



Colorado
Legislative
Council
Staff

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MEMORANDUM

February 22, 2006

TO: Members of the General Assembly
FROM: Deb Godshall, Assistant Director, 303-866-3521
SUBJECT: 2005 School District Cost-of-Living Study

This memorandum provides the results of and background information on the 2005 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 2005 study indicate that the cost of living, adjusted by labor pool areas, increased in all 178 school districts. 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 2005 study did not include any methodological changes.

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.¹ The first study was conducted in 1993; a study has been conducted during the summer and fall of each odd-numbered year since. The 2005 study results are used to determine school district cost-of-living factors for FYs 2006-07 and 2007-08.

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

The Results of the Study Are Contained in Table 1

Table 1, attached, shows the results of the 2005 study by school district and by school district labor pool area. The school district labor pool area figures are used to calculate district cost-of-living factors.

Results from the 2005 study indicate that the cost to a typical household of purchasing items consistent with an income of \$43,000 ranges from a low of \$35,087 to a high of \$59,771 in Colorado school districts, after adjusting for labor pool areas. Compared to 2003, the cost of living is higher in all 178 school districts, with the growth rates ranging from one percent to seventeen percent. The annual income of \$43,000 used to measure the cost of living in each district is an increase of 7.5 percent over the 2003 level. In 106 districts, the percentage increase in cost of living exceeds the percentage increase in the income level used in the study.

The method for calculating district cost-of-living factors—using the cost-of-living dollar amounts contained in this report—is prescribed by state law. A district's factor only increases when its cost of living grows at a greater rate than the increase in the income level used for the study. In that case, a district's factor is the prior year's factor plus an amount equal to its percentage increase in cost of living divided by 7.5 percent divided by 1,000. Under state law, a district's factor cannot decrease.

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 \$43,000.

For the 2005 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 housing information, with the exception of home values, 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 provided by Rocky Mountain Valuation Specialists. 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.

Rocky Mountain Valuation Specialists 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 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 was obtained 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*, published by the U.S. Bureau of Labor Statistics, a value of \$5,927 was assigned to all school districts.

School District Labor Pool Areas Were Updated

Along with pricing data, the information on school district labor pool areas was updated during the study. The labor pool areas are based on employee district-of-residence data provided by districts to the Colorado Department of Education. Information on where employees live is current to the fall of 2005 for all districts. The number of employees in each district reflects a full-time equivalent (FTE) count. The data is used to calculate the new labor pool cost-of-living amounts.

TABLE 1: 2005 SCHOOL DISTRICT COST-OF-LIVING STUDY RESULTS

County	School District	Housing Costs/1	Trans- portation Costs/2	Goods & Services/3	Other/4	Taxes/5	2005 District Cost of Living	2003 District Cost of Living	Percent Change	2005 Labor Pool Cost of Living	2003 Labor Pool Cost of Living	Percent Change
State Average		13,583	8,873	13,896	5,927	722	43,000	40,000	7.5%	N/A	N/A	N/A
	Adams Mapleton	13,658	8,934	13,835	5,927	723	43,077	40,263	7.0%	43,917	40,735	7.8%
	Adams Northglenn	14,564	8,945	13,799	5,927	723	43,958	40,820	7.7%	44,201	40,951	7.9%
	Adams Commerce City	13,472	8,955	13,809	5,927	723	42,886	40,053	7.1%	43,686	40,537	7.8%
	Adams Brighton	14,367	8,961	13,350	5,927	723	43,328	40,423	7.2%	43,552	40,527	7.5%
	Adams Bennett	13,689	8,849	13,865	5,927	723	43,053	41,780	3.0%	43,209	41,179	4.9%
	Adams Strasburg	14,364	8,718	13,879	5,927	723	43,611	41,444	5.2%	43,522	41,120	5.8%
	Adams Westminster	14,312	8,963	13,820	5,927	723	43,745	40,572	7.8%	44,389	41,023	8.2%
	Alamosa Alamosa	9,112	8,697	14,091	5,927	723	38,550	35,015	10.1%	38,489	34,987	10.0%
	Alamosa Sangre de Cristo	8,996	8,606	14,084	5,927	723	38,336	35,027	9.4%	38,336	35,027	9.4%
	Arapahoe Englewood	13,999	9,028	13,922	5,927	723	43,599	40,376	8.0%	44,031	40,684	8.2%
	Arapahoe Sheridan	14,534	9,028	13,919	5,927	723	44,131	40,576	8.8%	44,091	40,776	8.1%
	Arapahoe Cherry Creek	13,769	9,000	13,924	5,927	723	43,343	39,988	8.4%	43,719	40,339	8.4%
	Arapahoe Littleton	14,499	8,959	13,914	5,927	723	44,022	41,029	7.3%	44,063	40,965	7.6%
	Arapahoe Deer Trail	12,791	8,847	13,863	5,927	723	42,151	38,759	8.8%	42,559	39,268	8.4%
	Arapahoe Aurora	13,281	9,000	13,921	5,927	727	42,856	40,116	6.8%	43,486	40,338	7.8%
	Arapahoe Byers	13,417	8,907	13,917	5,927	723	42,891	39,577	8.4%	42,915	40,065	7.1%
	Archuleta Archuleta	10,648	8,833	15,350	5,927	723	41,481	38,042	9.0%	41,481	38,042	9.0%
	Baca Walsh	7,307	8,721	13,673	5,927	723	36,351	33,609	8.2%	36,300	33,644	7.9%
	Baca Pritchett	6,806	8,582	12,843	5,927	723	34,881	33,180	5.1%	35,087	33,301	5.4%
	Baca Springfield	7,392	8,675	12,964	5,927	723	35,681	33,817	5.5%	35,753	33,772	5.9%
	Baca Vilas	6,838	8,582	13,181	5,927	723	35,251	33,180	6.2%	35,751	33,761	5.9%
	Baca Campo	7,129	8,515	12,788	5,927	723	35,082	33,474	4.8%	35,244	33,613	4.9%
	Bent Las Animas	7,802	8,419	13,605	5,927	723	36,476	34,332	6.2%	36,583	34,417	6.3%
	Bent McClave	8,330	8,275	13,510	5,927	723	36,765	33,512	9.7%	37,300	34,138	9.3%
	Boulder St. Vrain	14,067	8,817	14,220	5,927	723	43,754	40,741	7.4%	43,901	40,793	7.6%
	Boulder Boulder	17,186	8,854	14,336	5,927	706	47,009	43,221	8.8%	46,448	42,614	9.0%
	Chaffee Buena Vista	12,030	8,606	13,889	5,927	723	41,175	38,301	7.5%	41,202	38,287	7.6%
	Chaffee Salida	11,370	8,572	13,895	5,927	723	40,487	37,018	9.4%	40,495	37,020	9.4%
	Cheyenne Kit Carson	7,209	9,173	13,931	5,927	723	36,963	34,319	7.7%	36,963	34,319	7.7%
	Cheyenne Cheyenne R-5	7,857	8,991	14,449	5,927	723	37,947	35,097	8.1%	37,947	35,097	8.1%
	Clear Creek Clear Creek	14,594	9,390	15,612	5,927	723	46,246	42,216	9.5%	45,699	41,981	8.9%
	Conejos North Conejos	7,794	8,520	14,380	5,927	723	37,344	34,333	8.8%	37,647	34,482	9.2%

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State Average		13,583	8,873	13,896	5,927	722	43,000	40,000	7.5%	N/A	N/A	N/A
Conejos	Sanford	7,629	8,390	14,309	5,927	723	36,978	33,940	9.0%	37,291	34,163	9.2%
Conejos	South Conejos	7,900	8,627	14,516	5,927	723	37,693	34,448	9.4%	37,765	34,448	9.6%
Costilla	Centennial	7,657	8,182	14,042	5,927	723	36,531	34,533	5.8%	37,240	34,721	7.3%
Costilla	Sierra Grande	8,884	8,136	14,064	5,927	723	37,734	35,524	6.2%	37,996	35,249	7.8%
Crowley	Crowley	7,786	8,452	13,676	5,927	723	36,564	33,949	7.7%	36,768	34,300	7.2%
Custer	Westcliffe	13,129	8,766	14,295	5,927	723	42,840	37,900	13.0%	42,509	37,886	12.2%
Delta	Delta	10,915	8,671	14,519	5,927	723	40,755	37,572	8.5%	40,755	37,572	8.5%
Denver	Denver	15,056	9,008	13,970	5,927	736	44,697	40,709	9.8%	44,263	40,704	8.7%
Dolores	Dolores County RE-2	7,529	8,550	14,904	5,927	723	37,633	34,478	9.2%	37,860	34,630	9.3%
Douglas	Douglas	15,082	9,053	13,960	5,927	723	44,745	41,232	8.5%	44,361	40,972	8.3%
Eagle	Eagle	17,892	9,202	15,866	5,927	710	49,597	45,104	10.0%	49,559	45,063	10.0%
Elbert	Elizabeth	17,443	9,148	14,753	5,927	723	47,994	42,677	12.5%	46,296	41,836	10.7%
Elbert	Kiowa	15,179	9,136	14,572	5,927	723	45,537	42,064	8.3%	45,266	41,664	8.6%
Elbert	Big Sandy	11,498	9,304	14,162	5,927	723	41,614	38,839	7.1%	41,415	38,776	6.8%
Elbert	Elbert	15,844	9,017	14,311	5,927	723	45,822	41,027	11.7%	45,315	41,137	10.2%
Elbert	Agate	14,203	9,041	14,350	5,927	723	44,244	40,077	10.4%	43,306	39,630	9.3%
El Paso	Calhan	11,911	8,886	13,081	5,927	723	40,528	38,624	4.9%	40,831	39,141	4.3%
El Paso	Harrison	11,920	8,872	13,011	5,927	723	40,453	38,983	3.8%	41,234	40,106	2.8%
El Paso	Widefield	11,846	8,761	13,012	5,927	723	40,269	38,747	3.9%	40,776	39,460	3.3%
El Paso	Fountain	11,789	8,869	12,927	5,927	723	40,235	38,715	3.9%	40,836	39,420	3.6%
El Paso	Colorado Springs	12,753	8,761	13,031	5,927	723	41,195	39,654	3.9%	41,346	39,872	3.7%
El Paso	Cheyenne Mountain	13,592	8,872	12,991	5,927	723	42,105	42,585	-1.1%	41,662	41,205	1.1%
El Paso	Manitou Springs	14,582	8,920	13,030	5,927	723	43,182	42,269	2.2%	42,137	40,908	3.0%
El Paso	Academy	13,511	8,761	13,061	5,927	723	41,983	42,218	-0.6%	41,904	41,622	0.7%
El Paso	Ellicott	12,166	8,761	13,018	5,927	723	40,595	38,558	5.3%	40,888	39,164	4.4%
El Paso	Peyton	13,726	8,760	13,026	5,927	723	42,162	39,660	6.3%	41,851	39,988	4.7%
El Paso	Hanover	11,789	8,781	12,999	5,927	723	40,219	37,967	5.9%	40,488	38,315	5.7%
El Paso	Lewis-Palmer	15,666	8,900	13,333	5,927	723	44,549	43,152	3.2%	43,338	42,075	3.0%
El Paso	Falcon	13,070	8,761	13,023	5,927	723	41,504	40,385	2.8%	41,504	40,321	2.9%
El Paso	Edison	11,934	8,781	13,007	5,927	723	40,372	38,356	5.3%	42,073	38,738	8.6%
El Paso	Miami-Yoder	11,334	8,761	12,945	5,927	723	39,690	37,840	4.9%	40,382	38,585	4.7%
Fremont	Canon City	10,497	8,490	13,410	5,927	723	39,047	36,405	7.3%	39,115	36,455	7.3%

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State Average		13,583	8,873	13,896	5,927	722	43,000	40,000	7.5%	N/A	N/A	N/A
	Fremont Florence	9,513	8,482	13,663	5,927	723	38,308	36,419	5.2%	38,717	36,604	5.8%
	Fremont Cotopaxi	11,162	8,401	13,542	5,927	723	39,755	37,359	6.4%	39,817	37,203	7.0%
	Garfield Roaring Fork RE-1	16,730	9,116	15,486	5,927	723	47,982	44,148	8.7%	47,707	44,078	8.2%
	Garfield Rifle	12,271	9,016	14,619	5,927	723	42,556	39,204	8.6%	42,833	39,455	8.6%
	Garfield Parachute	11,278	9,038	14,534	5,927	723	41,500	37,830	9.7%	41,560	37,960	9.5%
	Gilpin Gilpin	13,948	9,044	15,039	5,927	723	44,681	41,022	8.9%	45,276	41,724	8.5%
	Grand West Grand	14,079	9,065	15,316	5,927	723	45,110	41,204	9.5%	45,110	41,204	9.5%
	Grand East Grand	17,302	9,083	15,570	5,927	723	48,605	43,099	12.8%	48,567	43,079	12.7%
	Gunnison Gunnison	12,870	8,668	14,725	5,927	723	42,913	39,298	9.2%	42,913	39,298	9.2%
	Hinsdale Hinsdale	13,387	8,814	14,371	5,927	723	43,222	39,826	8.5%	43,222	39,826	8.5%
	Huerfano Huerfano	9,122	8,697	14,439	5,927	723	38,908	35,073	10.9%	38,908	35,073	10.9%
	Huerfano La Veta	12,574	8,668	14,544	5,927	723	42,436	37,546	13.0%	41,779	37,079	12.7%
	Jackson North Park	9,928	9,150	15,284	5,927	723	41,012	37,112	10.5%	41,012	37,112	10.5%
	Jefferson Jefferson	14,227	8,881	13,951	5,927	723	43,709	40,839	7.0%	43,832	40,869	7.2%
	Kiowa Eads	7,357	9,152	13,759	5,927	723	36,918	33,960	8.7%	37,017	33,960	9.0%
	Kiowa Plainview	7,279	9,060	13,751	5,927	723	36,740	33,984	8.1%	36,991	34,123	8.4%
	Kit Carson Arriba-Flagler	8,747	8,822	14,061	5,927	723	38,280	35,098	9.1%	38,304	35,106	9.1%
	Kit Carson Hi Plains	8,785	8,731	13,857	5,927	723	38,023	35,240	7.9%	37,973	35,240	7.8%
	Kit Carson Stratton	8,639	8,716	14,067	5,927	723	38,072	35,507	7.2%	38,250	35,575	7.5%
	Kit Carson Bethune	8,734	8,625	13,826	5,927	723	37,835	35,735	5.9%	38,251	35,861	6.7%
	Kit Carson Burlington	9,810	8,716	13,869	5,927	723	39,045	36,139	8.0%	39,007	36,117	8.0%
	Lake Lake	12,488	8,935	14,937	5,927	723	43,010	38,395	12.0%	43,137	38,433	12.2%
	La Plata Durango	14,349	8,965	15,077	5,927	723	45,041	39,144	15.1%	44,849	39,062	14.8%
	La Plata Bayfield	13,017	8,916	15,231	5,927	723	43,814	38,302	14.4%	44,021	38,550	14.2%
	La Plata Ignacio	10,875	8,921	15,310	5,927	723	41,756	38,321	9.0%	42,703	38,477	11.0%
	Larimer Poudre	13,334	8,772	13,622	5,927	723	42,378	39,336	7.7%	42,345	39,316	7.7%
	Larimer Thompson	13,208	8,647	13,550	5,927	723	42,055	38,498	9.2%	42,127	38,755	8.7%
	Larimer Estes Park	16,623	9,000	14,876	5,927	723	47,149	42,218	11.7%	46,426	41,852	10.9%
	Las Animas Trinidad	10,244	8,783	13,724	5,927	723	39,401	35,239	11.8%	39,391	35,230	11.8%
	Las Animas Primero	9,575	8,605	13,723	5,927	723	38,553	34,412	12.0%	38,939	34,898	11.6%
	Las Animas Hoehne	10,253	8,605	13,673	5,927	723	39,181	34,736	12.8%	39,282	34,944	12.4%
	Las Animas Aguilar	8,927	8,639	13,710	5,927	723	37,926	34,012	11.5%	38,547	34,530	11.6%

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State Average		13,583	8,873	13,896	5,927	722	43,000	40,000	7.5%	N/A	N/A	N/A
Las Animas	Branson	8,544	8,605	13,643	5,927	723	37,442	33,689	11.1%	40,237	36,123	11.4%
Las Animas	Kim	8,837	8,413	13,441	5,927	723	37,341	34,649	7.8%	37,211	34,573	7.6%
Lincoln	Genoa-Hugo	9,752	8,824	14,371	5,927	723	39,597	35,952	10.1%	39,697	35,986	10.3%
Lincoln	Limon	10,563	8,824	13,853	5,927	723	39,890	36,997	7.8%	39,980	37,034	8.0%
Lincoln	Karval	8,004	8,731	13,767	5,927	723	37,152	35,690	4.1%	37,642	35,690	5.5%
Logan	Valley	9,576	8,542	13,930	5,927	723	38,698	35,554	8.8%	38,673	35,555	8.8%
Logan	Frenchman	8,794	8,371	13,905	5,927	723	37,720	35,302	6.8%	38,030	35,447	7.3%
Logan	Buffalo	9,401	8,371	13,901	5,927	723	38,323	35,293	8.6%	38,482	35,409	8.7%
Logan	Plateau	8,383	8,371	13,906	5,927	723	37,310	35,136	6.2%	37,726	35,264	7.0%
Mesa	DeBeque	10,582	8,645	13,836	5,927	723	39,713	36,384	9.1%	39,860	36,504	9.2%
Mesa	Plateau Valley	10,684	8,611	13,829	5,927	723	39,774	36,150	10.0%	39,829	36,282	9.8%
Mesa	Mesa Valley	10,793	8,626	13,897	5,927	723	39,966	36,696	8.9%	39,961	36,696	8.9%
Mineral	Creede	11,442	8,811	15,054	5,927	723	41,957	36,768	14.1%	41,744	36,675	13.8%
Moffat	Moffat County RE 1	10,744	9,127	15,016	5,927	723	41,537	37,662	10.3%	41,781	37,710	10.8%
Montezuma	Montezuma	9,338	8,733	14,537	5,927	723	39,258	35,735	9.9%	39,619	36,093	9.8%
Montezuma	Dolores RE-4A	9,927	8,726	15,190	5,927	723	40,493	37,540	7.9%	40,098	36,819	8.9%
Montezuma	Mancos	10,556	8,740	14,815	5,927	723	40,761	36,526	11.6%	40,970	36,797	11.3%
Montrose	Montrose	11,283	8,656	14,458	5,927	723	41,047	37,345	9.9%	41,070	37,377	9.9%
Montrose	West End	9,561	8,766	15,009	5,927	723	39,986	36,555	9.4%	39,986	36,555	9.4%
Morgan	Brush	10,491	8,552	13,615	5,927	723	39,308	36,408	8.0%	39,308	36,408	8.0%
Morgan	Fort Morgan	10,966	8,538	14,164	5,927	723	40,318	37,043	8.8%	40,235	37,073	8.5%
Morgan	Weldon	9,345	8,405	14,280	5,927	723	38,680	35,966	7.5%	39,337	36,567	7.6%
Morgan	Wiggins	12,344	8,443	14,330	5,927	723	41,767	38,732	7.8%	41,403	38,535	7.4%
Otero	East Otero	8,321	8,412	13,542	5,927	723	36,925	35,249	4.8%	36,956	35,189	5.0%
Otero	Rocky Ford	8,305	8,378	13,847	5,927	723	37,180	34,711	7.1%	37,185	34,838	6.7%
Otero	Manzanola	7,631	8,334	13,642	5,927	723	36,257	34,233	5.9%	36,715	34,562	6.2%
Otero	Fowler	8,444	8,537	13,896	5,927	723	37,527	35,233	6.5%	37,712	35,223	7.1%
Otero	Cheraw	7,938	8,279	13,471	5,927	723	36,338	34,383	5.7%	36,758	34,655	6.1%
Otero	Swink	8,638	8,279	13,748	5,927	723	37,315	35,439	5.3%	37,070	35,132	5.5%
Ouray	Ouray	14,966	8,799	15,327	5,927	723	45,742	40,948	11.7%	45,561	40,649	12.1%
Ouray	Ridgway	15,402	9,029	15,560	5,927	723	46,641	40,491	15.2%	45,423	40,198	13.0%
Park	Platte Canyon	16,623	9,048	14,919	5,927	723	47,240	43,514	8.6%	46,489	42,968	8.2%

TABLE 1: 2005 SCHOOL DISTRICT COST-OF-LIVING STUDY RESULTS

County	School District	Housing Costs/1	Trans- portation Costs/2	Goods & Services/3	Other/4	Taxes/5	2005 District Cost of Living	2003 District Cost of Living	Percent Change	2005 Labor Pool Cost of Living	2003 Labor Pool Cost of Living	Percent Change
State Average		13,583	8,873	13,896	5,927	722	43,000	40,000	7.5%	N/A	N/A	N/A
	Park County	13,520	9,303	14,499	5,927	723	43,972	41,016	7.2%	44,104	41,418	6.5%
	Phillips Holyoke	8,713	8,361	14,044	5,927	723	37,768	35,968	5.0%	37,789	35,927	5.2%
	Phillips Haxtun	8,948	8,408	14,184	5,927	723	38,190	35,750	6.8%	38,112	35,742	6.6%
	Pitkin Aspen	35,404	9,521	17,775	5,927	268	68,895	63,516	8.5%	59,771	56,081	6.6%
	Prowers Granada	7,813	8,823	13,732	5,927	723	37,018	33,596	10.2%	36,984	34,211	8.1%
	Prowers Lamar	9,727	8,596	13,795	5,927	723	38,768	35,522	9.1%	38,768	35,522	9.1%
	Prowers Holly	7,376	7,979	13,969	5,927	723	35,974	33,859	6.2%	35,974	33,859	6.2%
	Prowers Wiley	8,939	8,448	13,785	5,927	723	37,822	34,343	10.1%	38,060	34,708	9.7%
	Pueblo Pueblo City	11,421	9,006	13,688	5,927	723	40,765	36,842	10.6%	40,918	37,174	10.1%
	Pueblo Pueblo Rural	12,356	8,849	13,679	5,927	723	41,534	38,381	8.2%	41,246	37,881	8.9%
	Rio Blanco Meeker	10,294	9,175	14,896	5,927	723	41,015	37,563	9.2%	41,015	37,563	9.2%
	Rio Blanco Rangely	8,464	9,179	14,826	5,927	723	39,119	36,584	6.9%	39,119	36,584	6.9%
	Rio Grande Del Norte	9,377	8,754	14,548	5,927	723	39,329	35,762	10.0%	39,130	35,575	10.0%
	Rio Grande Monte Vista	9,161	8,574	14,573	5,927	723	38,958	35,489	9.8%	38,842	35,374	9.8%
	Rio Grande Sargent	8,782	8,484	14,555	5,927	723	38,471	35,163	9.4%	38,470	35,187	9.3%
	Routt Hayden	12,612	9,235	15,368	5,927	723	43,865	38,915	12.7%	44,507	39,901	11.5%
	Routt Steamboat Springs	16,539	9,170	15,638	5,927	723	47,997	43,941	9.2%	47,740	43,626	9.4%
	Routt South Routt	13,152	9,054	15,470	5,927	723	44,326	39,440	12.4%	44,929	40,005	12.3%
	Saguache Mountain Valley	8,047	8,832	13,996	5,927	723	37,525	34,331	9.3%	37,525	34,331	9.3%
	Saguache Moffat 2	10,009	9,057	14,062	5,927	723	39,778	36,016	10.4%	38,857	35,350	9.9%
	Saguache Center	7,672	8,968	14,255	5,927	723	37,545	34,688	8.2%	38,208	34,998	9.2%
	San Juan Silverton	14,956	9,098	14,876	5,927	723	45,580	38,867	17.3%	45,580	38,867	17.3%
	San Miguel Telluride	25,145	9,238	16,954	5,927	518	57,782	50,339	14.8%	55,609	48,850	13.8%
	San Miguel Norwood	11,405	9,199	15,204	5,927	723	42,458	39,070	8.7%	43,011	39,070	10.1%
	Sedgwick Julesburg	7,765	8,528	14,179	5,927	723	37,122	35,115	5.7%	37,112	35,097	5.7%
	Sedgwick Platte Valley RE-3	7,404	8,528	14,012	5,927	723	36,594	34,708	5.4%	36,645	34,733	5.5%
	Summit Summit	19,927	9,016	15,434	5,927	644	50,948	46,379	9.9%	50,460	46,008	9.7%
	Teller Cripple Creek	11,070	9,114	13,917	5,927	723	40,751	38,463	5.9%	41,349	38,980	6.1%
	Teller Woodland Park	13,476	9,144	14,006	5,927	723	43,276	41,027	5.5%	43,111	40,917	5.4%
	Washington Akron	8,572	8,514	13,816	5,927	723	37,552	35,496	5.8%	37,579	35,489	5.9%
	Washington Arickaree	8,672	8,425	13,867	5,927	723	37,614	35,406	6.2%	37,634	35,383	6.4%
	Washington Otis	8,147	8,453	13,911	5,927	723	37,161	34,845	6.6%	37,161	34,845	6.6%

TABLE 1: 2005 SCHOOL DISTRICT COST-OF-LIVING STUDY RESULTS

County	School District	Housing Costs/1	Trans- portation Costs/2	Goods & Services/3	Other/4	Taxes/5	2005 District Cost of Living	2003 District Cost of Living	Percent Change	2005 Labor Pool Cost of Living	2003 Labor Pool Cost of Living	Percent Change
State Average		13,583	8,873	13,896	5,927	722	43,000	40,000	7.5%	N/A	N/A	N/A
Washington	Lone Star	8,218	8,453	13,960	5,927	723	37,281	35,242	5.8%	37,581	35,276	6.5%
Washington	Woodlin	9,030	8,425	13,533	5,927	723	37,638	35,835	5.0%	37,937	36,014	5.3%
	Weld Gilcrest	12,239	8,603	13,461	5,927	723	40,953	39,045	4.9%	41,290	39,136	5.5%
	Weld Eaton	12,487	8,657	13,516	5,927	723	41,310	39,306	5.1%	41,344	39,288	5.2%
	Weld Keenesburg	12,963	8,674	13,408	5,927	723	41,695	39,208	6.3%	41,955	39,326	6.7%
	Weld Windsor	13,523	8,666	13,640	5,927	723	42,479	40,283	5.5%	42,182	39,782	6.0%
	Weld Johnstown	12,800	8,616	13,588	5,927	723	41,654	39,179	6.3%	41,639	39,171	6.3%
	Weld Greeley	12,170	8,659	13,522	5,927	723	41,001	38,944	5.3%	41,108	38,894	5.7%
	Weld Platte Valley RE-7	12,379	8,639	13,488	5,927	723	41,156	39,434	4.4%	41,119	39,191	4.9%
	Weld Fort Lupton	13,918	8,661	13,484	5,927	723	42,713	40,110	6.5%	42,824	40,128	6.7%
	Weld Ault-Highland	11,508	8,698	13,598	5,927	723	40,454	38,292	5.6%	41,298	38,958	6.0%
	Weld Briggsdale	9,844	8,564	13,511	5,927	723	38,569	37,073	4.0%	39,084	37,445	4.4%
	Weld Prairie	8,695	8,382	13,314	5,927	723	37,041	35,513	4.3%	38,020	36,214	5.0%
	Weld Grover	8,746	8,564	13,504	5,927	723	37,464	36,200	3.5%	38,239	36,877	3.7%
Yuma	West Yuma	8,574	8,496	13,862	5,927	723	37,582	35,337	6.4%	37,563	35,314	6.4%
Yuma	East Yuma	9,027	8,460	13,076	5,927	723	37,213	35,254	5.6%	37,222	35,252	5.6%
Yuma	Idalia	7,651	8,362	13,076	5,927	723	35,739	34,403	3.9%	36,209	34,666	4.5%
Yuma	Liberty	8,009	8,301	13,862	5,927	723	36,822	34,384	7.1%	36,830	34,607	6.4%

/1 Housing includes 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 Other costs include long term savings, investments, charitable donations, life insurance, etc.

/5 Taxes include state and federal income taxes and local occupation taxes.