



Colorado  
Legislative  
Council  
Staff

Room 029 State Capitol, Denver, CO 80203-1784

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**MEMORANDUM**

March 9, 2004

**TO:** Members of the General Assembly  
**FROM:** Amy Zook, Principal Analyst II, 303-866-4750  
**SUBJECT:** 2003 School District Cost-of-Living Study

This memorandum provides background information on the school district cost-of-living study. Table 1, attached, presents the results of the study by school district.

**Summary**

Legislative Council Staff conducts a study of the cost of living in each school district every two years, as required by state law. The results of the 2003 study indicate that the cost of living increased in 177 school districts and declined in 1 district. The cost-of-living study is used to calculate cost-of-living factors, which are used in the formula for allocating money to school districts. The 2003 study continued the practice of on-site visits to retail outlets in school districts. It also included a methodological change pertaining to how income taxes are counted within total expenditures.

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

A cost-of-living study is required to be conducted every two years to update the cost-of-living factors used in the state's school finance funding formula.<sup>1</sup> The first study was conducted in 1993; a study has been conducted in the interim of each odd-numbered year since. The 2003

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<sup>1</sup> Section 22-54-104 (5) (c) (III), C.R.S.

study results are used to determine school district cost-of-living factors for FYs 2004-05 and 2005-06.

### **Results of the Study Are Contained in Table 1**

Table 1, attached, shows the results of the 2003 study by school district and by school district labor pool area. The school district labor pool area figures are used in the calculation of district cost-of-living factors.

Results from the 2003 study indicate that the cost of living in Colorado school districts ranges from a low of \$33,301 to a high of \$56,081, after adjusting for labor pool areas. As compared to 2001, 177 school districts experienced an increase in the cost of living and one school district experienced a decline. The largest increase was 11.4 percent and the decline was 0.7 percent. The annual income used to measure the cost of living in each district increased 5.3 percent. When each district's change in cost of living is reduced by the percentage increase in the income level used in the study, 83 districts had an increase in the cost of living.

The method for calculating the cost-of-living factors, using the cost-of-living dollar amounts, is contained in state statute. Each district's factor stays the same as last year's factor unless its cost of living increased by more than 1.1 percent, the rate of inflation. In that case, the district's factor is last year's factor plus an amount equal to its percentage increase in cost of living divided by inflation and divided by 1,000. State law precludes a district's factor from decreasing.

### **The 2003 Study Contains Methodological Changes**

The 2003 study includes changes in methodology designed to enhance the overall accuracy of the final cost-of-living amounts. The primary change involves income taxes. Income taxes for the 2003 study were calculated under the weights assigned taxes in the *Consumer Expenditures Survey*. In prior years, income taxes were not identified as an expenditure category within the benchmark household income. Taxes were added on top of each district's cost of living. As a result, the study was spending more money than the benchmark household income and "overweighting" taxes compared to other expenditure categories. By including income taxes as an expenditure category, the benchmark household income of \$40,000 for 2003 is considered before-tax income.

To provide an "apples-to-apples" comparison between the results of the 2003 study and the 2001 study, the 2001 cost-of-living amounts have been recalculated to include income taxes as an expenditure category. The 2001 amounts were recalculated so that the \$38,000 benchmark household income is a total or "before-tax" income rather than the previously calculated "after-tax" income.

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

Along with pricing data, we updated information on school district labor pool areas. The labor pool areas are based on data provided by the districts to the Colorado Department of Education. For the 2003 study we calculated labor pool areas using the full-time employee count for each school district. Prior cost-of-living studies used the employee headcount for each district. Again, to provide an "apples-to-apples" comparison between the results of the 2003 study and the 2001 study, the 2001 labor pool areas were updated, based on the full-time employee counts.

Information on where employees live is current to the fall of 2002 for all districts for the 2003 labor pool areas and the fall of 2001 for the 2001 labor pool areas. The data is used to calculate the new labor pool cost-of-living amounts.

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

The cost-of-living study measures the cost of a similar 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 \$40,000.

For the 2003 study, the Legislative Council Staff contracted with two private vendors to provide data for computing the cost of a constant market basket in each school district. Goods and services, transportation, income taxes, and home mortgage information was collected by Pacey Economics Group. Pacey continued the practice of on-site visits to retail outlets in school districts to collect information. Housing value data was analyzed by ValueWest, Inc. The housing value data was forwarded by Legislative Council Staff to Pacey. Pacey then 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.

ValueWest analyzed 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 district. The approach used to estimate the value involved a number of steps. Whenever a statistically valid sample of home sales within a 1,200-to-1,400 square-foot range existed, the home value was determined by multiplying the median sales price per square foot of this group of homes by 1,300 square feet. When a school district did not have a statistically valid sample of homes within the prescribed square-footage range, the range was expanded until an adequate number of home sales was collected. In some school districts, it was necessary to use all home sales. The value in these districts was determined by multiplying the median sales price per square foot of the number of homes

necessary to reach the sample size 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 values 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 come 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 include maintenance and repairs, gasoline and oil, insurance, and vehicle financing.

***Taxation.*** The taxation component includes federal and state income taxes and local occupation (head) taxes. Sales taxes are included under the goods and services component. Property taxes are included in the housing component.

***Miscellaneous.*** A miscellaneous cost component is included for long-term saving, 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 \$5,449 was assigned to all school districts.

**TABLE 1: 2003 SCHOOL DISTRICT COST-OF-LIVING STUDY RESULTS**

COUNTY	SCHOOL DISTRICT	HOUSING COSTS/1	TRANS-PORTATION COSTS/2	GOODS & SERVICES/3	OTHER/4	INCOME TAXES/5	2001	2003	PCT CHG	2001	2003	PCT CHG
							DISTRICT COST OF LIVING	DISTRICT COST OF LIVING		LABOR POOL COST OF LIVING	LABOR POOL COST OF LIVING	
<b>State Average</b>		<b>11,520</b>	<b>9,006</b>	<b>12,652</b>	<b>5,449</b>	<b>1,373</b>	<b>38,000</b>	<b>40,000</b>	<b>5.3%</b>			
Adams	Mapleton	11,556	9,073	12,812	5,449	1,373	38,276	40,263	5.2%	38,697	40,735	5.3%
Adams	Northglenn	12,049	9,150	12,799	5,449	1,373	38,949	40,820	4.8%	38,968	40,951	5.1%
Adams	Commerce City	11,338	9,136	12,757	5,449	1,373	37,957	40,053	5.5%	38,560	40,537	5.1%
Adams	Brighton	12,373	9,186	12,042	5,449	1,373	37,567	40,423	7.6%	38,051	40,527	6.5%
Adams	Bennett	13,045	9,173	12,740	5,449	1,373	39,338	41,780	6.2%	38,852	41,179	6.0%
Adams	Strasburg	13,038	8,902	12,682	5,449	1,373	38,728	41,444	7.0%	38,577	41,120	6.6%
Adams	Westminster	11,819	9,127	12,804	5,449	1,373	38,406	40,572	5.6%	38,813	41,023	5.7%
Alamosa	Alamosa	7,231	8,800	12,162	5,449	1,373	33,121	35,015	5.7%	33,192	34,987	5.4%
Alamosa	Sangre de Cristo	7,350	8,700	12,155	5,449	1,373	33,096	35,027	5.8%	33,096	35,027	5.8%
Arapahoe	Englewood	11,677	9,102	12,775	5,449	1,373	38,985	40,376	3.6%	38,860	40,684	4.7%
Arapahoe	Sheridan	11,878	9,102	12,774	5,449	1,373	38,469	40,576	5.5%	38,746	40,776	5.2%
Arapahoe	Cherry Creek	11,336	9,058	12,772	5,449	1,373	38,167	39,988	4.8%	38,411	40,339	5.0%
Arapahoe	Littleton	12,389	9,055	12,763	5,449	1,373	38,896	41,029	5.5%	38,885	40,965	5.3%
Arapahoe	Deer Trail	10,596	8,913	12,428	5,449	1,373	37,713	38,759	2.8%	37,780	39,268	3.9%
Arapahoe	Aurora	11,468	9,058	12,760	5,449	1,381	38,036	40,116	5.5%	38,337	40,338	5.2%
Arapahoe	Byers	11,361	8,807	12,587	5,449	1,373	37,389	39,577	5.9%	37,860	40,065	5.8%
Archuleta	Archuleta	9,384	8,831	13,005	5,449	1,373	36,967	38,042	2.9%	36,967	38,042	2.9%
Baca	Walsh	6,356	8,998	11,433	5,449	1,373	32,074	33,609	4.8%	32,134	33,644	4.7%
Baca	Pritchett	6,257	8,998	11,103	5,449	1,373	31,569	33,180	5.1%	31,686	33,301	5.1%
Baca	Springfield	6,787	9,096	11,112	5,449	1,373	32,410	33,817	4.3%	32,360	33,772	4.4%
Baca	Vilas	6,236	8,998	11,124	5,449	1,373	31,813	33,180	4.3%	32,398	33,761	4.2%
Baca	Campo	6,576	8,998	11,078	5,449	1,373	31,697	33,474	5.6%	31,975	33,613	5.1%
Bent	Las Animas	6,934	8,805	11,771	5,449	1,373	32,722	34,332	4.9%	32,778	34,417	5.0%
Bent	McClave	6,752	8,577	11,361	5,449	1,373	32,525	33,512	3.0%	32,898	34,138	3.8%
Boulder	St. Vrain	12,358	8,960	12,601	5,449	1,373	38,715	40,741	5.2%	38,729	40,793	5.3%
Boulder	Boulder	14,641	9,026	12,732	5,449	1,373	41,049	43,221	5.3%	40,499	42,614	5.2%
Chaffee	Buena Vista	10,051	8,987	12,441	5,449	1,373	36,499	38,301	4.9%	36,507	38,287	4.9%
Chaffee	Salida	9,411	8,960	11,825	5,449	1,373	36,397	37,018	1.7%	36,384	37,020	1.7%
Cheyenne	Kit Carson	5,960	9,123	12,414	5,449	1,373	32,402	34,319	5.9%	32,402	34,319	5.9%
Cheyenne	Cheyenne R-5	6,373	8,978	12,924	5,449	1,373	33,712	35,097	4.1%	33,712	35,097	4.1%
Clear Creek	Clear Creek	12,501	9,294	13,599	5,449	1,373	40,118	42,216	5.2%	39,887	41,981	5.2%
Conejos	North Conejos	6,332	8,851	12,328	5,449	1,373	33,367	34,333	2.9%	33,314	34,482	3.5%

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							DISTRICT COST OF LIVING	DISTRICT COST OF LIVING		LABOR POOL COST OF LIVING	LABOR POOL COST OF LIVING	
<b>State Average</b>		<b>11,520</b>	<b>9,006</b>	<b>12,652</b>	<b>5,449</b>	<b>1,373</b>	<b>38,000</b>	<b>40,000</b>	<b>5.3%</b>			
Conejos	Sanford	6,051	8,701	12,366	5,449	1,373	32,998	33,940	2.9%	33,118	34,163	3.2%
Conejos	South Conejos	6,310	8,962	12,354	5,449	1,373	34,036	34,448	1.2%	33,842	34,448	1.8%
Costilla	Centennial	6,378	8,976	12,357	5,449	1,373	33,483	34,533	3.1%	33,508	34,721	3.6%
Costilla	Sierra Grande	7,392	8,934	12,376	5,449	1,373	34,053	35,524	4.3%	33,601	35,249	4.9%
Crowley	Crowley	6,151	8,860	12,116	5,449	1,373	32,554	33,949	4.3%	32,662	34,300	5.0%
Custer	Westcliffe	9,910	8,815	12,353	5,449	1,373	35,118	37,900	7.9%	35,139	37,886	7.8%
Delta	Delta	9,244	8,945	12,561	5,449	1,373	36,326	37,572	3.4%	36,326	37,572	3.4%
Denver	Denver	11,989	8,984	12,890	5,449	1,397	38,818	40,709	4.9%	38,751	40,704	5.0%
Dolores	Dolores County RE-2	5,869	8,950	12,837	5,449	1,373	32,693	34,478	5.5%	32,836	34,630	5.5%
Douglas	Douglas	12,869	9,018	12,523	5,449	1,373	39,176	41,232	5.2%	38,899	40,972	5.3%
Eagle	Eagle	14,337	9,439	14,506	5,449	1,373	44,889	45,104	0.5%	44,835	45,063	0.5%
Elbert	Elizabeth	13,908	9,214	12,733	5,449	1,373	40,430	42,677	5.6%	39,727	41,836	5.3%
Elbert	Kiowa	13,376	9,146	12,720	5,449	1,373	38,467	42,064	9.4%	38,797	41,664	7.4%
Elbert	Big Sandy	9,635	9,346	13,036	5,449	1,373	36,485	38,839	6.5%	36,557	38,776	6.1%
Elbert	Elbert	12,201	9,091	12,913	5,449	1,373	38,628	41,027	6.2%	38,684	41,137	6.3%
Elbert	Agate	11,138	9,187	12,930	5,449	1,373	38,410	40,077	4.3%	37,771	39,630	4.9%
El Paso	Calhan	10,159	8,950	12,693	5,449	1,373	36,701	38,624	5.2%	37,016	39,141	5.7%
El Paso	Harrison	10,490	8,927	12,744	5,449	1,373	36,703	38,983	6.2%	37,953	40,106	5.7%
El Paso	Widefield	10,380	8,806	12,739	5,449	1,373	36,373	38,747	6.5%	37,210	39,460	6.0%
El Paso	Fountain	10,423	9,046	12,424	5,449	1,373	36,557	38,715	5.9%	37,210	39,420	5.9%
El Paso	Colorado Springs	11,256	8,806	12,770	5,449	1,373	37,455	39,654	5.9%	37,681	39,872	5.8%
El Paso	Cheyenne Mountain	14,282	8,927	12,554	5,449	1,373	40,794	42,585	4.4%	39,115	41,205	5.3%
El Paso	Manitou Springs	13,539	9,037	12,871	5,449	1,373	39,092	42,269	8.1%	38,402	40,908	6.5%
El Paso	Academy	13,825	8,806	12,765	5,449	1,373	40,295	42,218	4.8%	39,641	41,622	5.0%
El Paso	Ellicott	10,170	8,806	12,760	5,449	1,373	35,920	38,558	7.3%	36,771	39,164	6.5%
El Paso	Peyton	11,263	8,814	12,761	5,449	1,373	37,626	39,660	5.4%	37,900	39,988	5.5%
El Paso	Hanover	9,668	8,901	12,576	5,449	1,373	35,503	37,967	6.9%	35,937	38,315	6.6%
El Paso	Lewis-Palmer	14,314	9,056	12,960	5,449	1,373	40,916	43,152	5.5%	39,905	42,075	5.4%
El Paso	Falcon	11,998	8,806	12,759	5,449	1,373	38,223	40,385	5.7%	38,112	40,321	5.8%
El Paso	Edison	9,970	8,901	12,663	5,449	1,373	36,237	38,356	5.8%	36,032	38,738	7.5%
El Paso	Miami-Yoder	9,550	8,806	12,662	5,449	1,373	36,069	37,840	4.9%	36,601	38,585	5.4%
Fremont	Canon City	8,949	8,795	11,839	5,449	1,373	34,117	36,405	6.7%	34,208	36,455	6.6%

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Fremont	Florence	8,598	8,791	12,208	5,449	1,373	34,295	36,419	6.2%	34,391	36,604	6.4%
Fremont	Cotopaxi	9,986	8,832	11,719	5,449	1,373	35,587	37,359	5.0%	35,555	37,203	4.6%
Garfield	Roaring Fork RE-1	14,207	9,365	13,754	5,449	1,373	41,880	44,148	5.4%	41,977	44,078	5.0%
Garfield	Rifle	10,267	9,206	12,909	5,449	1,373	37,833	39,204	3.6%	38,083	39,455	3.6%
Garfield	Parachute	9,210	9,315	12,483	5,449	1,373	36,162	37,830	4.6%	36,286	37,960	4.6%
Gilpin	Gilpin	11,968	9,048	13,184	5,449	1,373	38,258	41,022	7.2%	38,839	41,724	7.4%
Grand	West Grand	11,508	9,133	13,741	5,449	1,373	38,872	41,204	6.0%	38,872	41,204	6.0%
Grand	East Grand	13,420	9,166	13,691	5,449	1,373	40,559	43,099	6.3%	40,550	43,079	6.2%
Gunnison	Gunnison	10,726	8,895	12,855	5,449	1,373	39,578	39,298	-0.7%	39,578	39,298	-0.7%
Hinsdale	Hinsdale	11,575	9,191	12,238	5,449	1,373	38,112	39,826	4.5%	38,112	39,826	4.5%
Huerfano	Huerfano	6,863	9,129	12,259	5,449	1,373	33,252	35,073	5.5%	33,252	35,073	5.5%
Huerfano	La Veta	9,082	9,170	12,472	5,449	1,373	35,459	37,546	5.9%	35,092	37,079	5.7%
Jackson	North Park	8,626	9,099	12,565	5,449	1,373	34,992	37,112	6.1%	34,992	37,112	6.1%
Jefferson	Jefferson	12,104	9,090	12,823	5,449	1,373	38,728	40,839	5.5%	38,767	40,869	5.4%
Kiowa	Eads	6,776	8,781	11,581	5,449	1,373	32,692	33,960	3.9%	32,717	33,960	3.8%
Kiowa	Plainview	6,712	8,807	11,643	5,449	1,373	32,804	33,984	3.6%	32,833	34,123	3.9%
Kit Carson	Arriba-Flagler	6,502	9,199	12,575	5,449	1,373	33,944	35,098	3.4%	34,043	35,106	3.1%
Kit Carson	Hi Plains	6,380	9,100	12,938	5,449	1,373	33,849	35,240	4.1%	33,849	35,240	4.1%
Kit Carson	Stratton	6,696	9,180	12,809	5,449	1,373	34,501	35,507	2.9%	34,456	35,575	3.2%
Kit Carson	Bethune	6,938	9,081	12,894	5,449	1,373	34,342	35,735	4.1%	34,323	35,861	4.5%
Kit Carson	Burlington	7,271	9,180	12,866	5,449	1,373	34,313	36,139	5.3%	34,322	36,117	5.2%
Lake	Lake	8,974	9,156	13,443	5,449	1,373	37,207	38,395	3.2%	37,242	38,433	3.2%
La Plata	Durango	10,732	8,880	12,710	5,449	1,373	37,727	39,144	3.8%	37,639	39,062	3.8%
La Plata	Bayfield	9,744	8,860	12,876	5,449	1,373	37,177	38,302	3.0%	37,285	38,550	3.4%
La Plata	Ignacio	9,604	8,856	13,039	5,449	1,373	36,632	38,321	4.6%	36,928	38,477	4.2%
Larimer	Poudre	11,205	8,905	12,404	5,449	1,373	37,417	39,336	5.1%	37,401	39,316	5.1%
Larimer	Thompson	11,214	8,874	11,588	5,449	1,373	36,925	38,498	4.3%	37,073	38,755	4.5%
Larimer	Estes Park	13,760	9,114	12,522	5,449	1,373	40,060	42,218	5.4%	39,723	41,852	5.4%
Las Animas	Trinidad	8,183	8,781	11,453	5,449	1,373	33,121	35,239	6.4%	33,132	35,230	6.3%
Las Animas	Primero	7,527	8,585	11,478	5,449	1,373	33,202	34,412	3.6%	33,167	34,898	5.2%
Las Animas	Hoehne	7,905	8,585	11,424	5,449	1,373	33,406	34,736	4.0%	33,266	34,944	5.0%
Las Animas	Aguiar	6,985	8,609	11,596	5,449	1,373	32,739	34,012	3.9%	32,952	34,530	4.8%

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Las Animas	Branson	6,930	8,585	11,352	5,449	1,373	32,147	33,689	4.8%	32,430	36,123	11.4%
Las Animas	Kim	7,512	8,683	11,632	5,449	1,373	32,815	34,649	5.6%	32,752	34,573	5.6%
Lincoln	Genoa-Hugo	7,202	9,336	12,592	5,449	1,373	34,843	35,952	3.2%	34,884	35,986	3.2%
Lincoln	Limon	8,064	9,336	12,775	5,449	1,373	36,083	36,997	2.5%	36,074	37,034	2.7%
Lincoln	Karval	7,191	9,234	12,443	5,449	1,373	33,501	35,690	6.5%	33,501	35,690	6.5%
Logan	Valley	7,722	8,800	12,210	5,449	1,373	34,268	35,554	3.8%	34,267	35,555	3.8%
Logan	Frenchman	7,561	8,704	12,215	5,449	1,373	34,349	35,302	2.8%	34,400	35,447	3.0%
Logan	Buffalo	7,547	8,704	12,220	5,449	1,373	34,165	35,293	3.3%	34,434	35,409	2.8%
Logan	Plateau	7,399	8,704	12,211	5,449	1,373	33,632	35,136	4.5%	33,863	35,264	4.1%
Mesa	DeBeque	8,554	8,993	12,015	5,449	1,373	34,308	36,384	6.1%	34,570	36,504	5.6%
Mesa	Plateau Valley	8,524	8,787	12,017	5,449	1,373	34,763	36,150	4.0%	34,832	36,282	4.2%
Mesa	Mesa Valley	8,915	8,874	12,085	5,449	1,373	35,047	36,696	4.7%	35,049	36,696	4.7%
Mineral	Creede	8,436	8,996	12,514	5,449	1,373	36,159	36,768	1.7%	35,874	36,675	2.2%
Moffat	Moffat County RE 1	9,030	9,323	12,487	5,449	1,373	35,631	37,662	5.7%	35,819	37,710	5.3%
Montezuma	Montezuma	7,418	8,967	12,528	5,449	1,373	34,007	35,735	5.1%	34,282	36,093	5.3%
Montezuma	Dolores RE-4A	8,536	8,986	13,196	5,449	1,373	35,450	37,540	5.9%	34,905	36,819	5.5%
Montezuma	Mancos	8,089	9,078	12,537	5,449	1,373	34,908	36,526	4.6%	35,252	36,797	4.4%
Montrose	Montrose	9,377	8,910	12,236	5,449	1,373	35,681	37,345	4.7%	35,727	37,377	4.6%
Montrose	West End	8,074	8,919	12,740	5,449	1,373	35,215	36,555	3.8%	35,215	36,555	3.8%
Morgan	Brush	8,736	9,027	11,823	5,449	1,373	35,262	36,408	3.2%	35,262	36,408	3.2%
Morgan	Fort Morgan	9,153	8,979	12,089	5,449	1,373	36,053	37,043	2.7%	35,979	37,073	3.0%
Morgan	Weldon	8,279	8,832	12,033	5,449	1,373	35,034	35,966	2.7%	35,600	36,567	2.7%
Morgan	Wiggins	11,044	8,920	11,946	5,449	1,373	36,833	38,732	5.2%	36,660	38,535	5.1%
Otero	East Otero	7,770	8,941	11,716	5,449	1,373	33,049	35,249	6.7%	33,044	35,189	6.5%
Otero	Rocky Ford	7,113	8,900	11,876	5,449	1,373	32,955	34,711	5.3%	32,994	34,838	5.6%
Otero	Manzanola	6,763	8,851	11,797	5,449	1,373	32,723	34,233	4.6%	32,892	34,562	5.1%
Otero	Fowler	7,496	8,851	12,064	5,449	1,373	33,615	35,233	4.8%	33,570	35,223	4.9%
Otero	Cheraw	7,128	8,781	11,652	5,449	1,373	32,659	34,383	5.3%	32,816	34,655	5.6%
Otero	Swink	8,037	8,781	11,799	5,449	1,373	33,259	35,439	6.6%	33,110	35,132	6.1%
Ouray	Ouray	11,783	9,401	12,942	5,449	1,373	38,487	40,948	6.4%	38,394	40,649	5.9%
Ouray	Ridgway	11,431	9,352	12,886	5,449	1,373	38,502	40,491	5.2%	38,178	40,198	5.3%
Park	Platte Canyon	14,398	9,039	13,255	5,449	1,373	41,095	43,514	5.9%	40,773	42,968	5.4%



**TABLE 1: 2003 SCHOOL DISTRICT COST-OF-LIVING STUDY RESULTS**

COUNTY	SCHOOL DISTRICT	HOUSING COSTS/1	TRANS-PORTATION COSTS/2	GOODS & SERVICES/3	OTHER/4	INCOME TAXES/5	2001	2003	PCT CHG	2001	2003	PCT CHG
							DISTRICT COST OF LIVING	DISTRICT COST OF LIVING		LABOR POOL COST OF LIVING	LABOR POOL COST OF LIVING	
<b>State Average</b>		<b>11,520</b>	<b>9,006</b>	<b>12,652</b>	<b>5,449</b>	<b>1,373</b>	<b>38,000</b>	<b>40,000</b>	<b>5.3%</b>			
Park	Park County	11,643	9,293	13,258	5,449	1,373	38,927	41,016	5.4%	39,045	41,418	6.1%
Phillips	Holyoke	7,565	8,881	12,700	5,449	1,373	33,999	35,968	5.8%	34,064	35,927	5.5%
Phillips	Haxtun	7,793	8,871	12,264	5,449	1,373	35,074	35,750	1.9%	34,930	35,742	2.3%
Pitkin	Aspen	31,537	9,891	16,081	5,449	558	60,827	63,516	4.4%	54,174	56,081	3.5%
Prowers	Granada	6,493	8,966	11,315	5,449	1,373	32,471	33,596	3.5%	32,927	34,211	3.9%
Prowers	Lamar	8,319	8,903	11,478	5,449	1,373	33,593	35,522	5.7%	33,593	35,522	5.7%
Prowers	Holly	6,629	8,927	11,481	5,449	1,373	32,707	33,859	3.5%	32,707	33,859	3.5%
Prowers	Wiley	7,363	8,757	11,401	5,449	1,373	33,388	34,343	2.9%	33,419	34,708	3.9%
Pueblo	Pueblo City	8,617	8,916	12,487	5,449	1,373	34,425	36,842	7.0%	34,694	37,174	7.1%
Pueblo	Pueblo Rural	10,327	8,742	12,490	5,449	1,373	35,618	38,381	7.8%	35,216	37,881	7.6%
Rio Blanco	Meeker	8,991	9,229	12,521	5,449	1,373	35,247	37,563	6.6%	35,247	37,563	6.6%
Rio Blanco	Rangely	7,795	9,277	12,690	5,449	1,373	34,458	36,584	6.2%	34,458	36,584	6.2%
Rio Grande	Del Norte	7,470	8,883	12,587	5,449	1,373	34,735	35,762	3.0%	34,306	35,575	3.7%
Rio Grande	Monte Vista	7,451	8,883	12,333	5,449	1,373	33,544	35,489	5.8%	33,526	35,374	5.5%
Rio Grande	Sargent	7,200	8,786	12,355	5,449	1,373	33,501	35,163	5.0%	33,434	35,187	5.2%
Routt	Hayden	10,460	9,133	12,500	5,449	1,373	37,634	38,915	3.4%	38,466	39,901	3.7%
Routt	Steamboat Springs	14,949	9,141	13,029	5,449	1,373	43,233	43,941	1.6%	42,787	43,626	2.0%
Routt	South Routt	10,670	9,122	12,826	5,449	1,373	37,788	39,440	4.4%	38,501	40,005	3.9%
Saguache	Mountain Valley	6,294	9,082	12,133	5,449	1,373	33,216	34,331	3.4%	33,216	34,331	3.4%
Saguache	Moffat 2	7,990	9,071	12,133	5,449	1,373	34,107	36,016	5.6%	33,794	35,350	4.6%
Saguache	Center	6,312	9,208	12,346	5,449	1,373	32,968	34,688	5.2%	33,254	34,998	5.2%
San Juan	Silverton	9,935	9,297	12,813	5,449	1,373	36,146	38,867	7.5%	36,146	38,867	7.5%
San Miguel	Telluride	19,295	9,352	15,044	5,449	1,199	47,037	50,339	7.0%	46,007	48,850	6.2%
San Miguel	Norwood	9,443	9,228	13,577	5,449	1,373	37,308	39,070	4.7%	37,308	39,070	4.7%
Sedgwick	Julesburg	7,215	8,907	12,171	5,449	1,373	33,235	35,115	5.7%	33,258	35,097	5.5%
Sedgwick	Platte Valley RE-3	6,900	8,907	12,079	5,449	1,373	33,262	34,708	4.3%	33,287	34,733	4.3%
Summit	Summit	16,085	9,673	13,809	5,449	1,363	43,476	46,379	6.7%	43,199	46,008	6.5%
Teller	Cripple Creek	9,459	9,115	13,067	5,449	1,373	36,546	38,463	5.2%	36,948	38,980	5.5%
Teller	Woodland Park	11,796	9,185	13,224	5,449	1,373	38,377	41,027	6.9%	38,351	40,917	6.7%
Washington	Akron	7,680	8,989	12,005	5,449	1,373	34,523	35,496	2.8%	34,477	35,489	2.9%
Washington	Arickaree	7,606	8,891	12,087	5,449	1,373	33,639	35,406	5.3%	33,623	35,383	5.2%
Washington	Otis	7,028	8,961	12,034	5,449	1,373	33,473	34,845	4.1%	33,516	34,845	4.0%

**TABLE 1: 2003 SCHOOL DISTRICT COST-OF-LIVING STUDY RESULTS**

COUNTY	SCHOOL DISTRICT	HOUSING COSTS/1	TRANS-PORTATION COSTS/2	GOODS & SERVICES/3	OTHER/4	INCOME TAXES/5	2001	2003	PCT CHG	2001	2003	PCT CHG
							DISTRICT COST OF LIVING	DISTRICT COST OF LIVING		LABOR POOL COST OF LIVING	LABOR POOL COST OF LIVING	
<b>State Average</b>		<b>11,520</b>	<b>9,006</b>	<b>12,652</b>	<b>5,449</b>	<b>1,373</b>	<b>38,000</b>	<b>40,000</b>	<b>5.3%</b>			
Washington	Lone Star	7,360	8,961	12,099	5,449	1,373	33,419	35,242	5.5%	33,652	35,276	4.8%
Washington	Woodlin	7,961	8,852	12,200	5,449	1,373	33,895	35,835	5.7%	34,165	36,014	5.4%
Weld	Gilcrest	11,181	8,965	12,077	5,449	1,373	36,987	39,045	5.6%	37,101	39,136	5.5%
Weld	Eaton	11,395	8,987	12,102	5,449	1,373	37,145	39,306	5.8%	37,158	39,288	5.7%
Weld	Keenesburg	11,262	9,036	12,088	5,449	1,373	36,961	39,208	6.1%	36,961	39,326	6.4%
Weld	Windsor	11,862	9,027	12,572	5,449	1,373	37,708	40,283	6.8%	37,483	39,782	6.1%
Weld	Johnstown	11,300	8,970	12,087	5,449	1,373	37,189	39,179	5.4%	37,179	39,171	5.4%
Weld	Greeley	11,019	9,020	12,083	5,449	1,373	37,027	38,944	5.2%	36,987	38,894	5.2%
Weld	Platte Valley RE-7	11,503	9,036	12,073	5,449	1,373	37,307	39,434	5.7%	37,132	39,191	5.5%
Weld	Fort Lupton	12,236	8,961	12,091	5,449	1,373	37,521	40,110	6.9%	37,704	40,128	6.4%
Weld	Ault-Highland	10,315	8,993	12,162	5,449	1,373	36,643	38,292	4.5%	36,993	38,958	5.3%
Weld	Briggsdale	9,293	8,866	12,092	5,449	1,373	35,588	37,073	4.2%	36,121	37,445	3.7%
Weld	Prairie	7,658	8,856	12,177	5,449	1,373	35,034	35,513	1.4%	35,308	36,214	2.6%
Weld	Grover	8,467	8,866	12,045	5,449	1,373	35,439	36,200	2.1%	35,652	36,877	3.4%
Yuma	West Yuma	7,237	9,132	12,146	5,449	1,373	33,247	35,337	6.3%	33,278	35,314	6.1%
Yuma	East Yuma	7,071	9,132	12,229	5,449	1,373	33,300	35,254	5.9%	33,284	35,252	5.9%
Yuma	Idalia	6,319	9,033	12,229	5,449	1,373	32,881	34,403	4.6%	33,010	34,666	5.0%
Yuma	Liberty	6,387	9,029	12,146	5,449	1,373	32,389	34,384	6.2%	32,590	34,607	6.2%

/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, 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 and local occupation taxes.