



**ARAPAHOE COUNTY**  
COLORADO'S FIRST

PK Kaiser, Arapahoe County Assessor

# Arapahoe County Market Trends

## Urban Residential Real Estate Review

April 2019



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**Office Locations**

**Littleton**

5334 S. Prince Street  
Littleton, CO 80120  
Hours: 8:00 am - 4:30 pm

**Arapahoe Altura Plaza**

15400 E. 14th Place  
Aurora, CO 80011  
Hours: 8:00 am - 4:30 pm

Phone: 303-795-4600

Web: [www.arapahoegov.com](http://www.arapahoegov.com)

E-mail: [assessor@arapahoegov.com](mailto:assessor@arapahoegov.com)

**Important Information**

- 2019 & 2020 appraisal date June 30, 2018.
- 2017 & 2018 appraisal date June 30, 2016.
- Values are determined by sale prices prior to appraisal date.
- The law does not allow assessors to use current sales or market conditions.
- If you don't agree with the value, the state law allows you to file an appeal with the Assessor's Office during the month of May.

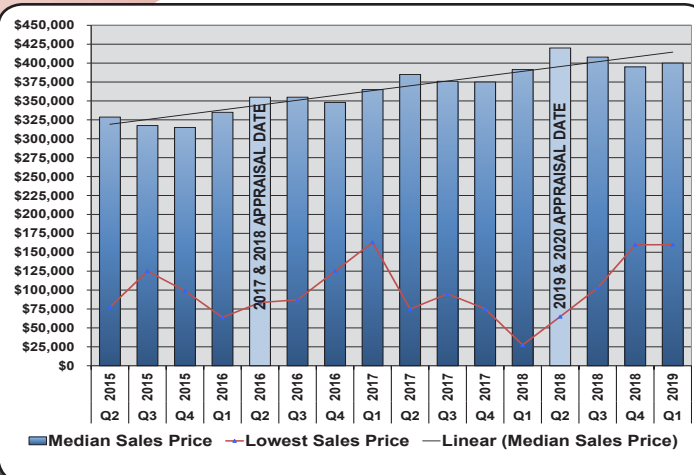
**Assessor Property Tax Tip:**

When purchasing a home, ask your broker to compare the Mill Levy and Property Taxes between the homes you are considering. I find buyers rarely ask this question until they receive their tax bill and wish someone had given them this information. If the home prices are the same, the higher the mill levy the higher the property taxes, sometimes substantially. In Arapahoe County, we currently have 415 different taxing districts which include the county, cities, school districts, and many other miscellaneous improvement districts. The average mill levy in Arapahoe County is 100.92 mills. The formula to calculate property taxes is:

$$\text{Home Value} \times 7.20\% (.0720) \times \text{Mill Levy} = \text{Property Taxes}$$

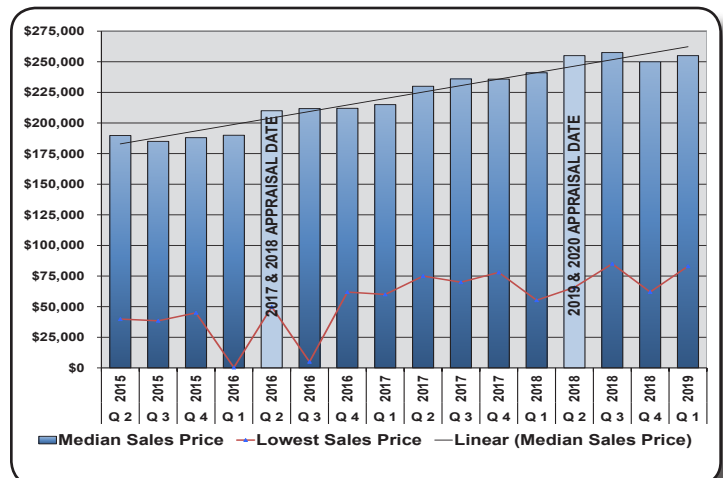
Total mill levies vary in Arapahoe County from a low of 58.19 mills (.05819) to a high of 228.99 mills (.22899). If you are purchasing a home for \$375,000 (average home value) your taxes could range from \$1,571 to over \$6,183 depending on the neighborhood.

Please visit our website for a list of taxing districts: [www.arapahoegov.com](http://www.arapahoegov.com)



**Arapahoe County Single Family Market**

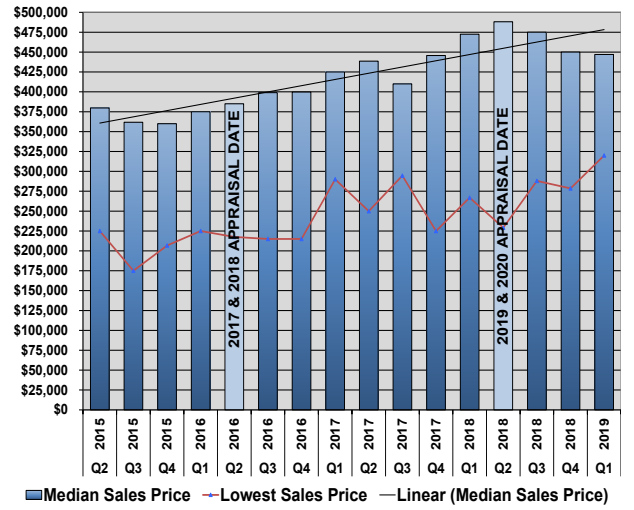
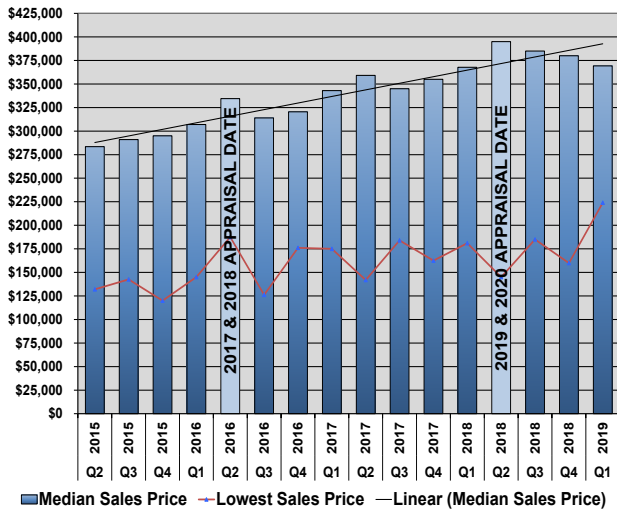
**Arapahoe County Condo/Townhome Market**



"This data only represents an estimated valuation market trend. Individual property values may react differently than market trends. Sales data has been developed through recorded deeds, MLS and assessor records. Arapahoe County does not warrant the accuracy of this data."

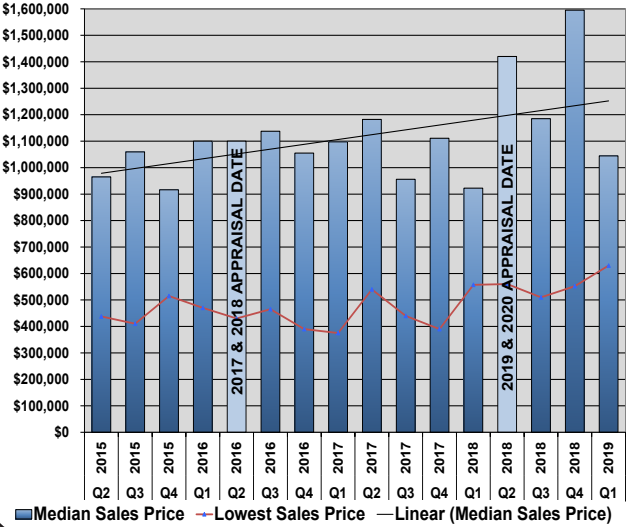
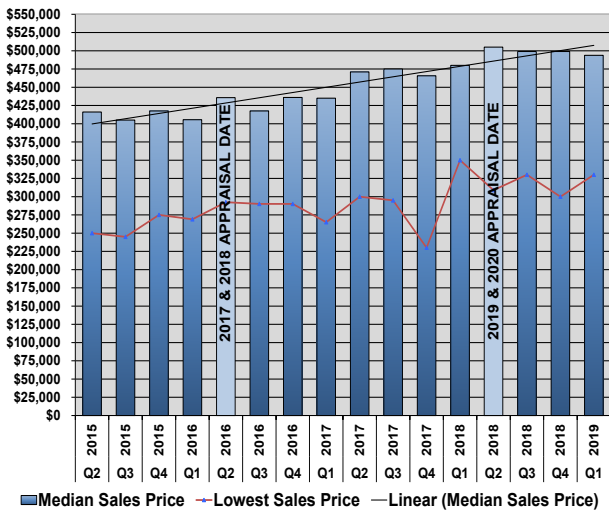
*"We Value Arapahoe County"*

# Single Family Market Trends



## ENGLEWOOD/SHERIDAN

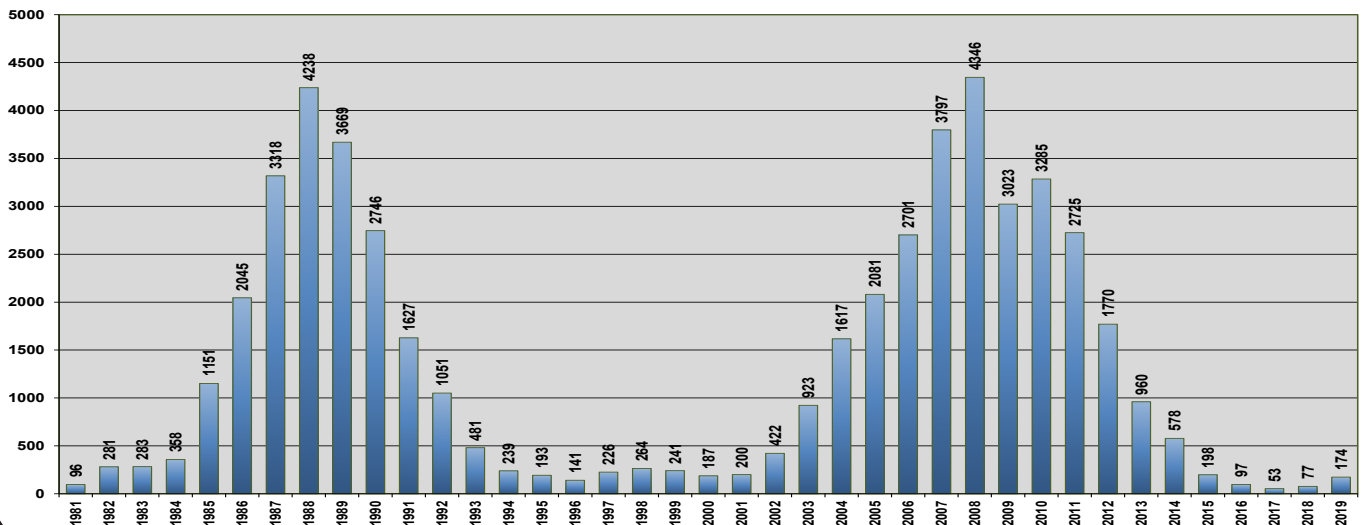
## LITTLETON



## CENTENNIAL 80122, 80112, 80121, 80111

## GREENWOOD VILLAGE

# Public Trustee Deeded Property Transfers (Foreclosure)



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# Single Family Market Trends

## FAQ's

### Q What is the Property Tax Exemption for Seniors?

A The senior property tax exemption is available to senior citizens and the surviving spouses of senior citizens. This is a state program, subject to annual appropriation, that exempts 50 percent of the first \$200,000 of actual value of a qualifying senior's primary residence. To qualify, at least one owner of a home must be 65 years or older as of January 1 and must have occupied the home as a primary residence for at least 10 consecutive years prior to January 1 of the year in which he/she applies. Applications must be submitted to the assessor on or before July 15 of the year for which the exemption is requested. Late applications are accepted through August 15 but the applicant does not have appeal rights

### Q How do I appeal the valuation of my property?

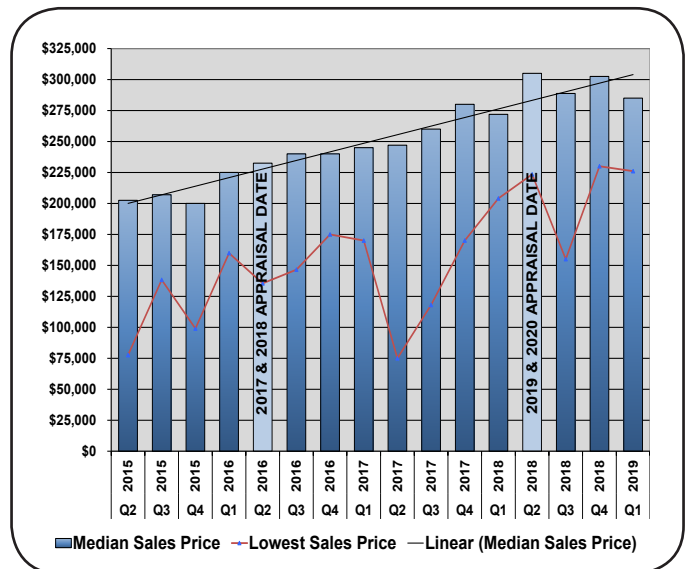
A If you disagree with the assessor's valuation of your property there are three levels of appeal. The initial filing of a protest to the assessor's office must be filed during the month of May. While you can hire an agent or attorney, you may also simply present your case to the assessor's office. An appraiser will meet with you and answer any questions or concerns regarding the valuation of your property. Most of our appeals are resolved at this level. However, the appeal can proceed to the County Board of Equalization (CBOE) at the second level of appeal. The venues for the third level of appeal are binding arbitration, the Colorado Board of Assessment Appeals (BAA) or District Court.

### Q When is the next county wide re-valuation?

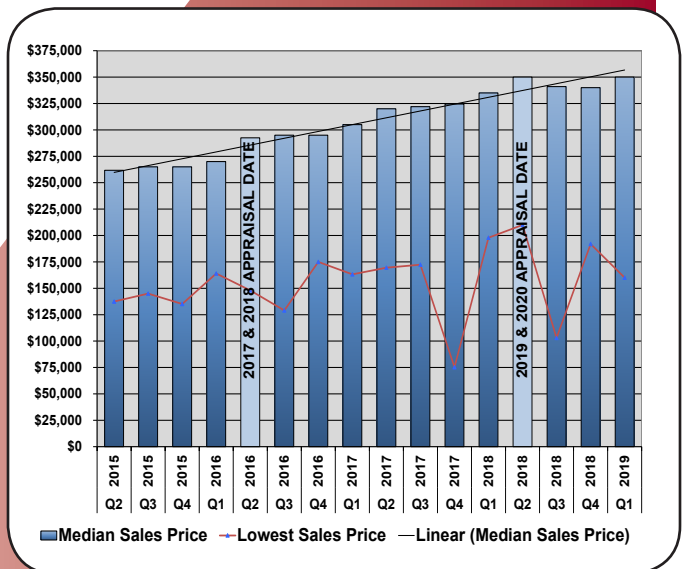
A A general reassessment of all real property is completed every two years in the odd numbered year. Business personal property is reassessed annually. We are currently working on the 2019 reassessment and Notice of Value (NOVs) will be mailed to you by May 1, 2019. The effective date of value or date of appraisal will move to June 30, 2018.

### Q What if my home is new construction?

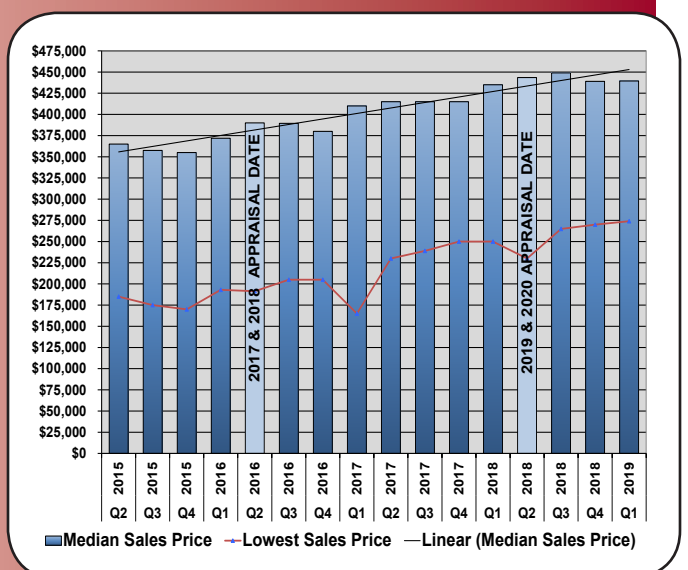
A Current state statute requires the Assessor's Office to value property as it physically stands on January 1st of each year. If a home is currently under construction, it will be valued on a percent complete basis for that year. This may affect the overall value as it will not be considered full value until it is complete. For example, if a new construction home is considered 50% complete (rough framing, plumbing, electrical and mechanical complete) on January 1, 2019, the Assessor's Office would value the property at 50% of the market value of the improvements plus the land value for 2019. The property would then be re-assessed January 1, 2020 for any change in new construction.



## AURORA 80010



## AURORA 80011, 80012, 80013, 80017, 80247



## ZIP CODE 80015, 80016, 80018

# ARAPAHOE COUNTY

by

# THE NUMBERS

# 2018

**72 MILES EAST**  
to  
**WEST**

**4 TO 12 MILES SOUTH**  
to  
**NORTH**

est **1861**

**1st COUNTY**

“FIRST IN  
**COLORADO**  
FIRST IN SERVICE”

**SQUARE**

**805** TOTAL

**798** LAND

**7.3** WATER

**MILES**

*Cherry Creek  
State Park*

an **800** ACRE

RECREATION  
AND  
WATER SPORT  
DESTINATION

**13**  
CITIES EMPLOYEES  
and **2,230**  
TOWNS

POPULATION **651,215**  
2018 CENSUS

**304,326** AGRICULTURAL ACRES

**72** INDUSTRIAL PROPERTIES

**190,836** RESIDENTIAL PROPERTIES

CENTENNIAL AIRPORT  
THE NATIONS

**415** TAXING DISTRICTS

**8,134** COMMERCIAL PROPERTIES

**2nd** BUSIEST  
GENERAL AVIATION AIRPORT

**31** TAX INCREMENT  
FINANCE DISTRICTS  
*Of these 19 have increment*

**24** IN Business PARKS  
**4,000** Pounds of Produce  
donated by  
**CSU EXTENSION**  
to Local Food Banks

**340,000**  
ANNUAL OPERATIONS  
TAKE OFFS AND LANDINGS  
Home to **7** FLIGHT SCHOOLS

**9** SCHOOL DISTRICTS  
*Comprised of*

**750** SHERIFF OFFICE EMPLOYEES includes **652** SWORN OFFICERS

**1,433** CITIZENS  
DONATED  
**39,914** HOURS  
VOLUNTEER

**165** — *Serving* — **118,039**  
PUBLIC SCHOOLS STUDENTS

**214**

MILES OF TRAILS  
WITH

**137**

FOR  
MOUNTAIN BIKES

**100,000**  
RESIDENTS

over **The age of 60**

**31** HIGH  
**31** MIDDLE  
**120** ELEMENTARY  
**14** CHARTER  
**58** PRIVATE  
**88** PRE-K

**11,757** BUILDING PERMITS PROCESSED

and

**22,128**

OWNERSHIP  
TRANSACTIONS  
PROCESSED