300-square-foot home in each school district. Pickett determined the value of the home by multiplying the median sales price per square foot of homes sold within each school district by 1,300 square feet. In the limited number of situations in which the database of homes sold within a district was not sufficient to estimate the value of a 1,300-square-foot house, assessor-determined values or sales from surrounding areas were used to supplement the sample of properties within an individual district.

***Goods and Services.*** Items in the goods and services component include groceries, meals away from home, clothing, medical and dental care, recreation, and other day-to-day expenses. Data for the goods and services component came from a combination of school district visits and telephone surveys.

***Transportation.*** The transportation category consists of the annual cost of owning and operating personal vehicles. These costs included maintenance, gasoline and oil, licensing and registration, insurance, financing, and depreciation.

***Taxation.*** The taxation component includes federal and state income taxes, local occupation (head) taxes, and contributions to social security. The tax calculations are based on itemized deduction patterns reported to the Internal Revenue Service. For purposes of this analysis, sales taxes are included in the goods and services component, and property taxes are included in the housing component.

*Miscellaneous.* A miscellaneous cost component is included for long-term savings, investments, charitable donations, and life insurance, among other things. Using data from the Consumer Expenditures Survey conducted by the U.S. Bureau of Labor Statistics, a value of \$4,832 was assigned to all school districts.

*Changes from 1997 study.* As with previous studies, the 1999 study includes some changes in methodology designed to enhance the overall accuracy of the data collected. These changes include the following:

- ✓ The market basket of items priced included some new items and some substitutions for items priced in the past. These changes were made to achieve better consistency in the items priced throughout the state.
- ✓ Many of the prices for items in the market basket were gathered through personal visits to outlets, and about 4,300 additional prices were collected to meet certain benchmarks of statistical validity..
- ✓ National data on consumer expenditure patterns was used in place of regional data so that the most recent data on expenditure patterns could be incorporated into the study.

### **School District Labor Pool Areas Were Also Updated**

Along with pricing data, we collected new information on school district labor pool areas. Ninety-one districts in the state provided the Colorado Department of Education with information on where their employees live. For these districts, the new labor pool area information was incorporated into the calculation of new cost-of-living amounts. For the remaining 85 districts, the cost-of-living amount was based on information provided by districts in a 1997 survey.

### **Results of the Study Show an Increase for Nearly All Districts**

Table 1, attached, shows the results of the 1999 study for each component of the market basket and for the total cost of the market basket by school district and by school district labor pool areas. The figures for the school district labor pool areas are the figures actually used in the calculation of district cost-of-living factors.

Results from the 1999 study indicate that the cost of living in Colorado school districts ranges from a low of \$36,905 to a high of \$68,138, after adjusting for labor pool areas. When compared to 1997, all but three districts experienced an increase in the cost of living. The largest increase was 22.15 percent, the smallest increase was 0.72 percent, and the largest decline was 16.73 percent.

**TABLE 1: 1999 SCHOOL DISTRICT COST-OF-LIVING STUDY RESULTS**

COUNTY DISTRICT	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
	HOUSING COSTS/1	TRANS-PORTATION COSTS/2	GOODS & SERVICES/3	MISC./4	INCOME TAXES/5	2000 DISTRICT COST OF LIVING	1998 LABOR POOL COST OF LIVING	2000 LABOR POOL COST OF LIVING	PCT CHG	PCT CHG RANK
STATEWIDE AVERAGE	\$14,741	\$8,181	\$12,066	\$4,832	\$3,817	\$43,636	\$40,778	\$43,693	7.15%	
ADAMS MAPLETON	\$17,414	\$8,236	\$12,221	\$4,832	\$3,495	\$46,198	\$42,696	\$46,876	9.79%	33
ADAMS NORTHGLENN	17,798	8,038	12,220	4,832	3,417	46,305	42,826	\$46,879	9.46%	39
ADAMS COMMERCE CITY	17,144	8,175	12,218	4,832	3,470	45,839	42,530	\$46,808	10.06%	30
ADAMS BRIGHTON	18,388	8,263	12,114	4,832	3,383	46,980	42,748	\$46,894	9.70%	36
ADAMS BENNETT	19,872	8,303	12,135	4,832	3,121	48,263	42,600	\$47,589	11.71%	15
ADAMS STRASBURG	18,254	8,062	12,071	4,832	3,315	46,534	41,767	\$46,664	11.72%	14
ADAMS WESTMINSTER	19,269	8,139	12,217	4,832	3,238	47,695	42,733	\$47,312	10.72%	24
ALAMOSA ALAMOSA	11,104	8,117	11,958	4,832	4,322	40,333	39,668	\$40,240	1.44%	172
ALAMOSA SANGRE DECRISTO	9,717	8,117	11,978	4,832	4,380	39,024	39,233	\$39,024	-0.53%	174
ARAPAHOE ENGLEWOOD	21,295	8,031	12,219	4,832	2,904	49,281	43,252	\$47,486	9.79%	34
ARAPAHOE SHERIDAN	19,505	8,031	12,220	4,832	3,202	47,790	43,154	\$47,253	9.50%	38
ARAPAHOE CHERRY CREEK	17,350	7,996	12,220	4,832	3,517	45,915	42,742	\$46,668	9.19%	45
ARAPAHOE LITTLETON	18,996	7,954	12,215	4,832	3,340	47,337	43,464	\$47,285	8.79%	52
ARAPAHOE DEER TRAIL	14,993	8,007	12,052	4,832	3,847	43,731	39,916	\$44,490	11.46%	17
ARAPAHOE AURORA	17,014	8,186	12,218	4,832	3,572	45,822	42,290	\$46,500	9.96%	32
ARAPAHOE BYERS	16,763	8,031	12,093	4,832	3,555	45,274	40,274	\$46,254	14.85%	3
ARCHULETA ARCHULETA	15,557	8,018	12,211	4,832	3,704	44,322	44,017	\$44,333	0.72%	173
BACA WALSH	9,376	8,360	11,734	4,832	4,380	38,682	37,498	\$38,676	3.14%	152
BACA PRITCHETT	9,177	8,360	11,631	4,832	4,380	38,380	37,125	\$38,415	3.47%	148
BACA SPRINGFIELD	9,286	8,422	11,689	4,832	4,380	38,609	37,546	\$38,605	2.82%	158
BACA VILAS	9,251	8,422	11,730	4,832	4,380	38,615	37,773	\$38,608	2.21%	165
BACA CAMPO	9,244	8,241	11,689	4,832	4,380	38,386	37,613	\$38,419	2.14%	166
BENT LAS ANIMAS	9,187	8,205	11,572	4,832	4,380	38,176	37,062	\$38,405	3.62%	145
BENT MCCLAVE	9,500	8,208	11,494	4,832	4,380	38,414	37,263	\$38,534	3.41%	149
BOULDER ST VRAIN	18,595	7,893	12,096	4,832	3,286	46,702	43,148	\$46,903	8.70%	57
BOULDER BOULDER	20,762	8,068	12,329	4,832	2,962	48,953	44,528	\$48,421	8.74%	56
CHAFFEE BUENA VISTA	16,452	8,025	11,933	4,832	3,512	44,754	41,304	\$44,754	8.35%	65
CHAFFEE SALIDA	15,432	7,900	12,028	4,832	3,595	43,787	41,940	\$43,782	4.39%	135
CHEYENNE KIT CARSON	8,996	8,652	11,763	4,832	4,380	38,623	37,565	\$38,707	3.04%	155
CHEYENNE CHEYENNE R-5	9,156	8,354	12,252	4,832	4,380	38,974	37,590	\$39,090	3.99%	142
CLEAR CREEK CLEAR CREEK	20,883	8,357	12,380	4,832	3,022	49,474	43,970	\$48,899	11.21%	18
CONEJOS NORTH CONEJOS	9,634	8,076	11,907	4,832	4,380	38,829	38,122	\$39,182	2.78%	159

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COUNTY DISTRICT	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
	HOUSING COSTS/1	TRANS-PORTATION COSTS/2	GOODS & SERVICES/3	MISC./4	INCOME TAXES/5	2000 DISTRICT COST OF LIVING	1998 LABOR POOL COST OF LIVING	2000 LABOR POOL COST OF LIVING	PCT CHG	PCT CHG RANK
STATEWIDE AVERAGE	\$14,741	\$8,181	\$12,066	\$4,832	\$3,817	\$43,636	\$40,778	\$43,693	7.15%	
CONEJOS SANFORD	9,191	8,046	11,891	4,832	4,380	38,340	38,018	\$38,723	1.85%	169
CONEJOS SOUTH CONEJOS	11,917	7,959	11,851	4,832	4,215	40,774	38,535	\$40,367	4.75%	131
COSTILLA CENTENNIAL	8,637	8,240	11,809	4,832	4,380	37,898	37,302	\$38,691	3.72%	144
COSTILLA SIERRA GRANDE	10,201	8,371	11,812	4,832	4,380	39,596	39,225	\$39,791	1.44%	171
CROWLEY CROWLEY	8,544	8,101	11,876	4,832	4,380	37,733	35,977	\$38,187	6.14%	116
CUSTER WESTCLIFFE	13,692	8,104	11,863	4,832	4,033	42,524	41,258	\$42,485	2.97%	156
DELTA DELTA	14,233	7,864	12,221	4,832	3,977	43,127	39,831	\$43,157	8.35%	66
DENVER DENVER	19,904	8,234	12,214	4,832	3,177	48,361	43,001	\$47,498	10.46%	28
DOLORES DOLORES	14,074	8,105	12,046	4,832	3,932	42,989	38,828	\$42,911	10.52%	26
DOUGLAS DOUGLAS	18,542	8,279	12,172	4,832	3,500	47,325	43,462	\$47,048	8.25%	69
EAGLE EAGLE	26,643	8,765	12,668	4,832	2,048	54,956	48,785	\$54,920	12.58%	10
ELBERT ELIZABETH	20,722	8,614	12,023	4,832	3,023	49,214	44,154	\$48,201	9.17%	46
ELBERT KIOWA	19,747	8,569	12,002	4,832	3,134	48,284	44,068	\$48,173	9.32%	43
ELBERT BIG SANDY	12,969	8,104	12,173	4,832	4,223	42,301	39,506	\$42,977	8.79%	53
ELBERT ELBERT	17,834	8,539	12,038	4,832	3,460	46,703	43,292	\$47,516	9.76%	35
ELBERT AGATE	14,463	8,343	12,179	4,832	3,998	43,815	40,103	\$43,842	9.32%	42
EL PASO CALHAN	15,319	8,134	12,068	4,832	3,850	44,203	42,162	\$45,098	6.96%	100
EL PASO HARRISON	17,912	8,271	12,213	4,832	3,340	46,568	43,552	\$49,282	13.16%	8
EL PASO WIDEFIELD	19,227	8,197	12,208	4,832	3,212	47,676	43,002	\$48,212	12.12%	12
EL PASO FOUNTAIN	20,492	8,322	12,070	4,832	3,016	48,732	43,039	\$48,426	12.52%	11
EL PASO COLORADO SPRINGS	19,180	8,259	12,216	4,832	3,169	47,656	43,655	\$48,472	11.03%	20
EL PASO CHEYENNE MOUNTAIN	25,966	8,303	12,171	4,832	2,122	53,394	43,799	\$50,707	15.77%	2
EL PASO MANITOU SPRINGS	22,037	8,375	12,140	4,832	2,751	50,135	43,419	\$49,137	13.17%	7
EL PASO ACADEMY	24,839	8,129	12,129	4,832	2,289	52,218	45,017	\$51,589	14.60%	5
EL PASO ELLICOTT	14,480	8,085	12,075	4,832	3,974	43,446	42,304	\$45,629	7.86%	79
EL PASO PEYTON	18,989	8,114	12,048	4,832	3,268	47,251	43,950	\$47,810	8.78%	54
EL PASO HANOVER	14,910	8,097	12,034	4,832	3,950	43,823	41,558	\$45,760	10.11%	29
EL PASO LEWIS-PALMER	24,942	8,100	12,073	4,832	2,397	52,344	46,312	\$51,279	10.73%	23
EL PASO FALCON	23,366	8,123	12,072	4,832	2,638	51,031	43,978	\$48,840	11.06%	19
EL PASO EDISON	14,702	8,018	12,036	4,832	3,938	43,526	40,697	\$44,151	8.49%	62
EL PASO MIAMI-YODER	13,855	7,994	12,065	4,832	4,078	42,824	39,047	\$44,327	13.52%	6
FREMONT CANON CITY	12,969	7,966	11,795	4,832	4,100	41,662	39,550	\$41,835	5.78%	121

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STATEWIDE AVERAGE	\$14,741	\$8,181	\$12,066	\$4,832	\$3,817	\$43,636	\$40,778	\$43,693	7.15%	
FREMONT FLORENCE	12,621	8,167	11,854	4,832	4,143	41,617	39,421	\$41,884	6.25%	115
FREMONT COTOPAXI	14,105	7,878	11,866	4,832	3,925	42,606	40,798	\$42,691	4.64%	132
GARFIELD ROARING FORK	20,335	8,306	12,463	4,832	2,956	48,892	46,148	\$49,666	7.62%	85
GARFIELD RIFLE	14,888	8,318	12,100	4,832	3,727	43,865	41,631	\$44,387	6.62%	109
GARFIELD PARACHUTE	14,417	8,331	12,239	4,832	3,870	43,689	40,769	\$43,630	7.02%	98
GILPIN GILPIN	16,391	8,237	12,219	4,832	3,626	45,305	42,649	\$47,289	10.88%	22
GRAND WEST GRAND	16,690	8,255	12,786	4,832	3,557	46,120	40,860	\$46,120	12.87%	9
GRAND EAST GRAND	19,795	8,340	12,264	4,832	3,058	48,289	43,524	\$48,277	10.92%	21
GUNNISON GUNNISON	17,811	8,199	12,066	4,832	3,267	46,175	43,246	\$46,175	6.77%	105
HINSDALE HINSDALE	18,112	8,218	12,140	4,832	3,295	46,597	43,790	\$46,541	6.28%	113
HUERFANO HUERFANO	10,269	8,274	11,967	4,832	4,380	39,722	38,451	\$40,043	4.14%	138
HUERFANO LA VETA	13,339	8,078	11,941	4,832	4,038	42,228	40,221	\$42,228	4.99%	129
JACKSON NORTH PARK	10,930	8,144	12,249	4,832	4,380	40,535	37,940	\$40,535	6.84%	103
JEFFERSON JEFFERSON	18,163	7,996	12,238	4,832	3,371	46,600	42,994	\$46,932	9.16%	47
KIOWA EADS	10,852	8,670	11,729	4,832	4,380	40,463	38,991	\$40,389	3.59%	146
KIOWA PLAINVIEW	10,993	8,586	11,748	4,832	4,380	40,539	39,081	\$40,304	3.13%	153
KIT CARSON ARRIBA-FLAGLER	10,597	8,648	11,981	4,832	4,380	40,438	38,386	\$40,437	5.34%	126
KIT CARSON HI PLAINS	10,697	8,275	12,219	4,832	4,380	40,403	38,380	\$40,446	5.38%	125
KIT CARSON STRATTON	11,055	8,321	12,143	4,832	4,380	40,731	37,949	\$40,781	7.46%	86
KIT CARSON BETHUNE	11,057	8,265	12,241	4,832	4,380	40,775	39,197	\$40,931	4.42%	134
KIT CARSON BURLINGTON	11,788	8,342	12,204	4,832	4,330	41,496	39,200	\$41,469	5.79%	120
LAKE LAKE	14,634	8,203	12,946	4,832	3,801	44,416	41,219	\$44,422	7.77%	81
LA PLATA DURANGO	17,923	8,119	12,067	4,832	3,318	46,259	43,151	\$46,094	6.82%	104
LA PLATA BAYFIELD	15,603	8,189	12,164	4,832	3,708	44,496	41,943	\$44,748	6.69%	107
LA PLATA IGNACIO	14,451	7,989	12,108	4,832	3,910	43,290	41,648	\$44,161	6.03%	118
LARIMER POUFRE	17,575	7,943	12,029	4,832	3,435	45,814	42,065	\$45,808	8.90%	49
LARIMER THOMPSON	17,454	7,899	12,138	4,832	3,407	45,730	42,013	\$45,770	8.94%	48
LARIMER ESTES PRK	20,671	8,147	12,294	4,832	2,893	48,837	43,411	\$48,436	11.58%	16
LAS ANIMAS TRINIDAD	10,993	8,217	11,843	4,832	4,349	40,234	39,215	\$40,230	2.59%	162
LAS ANIMAS PRIMERO	11,310	8,116	11,826	4,832	4,380	40,464	39,623	\$40,229	1.53%	170
LAS ANIMAS HOEHNE	10,519	8,116	11,821	4,832	4,380	39,668	38,848	\$39,764	2.36%	163
LAS ANIMAS AGUILAR	8,535	8,076	11,809	4,832	4,380	37,632	37,379	\$38,363	2.63%	161

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COUNTY DISTRICT	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
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STATEWIDE AVERAGE	\$14,741	\$8,181	\$12,066	\$4,832	\$3,817	\$43,636	\$40,778	\$43,693	7.15%	
LAS ANIMAS BRANSON	7,777	8,116	11,800	4,832	4,380	36,905	35,662	\$36,905	3.49%	147
LAS ANIMAS KIM	8,102	8,116	11,767	4,832	4,380	37,197	35,745	\$37,191	4.05%	139
LINCOLN GENOA-HUGO	11,021	8,256	12,056	4,832	4,380	40,545	39,053	\$40,994	4.97%	130
LINCOLN LIMON	13,299	8,457	12,051	4,832	4,101	42,740	39,915	\$42,513	6.51%	111
LINCOLN KARVAL	10,275	8,376	11,879	4,832	4,380	39,742	37,876	\$39,795	5.07%	128
LOGAN VALLEY	12,288	8,088	11,901	4,832	4,220	41,329	38,602	\$41,268	6.91%	102
LOGAN FRENCHMAN	10,547	8,033	11,896	4,832	4,380	39,688	37,812	\$40,437	6.94%	101
LOGAN BUFFALO	10,515	7,973	11,909	4,832	4,380	39,609	37,779	\$40,426	7.01%	99
LOGAN PLATEAU	10,390	7,973	11,889	4,832	4,380	39,464	37,260	\$40,253	8.03%	77
MESA DEBEQUE	12,259	7,918	12,404	4,832	4,222	41,635	38,658	\$42,254	9.30%	44
MESA PLATEAU	12,656	7,874	12,404	4,832	4,102	41,868	39,198	\$42,020	7.20%	93
MESA MESA VALLEY	14,008	7,800	12,410	4,832	3,925	42,975	39,717	\$42,968	8.19%	71
MINERAL CREEDE	13,142	8,064	12,261	4,832	4,034	42,333	39,919	\$42,291	5.94%	119
MOFFAT MOFFAT	12,276	8,317	12,067	4,832	4,260	41,752	39,527	\$41,917	6.05%	117
MONTEZUMA MONTEZUMA	13,213	8,100	12,028	4,832	4,029	42,202	40,839	\$42,535	4.15%	137
MONTEZUMA DOLORES	15,089	8,160	12,203	4,832	3,712	43,996	39,997	\$43,325	8.32%	68
MONTEZUMA MANCOS	13,925	8,007	12,040	4,832	3,940	42,744	40,808	\$43,095	5.60%	123
MONTROSE MONTROSE	14,426	8,053	12,501	4,832	3,965	43,777	40,659	\$43,801	7.73%	82
MONTROSE WEST END	11,406	8,194	12,452	4,832	4,380	41,264	37,678	\$41,264	9.52%	37
MORGAN BRUSH	14,832	7,997	11,919	4,832	3,806	43,386	39,975	\$43,361	8.47%	63
MORGAN FT MORGAN	14,844	8,173	11,868	4,832	3,850	43,567	39,959	\$43,491	8.84%	51
MORGAN WELDON	13,018	8,037	11,849	4,832	4,194	41,930	39,789	\$43,201	8.58%	60
MORGAN WIGGINS	12,906	7,997	11,883	4,832	4,193	41,811	39,275	\$42,690	8.70%	59
OTERO EAST OTERO	12,041	7,833	11,607	4,832	4,217	40,530	37,606	\$40,342	7.28%	88
OTERO ROCKY FORD	11,303	8,121	11,802	4,832	4,338	40,396	37,373	\$40,313	7.87%	78
OTERO MANZANOLA	11,132	8,101	11,574	4,832	4,379	40,018	37,060	\$39,733	7.21%	92
OTERO FOWLER	11,742	8,208	11,754	4,832	4,238	40,774	37,664	\$40,696	8.05%	75
OTERO CHERAW	11,108	7,825	11,586	4,832	4,380	39,731	37,209	\$39,905	7.25%	91
OTERO SWINK	11,179	7,817	11,642	4,832	4,319	39,789	37,335	\$40,002	7.14%	95
OURAY OURAY	20,370	8,244	12,560	4,832	3,009	49,015	49,342	\$48,666	-1.37%	175
OURAY RIDGWAY	19,380	8,233	12,570	4,832	3,218	48,233	44,072	\$45,466	3.16%	151
PARK PLATTE CANYON	22,157	8,475	12,159	4,832	2,886	50,509	43,615	\$50,087	14.84%	4

**TABLE 1: 1999 SCHOOL DISTRICT COST-OF-LIVING STUDY RESULTS**

COUNTY	DISTRICT	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
		HOUSING COSTS/1	TRANS-PORTATION COSTS/2	GOODS & SERVICES/3	MISC./4	INCOME TAXES/5	2000 DISTRICT COST OF LIVING	1998 LABOR POOL COST OF LIVING	2000 LABOR POOL COST OF LIVING	PCT CHG	PCT CHG RANK
STATEWIDE	AVERAGE	\$14,741	\$8,181	\$12,066	\$4,832	\$3,817	\$43,636	\$40,778	\$43,693	7.15%	
	PARK PARK	17,542	8,455	12,239	4,832	3,393	46,461	42,227	\$46,744	10.70%	25
	PHILLIPS HOLYOKE	12,192	8,776	11,937	4,832	4,207	41,944	38,761	\$41,947	8.22%	70
	PHILLIPS HAXTUN	12,776	8,861	11,848	4,832	4,187	42,504	38,582	\$42,188	9.35%	40
	PITKIN ASPEN	51,486	8,943	13,521	4,832	0	78,782	55,782	\$68,138	22.15%	1
	PROWERS GRANADA	9,524	8,469	11,724	4,832	4,380	38,929	37,590	\$39,080	3.96%	143
	PROWERS LAMAR	10,279	8,415	11,682	4,832	4,380	39,588	38,026	\$39,560	4.03%	141
	PROWERS HOLLY	9,202	8,388	11,658	4,832	4,380	38,460	37,640	\$38,492	2.26%	164
	PROWERS WILEY	10,418	8,220	11,673	4,832	4,380	39,523	38,017	\$39,551	4.04%	140
	PUEBLO PUEBLO CITY	14,478	8,193	11,998	4,832	3,936	43,437	40,136	\$43,693	8.86%	50
	PUEBLO PUEBLO RURAL	15,815	7,996	11,994	4,832	3,756	44,393	40,932	\$44,084	7.70%	83
	RIO BLANCO MEEKER	10,238	8,308	12,194	4,832	4,380	39,952	37,800	\$39,952	5.69%	122
	RIO BLANCO RANGELY	10,664	8,518	12,413	4,832	4,380	40,807	37,324	\$40,809	9.34%	41
	RIO GRANDE DEL NORTE	11,960	7,968	12,303	4,832	4,220	41,283	39,426	\$41,121	4.30%	136
	RIO GRANDE MONTE VISTA	11,874	8,056	12,084	4,832	4,240	41,086	39,594	\$40,938	3.39%	150
	RIO GRANDE SARGENT	11,498	7,992	12,136	4,832	4,343	40,801	38,757	\$40,497	4.49%	133
	ROUTT HAYDEN	14,339	8,669	12,061	4,832	3,912	43,813	42,958	\$45,237	5.31%	127
	ROUTT STEAMBOAT SPRINGS	22,220	8,837	12,365	4,832	2,639	50,893	46,935	\$50,366	7.31%	87
	ROUTT SOUTH ROUTT	14,800	8,899	12,349	4,832	3,856	44,736	43,117	\$45,967	6.61%	110
	SAGUACHE MTN VALLEY	9,192	7,683	12,105	4,832	4,380	38,192	37,762	\$38,844	2.87%	157
	SAGUACHE MOFFAT	11,074	7,692	12,020	4,832	4,368	39,986	38,334	\$39,500	3.04%	154
	SAGUACHE CENTER	8,961	7,832	12,077	4,832	4,380	38,082	38,497	\$39,273	2.02%	167
	SAN JUAN SILVERTON	15,049	8,458	12,189	4,832	3,915	44,443	43,661	\$44,539	2.01%	168
	SAN MIGUEL TELLURIDE	31,578	8,801	13,322	4,832	1,298	59,831	70,233	\$58,481	-16.73%	176
	SAN MIGUEL NORWOOD	16,103	8,175	12,462	4,832	3,712	45,284	44,235	\$45,418	2.67%	160
	SEDGWICK JULESBURG	10,836	8,101	11,946	4,832	4,380	40,095	37,738	\$40,184	6.48%	112
	SEDGWICK PLATTE VLY	11,543	8,101	11,853	4,832	4,380	40,709	38,115	\$40,644	6.64%	108
	SUMMIT SUMMIT	22,070	8,171	12,863	4,832	2,719	50,655	46,679	\$50,499	8.18%	72
	TELLER CRIPPLE CREEK	16,149	8,086	12,078	4,832	3,598	44,743	41,084	\$45,403	10.51%	27
	TELLER WOODLAND PARK	18,909	8,079	12,034	4,832	3,190	47,044	42,348	\$47,474	12.10%	13
	WASHINGTON AKRON	12,453	8,196	11,934	4,832	4,285	41,700	38,351	\$41,544	8.33%	67
	WASHINGTON ARICKAREE	10,956	8,157	11,874	4,832	4,380	40,199	37,546	\$40,243	7.18%	94
	WASHINGTON OTIS	10,705	8,178	11,837	4,832	4,380	39,932	36,653	\$40,307	9.97%	31



**TABLE 1: 1999 SCHOOL DISTRICT COST-OF-LIVING STUDY RESULTS**

COUNTY	DISTRICT	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
		HOUSING COSTS/1	TRANS-PORTATION COSTS/2	GOODS & SERVICES/3	MISC./4	INCOME TAXES/5	2000 DISTRICT COST OF LIVING	1998 LABOR POOL COST OF LIVING	2000 LABOR POOL COST OF LIVING	PCT CHG	PCT CHG RANK
STATEWIDE	AVERAGE	\$14,741	\$8,181	\$12,066	\$4,832	\$3,817	\$43,636	\$40,778	\$43,693	7.15%	
WASHINGTON	LONE STAR	10,875	8,157	11,828	4,832	4,380	40,072	37,674	\$40,410	7.26%	90
WASHINGTON	WOODLIN	10,863	8,157	11,940	4,832	4,380	40,172	38,070	\$40,172	5.52%	124
	WELD GILCREST	17,232	8,016	11,957	4,832	3,513	45,550	41,871	\$45,377	8.37%	64
	WELD EATON	17,601	7,997	11,991	4,832	3,382	45,803	41,982	\$45,406	8.16%	73
	WELD KEENESBURG	15,569	8,006	11,997	4,832	3,756	44,160	41,399	\$44,999	8.70%	58
	WELD WINDSOR	17,921	7,719	11,900	4,832	3,398	45,770	41,929	\$45,600	8.76%	55
	WELD JOHNSTOWN	17,441	7,794	11,892	4,832	3,474	45,433	42,420	\$45,426	7.09%	97
	WELD GREELEY	16,736	7,788	11,994	4,832	3,534	44,884	41,724	\$44,991	7.83%	80
	WELD PLATTE VLY	17,530	7,873	11,936	4,832	3,426	45,597	41,631	\$45,195	8.56%	61
	WELD FORT LUPTON	17,472	8,205	11,973	4,832	3,597	46,079	42,743	\$46,212	8.12%	74
	WELD AULT-HGHLND	15,442	8,071	11,975	4,832	3,710	44,030	42,102	\$44,950	6.76%	106
	WELD BRIGGSDALE	11,397	7,882	11,948	4,832	4,380	40,439	39,073	\$41,522	6.27%	114
	WELD PRAIRIE	11,605	7,924	11,924	4,832	4,380	40,665	38,605	\$41,410	7.27%	89
	WELD GROVER	10,724	7,882	11,968	4,832	4,380	39,786	37,759	\$40,652	7.66%	84
YUMA	WEST YUMA	11,101	8,406	12,043	4,832	4,380	40,762	38,042	\$40,751	7.12%	96
YUMA	EAST YUMA	10,965	8,449	12,079	4,832	4,380	40,705	37,685	\$40,713	8.04%	76

/1 Housing costs include principal, interest, taxes, and insurance (PITI), plus utilities, maintenance, supplies, and furnishings.

/2 Transportation includes the costs for two vehicles, such as gas, oil, insurance, registration, and maintenance.

/3 Goods and services include food, clothing, health care, entertainment, etc. as well as applicable sales taxes.

/4 Miscellaneous costs include long term savings, investments, charitable donations, life insurance, etc.

/5 Income taxes include state and federal income taxes, local occupation taxes, and social security.