



DENVER
THE MILE HIGH CITY

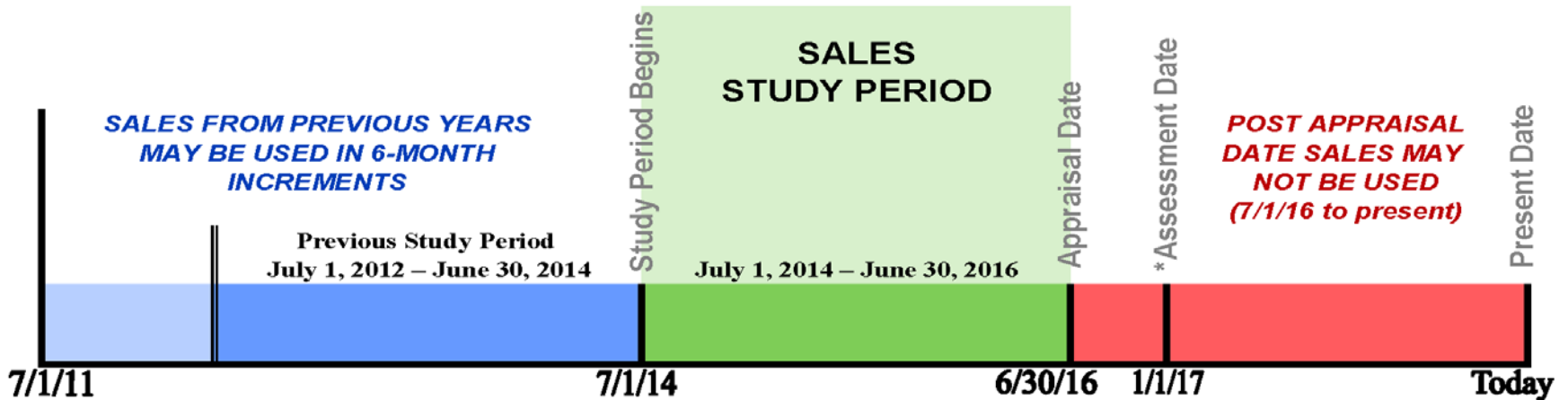
Finance & Governance Committee

May 2, 2017

Assessor Keith Erffmeyer

DATA GATHERING PERIOD

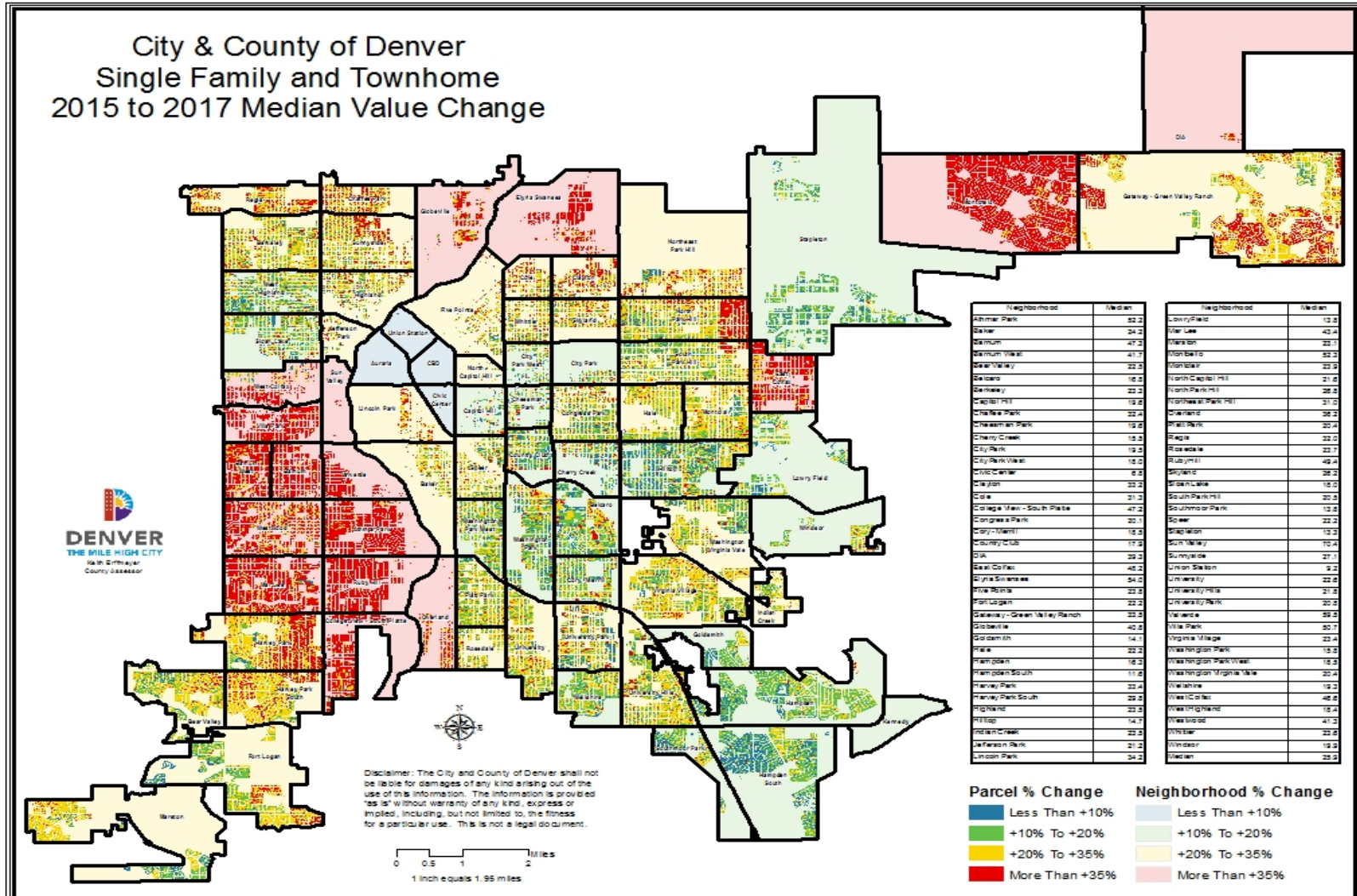
2017 / 2018 Valuation Study Period *Appraisal Date June 30, 2016*



* Values are based on condition and level of property completion as of the Jan. 1 Assessment date.

RESIDENTIAL VALUE CHANGES

City & County of Denver
Single Family and Townhome
2015 to 2017 Median Value Change



Neighborhood	Median	Neighborhood	Median
Alhambra Park	52.2	Lowry Field	13.9
Baker	24.2	Mar Lee	42.4
Bannock	47.2	Mapleton	22.1
Belmont Hill	47.3	Northglenn	52.3
Beverly Park	22.3	Northpark	22.9
Beverly	18.3	North Capitol Hill	21.6
Berkley	22.3	North Park Hill	28.9
Brook Hill	19.6	Northwest Park Hill	31.0
Brookside Park	22.4	Overland	38.2
Brookstone Park	19.6	Park Hill	20.4
Cherry Creek	19.2	Regis	22.0
City Park	19.2	Rosevale	22.7
City Park West	18.0	Ruby Hill	49.4
Clinton Center	6.8	Skyland	28.2
Clinton	22.2	Steele Lake	18.0
Coal	31.2	South Park Hill	20.3
College View - South Platte	47.2	Southmoor Park	13.9
Compass Park	20.1	SoWash	22.2
Constitution	18.2	Stapleton	12.3
Country Club	17.2	Stony Valley	12.4
DIA	29.2	Sunmeade	27.1
East Colfax	48.2	Union Station	9.2
East Colfax East	54.0	University	22.8
East High	22.8	University Hill	21.3
East Logan	22.2	University Park	20.9
Eastmore - Green Valley Ranch	22.2	Wash Park	29.2
Eastmore	42.2	Wash Park	50.2
Goldsmith	14.1	Virginia Village	22.4
Glendale	22.2	Washington Park	13.9
Hamden	18.2	Washington Park West	18.3
Hamden South	11.6	Washington Square West	20.4
Hawley Park	22.4	Washline	19.2
Hawley Park South	29.2	West Colfax	48.8
Hillside	22.2	West Overland	18.2
Hillside	14.7	Westwood	41.3
Irish Creek	22.2	Windsor	22.8
Jefferson Park	21.2	Windsor	19.9
Lincoln Park	24.2	Windsor	24.2

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0 0.5 1 2 Miles
1 inch equals 1.95 miles



MEDIAN VALUE CHANGES

Median changes in Actual Values from 2015 Reappraisal to 2017 Reappraisal

<u>Property Type</u>	<u>Median Change</u>
Single Family Residences	+26.7%
Rowhouses	+22.5%
Condominiums	+32.4%
Apartments	+45.7%
CBD – primarily offices	+16.7%
Warehouses	+22.3%
Retail	+22.9%
Hotels/Motels	+34.8%
Small Offices	+22.4%

RATIO OF ASSESSMENT AND THE GALLAGHER AMENDMENT

- Residential rate set at 7.96% since 2003
- 45% / 55% Value Allocation Statewide (approximately)
- Residential assessed valuation rate dropped from 7.96% to 7.2%.

- Property owners may file an appeal (online, mail, or in-person) through June 1st
- If an appeal is filed, please specify why the value is not appropriate as of June 30, 2016
- Tell us what we don't know about the property, we welcome the opportunity to make corrections