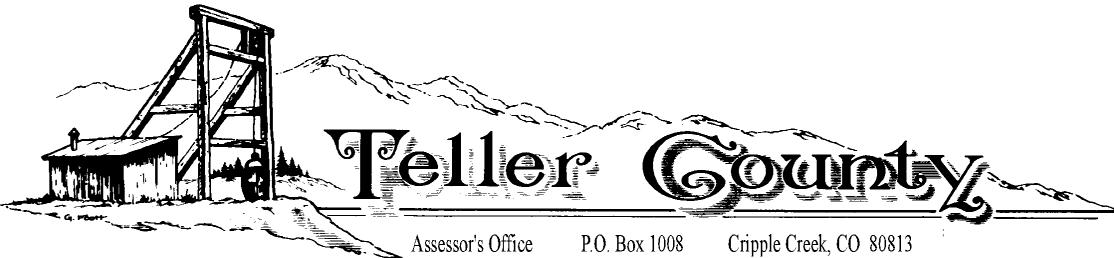
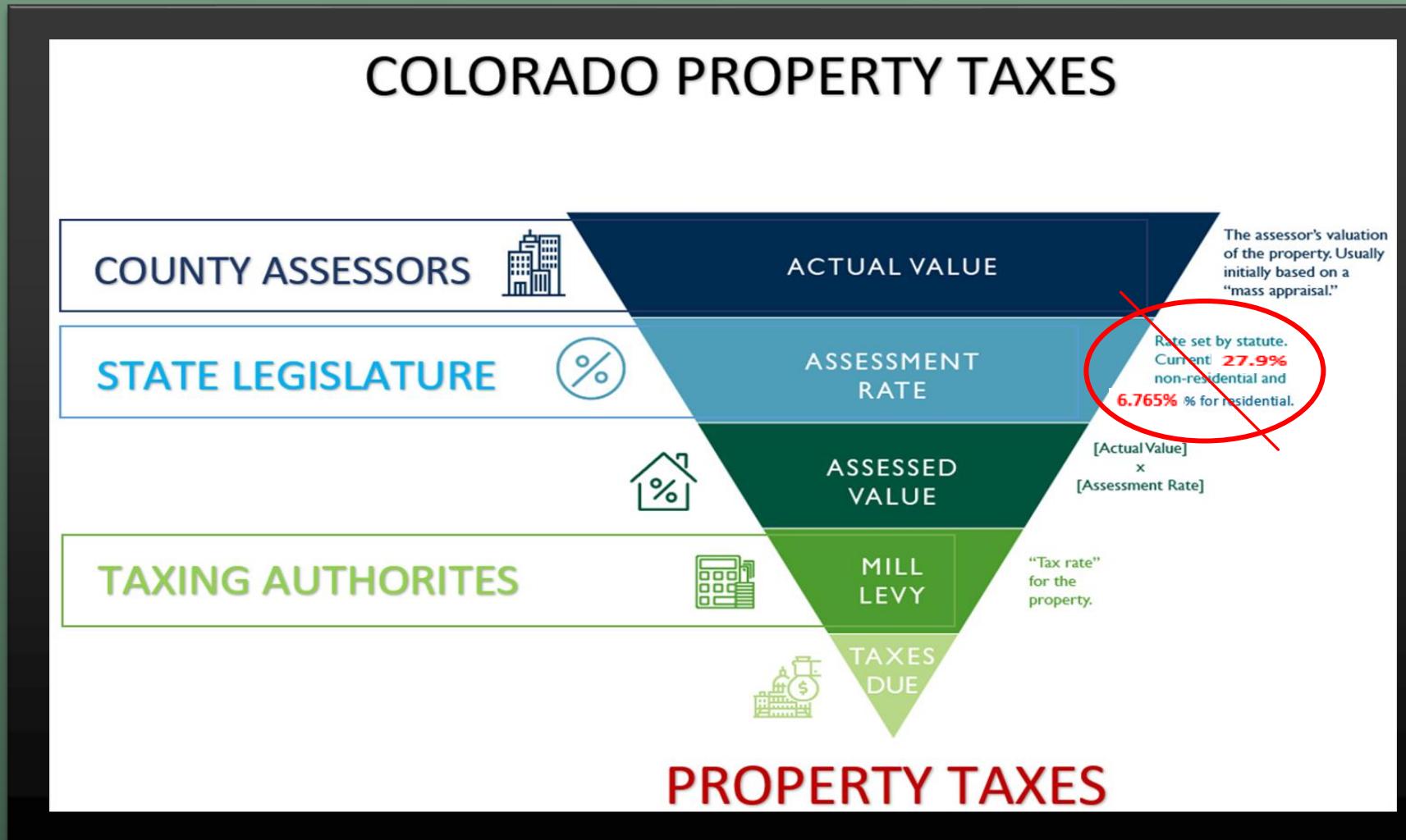


# Teller County 2025 Reassessment



# Reassessment 2025

# Colorado Property Tax



# Colorado Property Tax

## Current Property Tax Revenue Calculation

- Actual Value (estimated by Assessor)  
X
- Assessment Rate (determined by property Classification)  
*2024 Residential currently 6.7% / Non-Residential 27.9%*
- Assessed Values (Certified by Assessor to taxing authorities on August 25 and again on or before December 10)

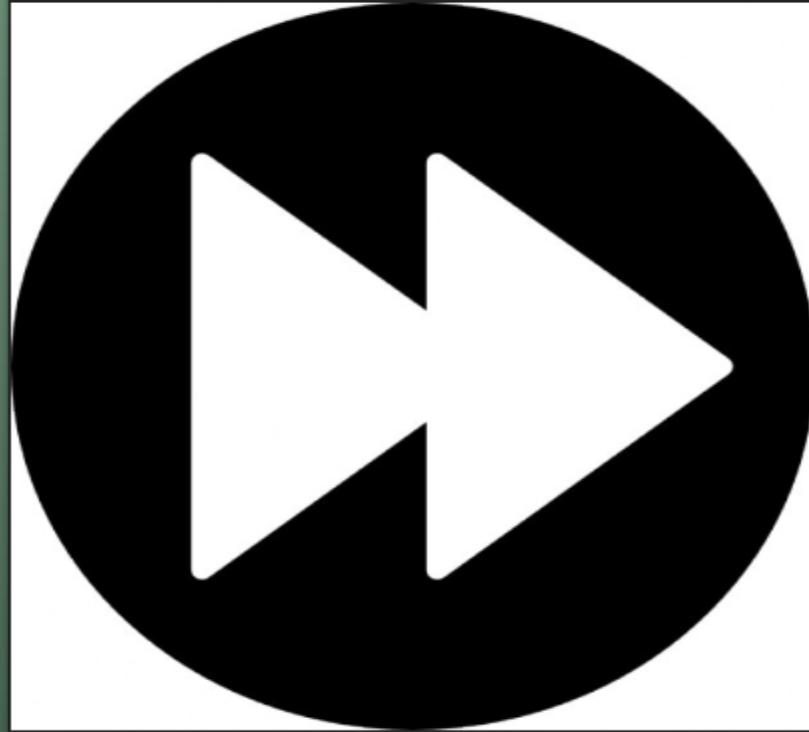
# Colorado Property Tax

## Property Tax Revenue Calculation

- Assessed Values  
X
- Mill Levy (Certified by taxing authorities)  
=
- Property Taxes Collectable (Collected by County Treasurer)
- **(The assessed value portion of this calculation will change for 2025 and we will discuss these changes later in the presentation)**

# Colorado Property Tax - Assessed Values and Colorado Law.

How did we get here?



# Colorado Property Tax - Assessed Values and Colorado Law.

- In 2023 Assessor market values in Colorado increased drastically.
- Teller County properties increased on average from 30% to 100% depending on area and the type of property.
- Even with the assessment rate reductions and exemptions in Senate Bill 22-238, values in 2023 increased significantly.
- Most Colorado counties experienced record levels of value appeals

# Colorado Property Tax - Assessed Values and Colorado Law.

- As Colorado Assessors worked to review and finalize values to mail out on May 1, 2023, the word about massive valuation increases got out quickly.
- Local elected officials and state representatives worked on possible legislative solutions to what could potentially be skyrocketing property tax bills.
- Legislative mitigation efforts passed in the form of Senate Bill 23-108.
- Senate Bill 23-108 allowed local taxing authorities to provide property tax relief in the form of temporary property tax credits or temporary mill levy reductions.

# Colorado Property Tax - Assessed Values and Colorado Law.

- As Assessor's and their staff worked through numerous appeals the legislature was not done and at the end of the session, they passed Senate Bill 22-238.
- Senate Bill 22-238 revised the residential assessment rate to 6.7% and gave those properties a \$55,000 value reduction. The assessment rate for all non-residential properties except agricultural properties was revised to 27.6%, with commercial improved properties getting a value reduction of \$30,000.
- The bill was touted as a property tax relief bill and would save the typical residential property owner approximately \$200-\$300 annually as an estimates by the state legislature.

# Colorado Property Tax - Assessed Values and Colorado Law.



# Colorado Property Tax - Assessed Values and Colorado Law.

- Senate Bill 24-111 created a new subclass of residential property called qualified-senior primary residence real property.
- They must be used as the primary residence of the owner-occupier defined by in the bill, which we will discuss later. This is also being referred to as the portability bill
- Senate Bill 24-233 made changes to assessment rates and created future exemption amounts.

# Colorado Property Tax - Assessed Values and Colorado Law.

## Senate Bill 24-233 (continued)

- Changes assessment rates over time and creates two assessment rates for school and non school district taxing authorities. (summary below)

### How Residential Assessment Rates & Exemptions Will Change Over Time as a Result of SB24-233

	Property Tax Year 2024		Property Tax Year 2025		Property Tax Year 2026	
	Without SB24-233	SB24-233	Without SB24-233	SB24-233	Without SB24-233	SB24-233
Assessment Rate	7.06%*	6.70%	7.15%	6.40% for non school district mills; 7.15% for school district mills	7.15%	6.95% for non school district mills; 7.15% for school district mills
Exemptions	None	Flat \$55,000	None	None	None	10% of the first \$700,000 for non school finance mills

\* Note that without SB24-233, assessment rates would have still, temporarily, remained below 7.15% for property tax year 2024. This is because SB22-238, requires the state to adjust single family rates to provide \$700 million in savings for property tax year 2024.

Created with Datawrapper

# Colorado Property Tax - Assessed Values and Colorado Law.

House Bill 24B-1001, approved on September 4, 2024:

- Property tax revenue limits. Senate Bill 24-233, created a limit on the annual growth of specified property tax revenue (property tax limit) for certain local governments excluding school districts.
- Sections 3 through 7 of HB24B-1001 specify that property tax limit. For the full version of the bill summary, <https://leg.colorado.gov/bills/hb24b-1001>.

# Colorado Property Tax - Assessed Values and Colorado Law.

## House Bill 24b-1001:

- The Bill modifies limits on property tax growth along with the changes previously made by Senate Bill 24-233.
- The property tax limit is modified for local governments excluding school districts so that this limit is no longer 5.5% but is instead equal to the greatest amount of qualified property tax revenue collected by a local government in a previous property tax year increased by 5.25% multiplied by the number of property tax years in a reassessment cycle.

# Colorado Property Tax - Assessed Values and Colorado Law.

**House Bill 24b-1001: Makes changes to assessment rates for non-residential property.**

- For tax year 2025, the assessment rate for most nonresidential and personal property is 27%.
- For tax year 2026, the assessment rate for commercial property and agricultural property is 25% and the assessment rate for most other nonresidential and personal property is 26%.
- For property tax years on or after 2027, the assessment rate for most nonresidential and personal property is 25%.

# Colorado Property Tax - Assessed Values and Colorado Law.

**House Bill 24b-1001:** Included a provision specific to Residential property so that if the statewide increase in actual value is less than 5%:

- For property tax years on or after 2025, for school districts, the assessment rate for residential real property is 7.05%. For local governments that are not a school district, the assessment rate for residential real property is 6.25%.
- For property on or after 2026, for local governments that are not a school district, the assessment rate for residential real property is 6.8% minus 10% of the actual value of the property or \$70,000, whichever is less.

# Colorado Property Tax - Assessed Values and Colorado Law.

**House Bill 24b-1001:** Included a provision specific to Residential property so that if the statewide increase in actual value is greater than 5%:

- For property tax years on or after 2025, for school districts, the assessment rate for residential real property is 6.95%.
- For local governments that are not a school district, the assessment rate for residential real property is 6.15%.
- For property on or after 2026, for local governments that are not a school district, the assessment rate for residential real property is 6.7% of the amount equal to the actual value of the property minus 10% of the actual value of the property or \$70,000, whichever is less.

# Colorado Property Tax - Assessed Values and Colorado Law.

**House Bill 24-1302 (referred to as Tax Rate Information to Property Owners) requires taxing authorities to submit:**

- The rate of each levy
- The prior year levy and revenue collected from the levy
- The maximum levy that may be levied without further voter approval
- The allowable annual growth in revenue collected from the levy
- The actual growth in revenue collected from the levy over the prior year
- Whether revenue from the levy is allowed to be retained and spent as a voter-approved revenue change pursuant to section 20 (7)(b) of article X of the state constitution

# Colorado Property Tax - Assessed Values and Colorado Law.

**House Bill 24-1302 requires taxing authorities to submit:  
(continued)**

- Whether revenue from the levy is subject to a specified statutory limit on annual revenue growth
- Whether revenue from the levy is subject to any other limit on annual revenue growth enacted by the taxing authority or other local government
- Whether the levy must be adjusted, or whether a mill levy credit must be allowed, to collect a certain amount of revenue for the tax year and, if applicable, that amount of revenue
- Any other information determined necessary by the department of local affairs.

# Colorado Property Tax - Assessed Values and Colorado Law.

## House Bill 24-1302: (continued)

- The act also removes the requirement that an annual notice of valuation sent to a property owner by a county assessor contain an estimate or an estimated range of the taxes owed for the current property tax year.

# Colorado Property Tax - Assessed Values, Current Events.



# Colorado Property Tax

## 2025 Property Tax Revenue Calculation

For example using a residential property at the median value in Teller County which is \$475,000 and the median county mill levy of 65.35

### Assessed Value Calculation:

\$475,000 \*

School District assessment rate 7.05%=\$33,490.

Non School District assessment rate 6.25%=\$29,690.

School District assessed value: \$33,490.

Non School District assessed value: \$29,690.

# Colorado Property Tax

## 2025 Property Tax Revenue Calculation(Cont.)

### Tax Calculation:

**School District assessed value: \$33,490.**

**Non School District assessed value: \$29,690.**

**School District taxes=\$33,490\*29.527(school district levy)**

**$\$33,490 * (29.527 / 1000) = \$988.86$**

**Non School District taxes=\$29,690\*35.823(non school district levy)**

**$\$29,690 * (35.823 / 1000) = \$1,063.58$**

**Total taxes=  $\$988.79 + \$1,063.58 = \$2,025.28$**

# Colorado Assessor Offices.

- What are the responsibilities of the Assessor?
- Why reassess?

## Office of the Teller County Assessor

PO Box 1008 / 101 W. Bennett Ave. Cripple Creek, CO 80813

Phone: 719.689.2941 Fax: 719.689.0988

ASSESSORS

# Four (4) Primary Functions of the County Assessor's Office

1. Discover - To locate and identify property.
2. List - The record keeping of all county property
3. Classify - To categorize according to class and sub-class.
4. Value - To estimate the actual value and apply the appropriate assessment rate to determine the assessed value.

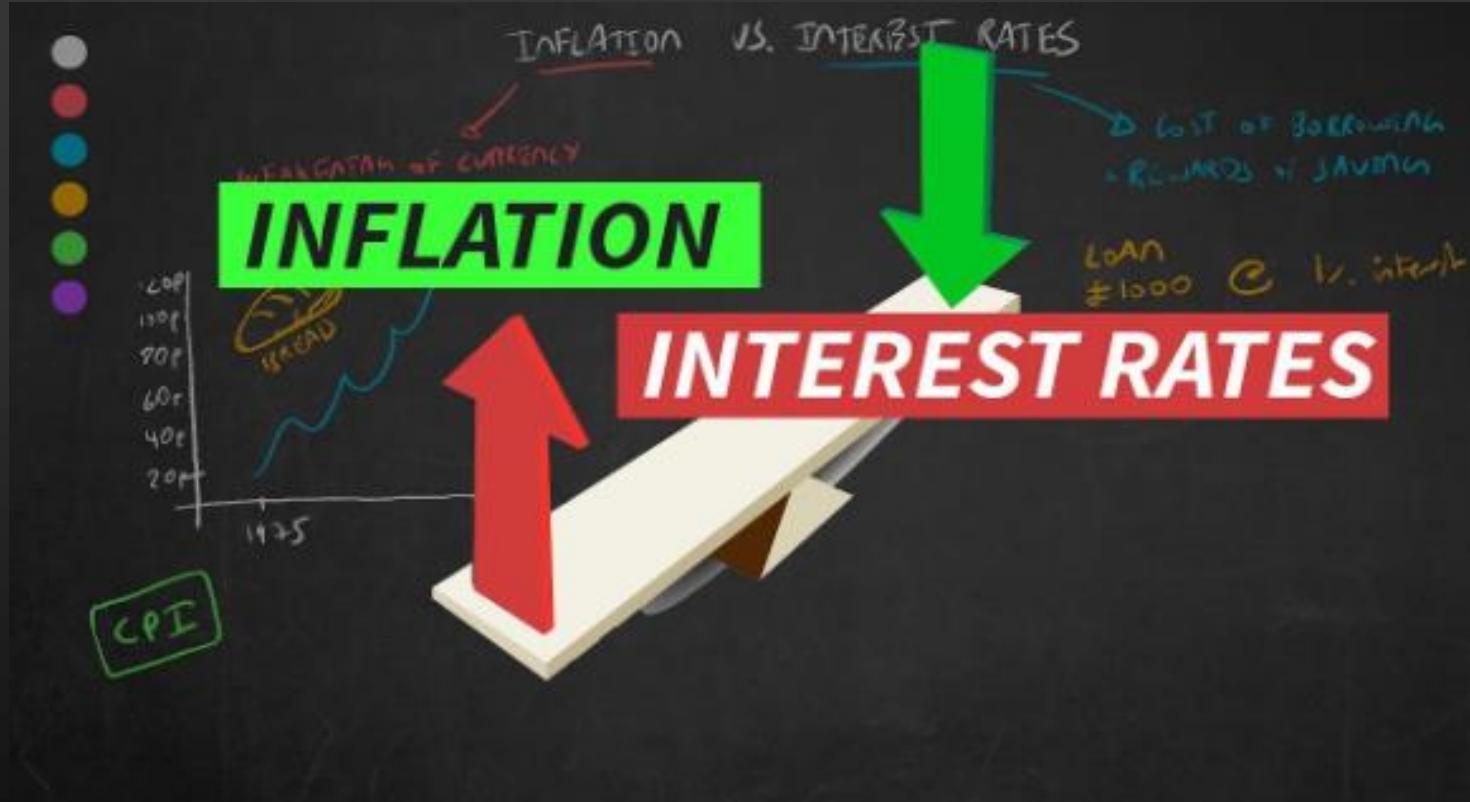
# 2025 Reassessment

## Why Reassess?

- Colorado Statute directs Colorado County Assessors to conduct revaluations in every odd numbered year.  
**§ 39-1-104(10.2)**
- Colorado law directs all 64 County Assessors to analyze sales data and adjust all qualified sales to the market conditions that existed on what is commonly referred to as the “Appraisal Date.” The appraisal date for this reassessment is June 30, 2024.

**§ 39-1-104(10.2)(a)**

# Major Influences on the 2025 Reassessment



# Front Range Real Estate Current Events



## 2024: Is It a Buyers' or Sellers' Market Now?

Colorado real estate market favors sellers in 2024. (And buyers, too!). The Colorado real estate market is expected to lean more in favor of the buyers in the latter half of 2024.

Home prices are rising slowly, and the number of homes for sale has increased by 24.5% YoY. Buyers now have more choices. With mortgage rates around 6.63%, buyers also have more purchasing power.

Consequently, more homeowners are likely to [list their homes on Colorado MLS](#). The [5.4%](#) increase in new active home listings in Colorado has brought back home shoppers. So, whether you are looking for a condo in Fairmount or a single-family primary home in Gypsum, you will find your dream home in the coming months.

# Pike Peak Area Real Estate Current Events

## The Colorado Springs Real Estate Market Update

\*Updated on November 6th, 2024

**Average Home Price:  
\$557,741**

The Average Home Price in October 2023 was **\$556,964**.

There has been a **0.1% increase ↑** in the average home price since last year.

**Median Home Price:  
\$475,000**

The Median Home Price in October 2023 was **\$485,000**.

There has been a **2.1% decrease ↓** in the median home price since last year.

# Teller County Residential Real Estate



Buy Sell Rent Mortgage Find

Teller County, CO



Colorado > Teller County



Summary



Home values



Housing market



Schools



Amenities



Homes for sale



Explore

## Teller County, CO housing market

In October 2024, the median listing home price in Teller County, CO was \$549K, trending up 1.7% year-over-year. The median listing home price per square foot was \$282. The median home sold price was \$507K.

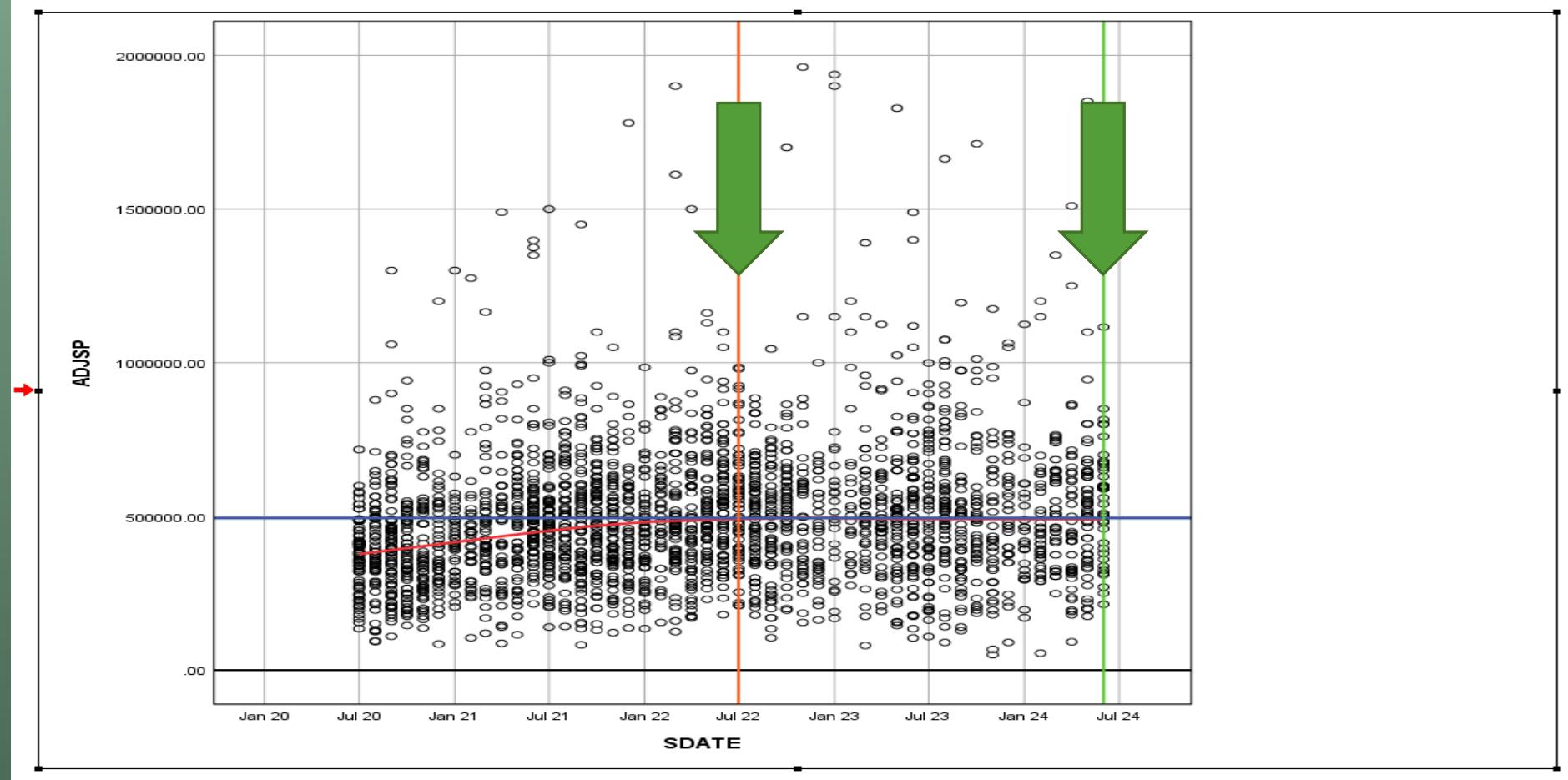
### Median listing home price vs. median home sold price



### Sale-to-list price ratio: 98.33%

Homes in Teller County, CO sold for **1.67% below** asking price on average in October 2024

# Teller County Residential Real Estate



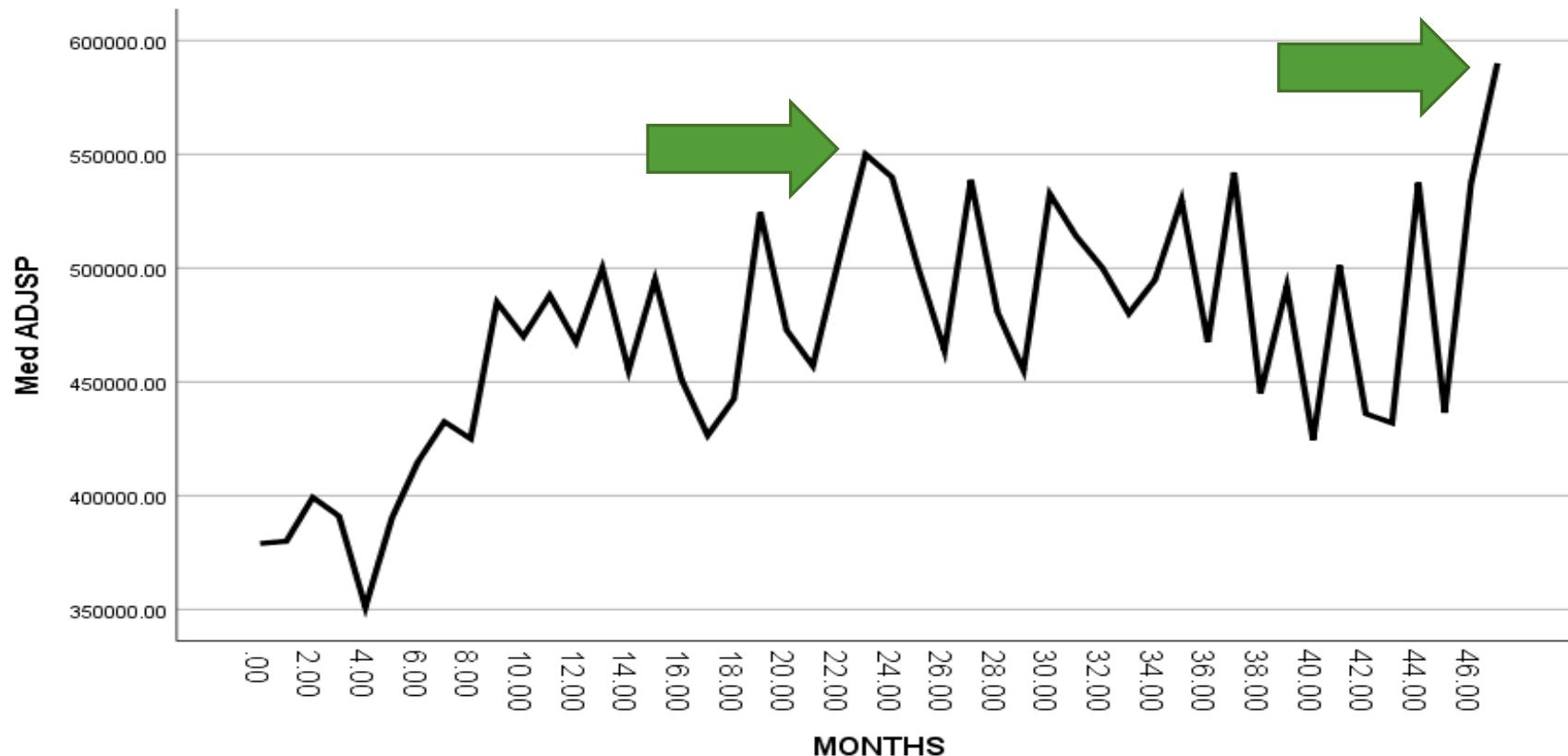
Median Sales Price July 2022:\$550,000

Median Sales Price June 2024:\$590,000

Percentage Change: **+7.27%**

# Teller County Residential Real Estate

➡ Graph

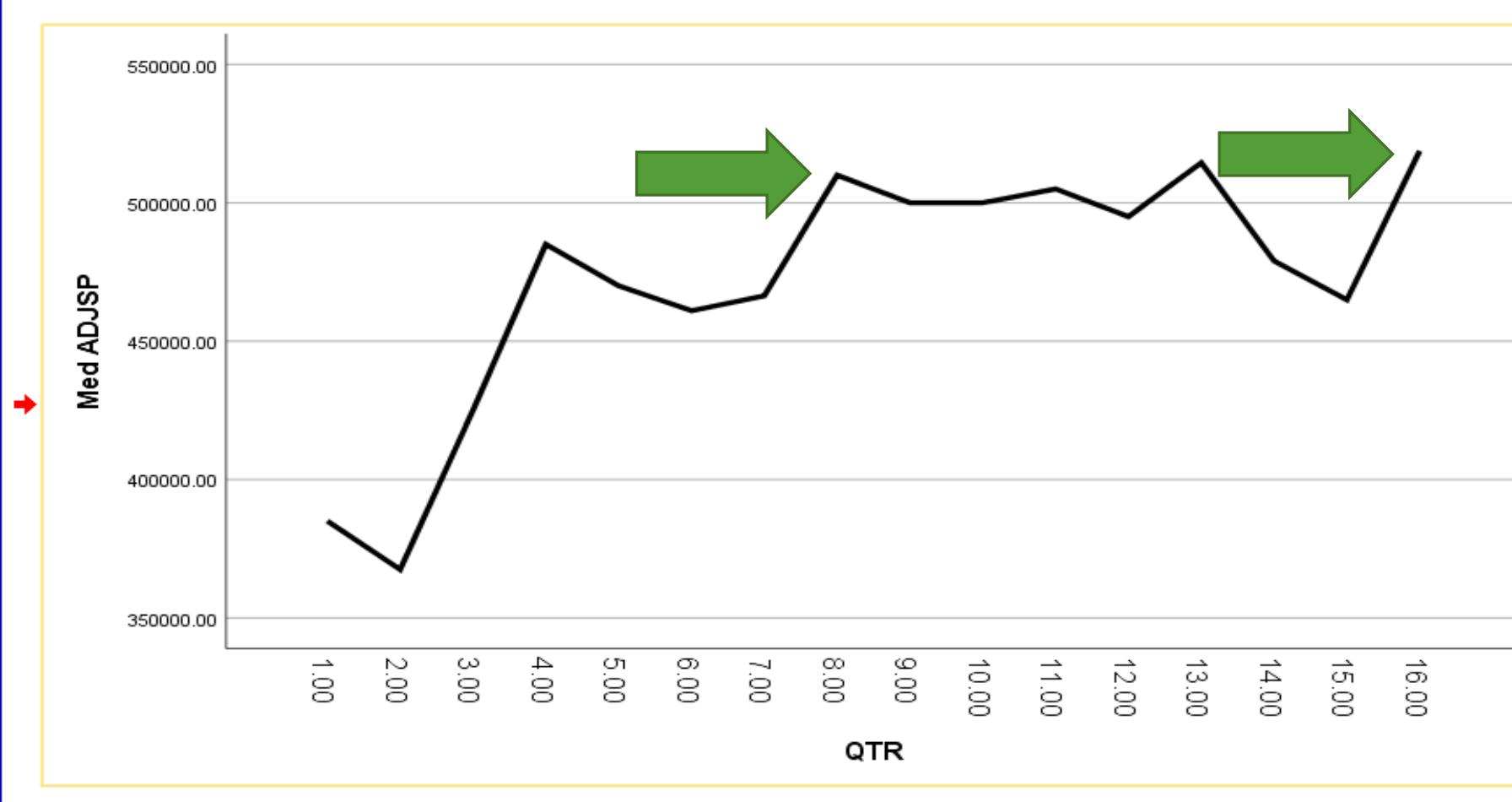


Median Sales Price June 2022 :\$550,000

Median Sales Price June 2024 :\$590,000

Percentage Change: **+7.27%**

# Teller County Residential Real Estate

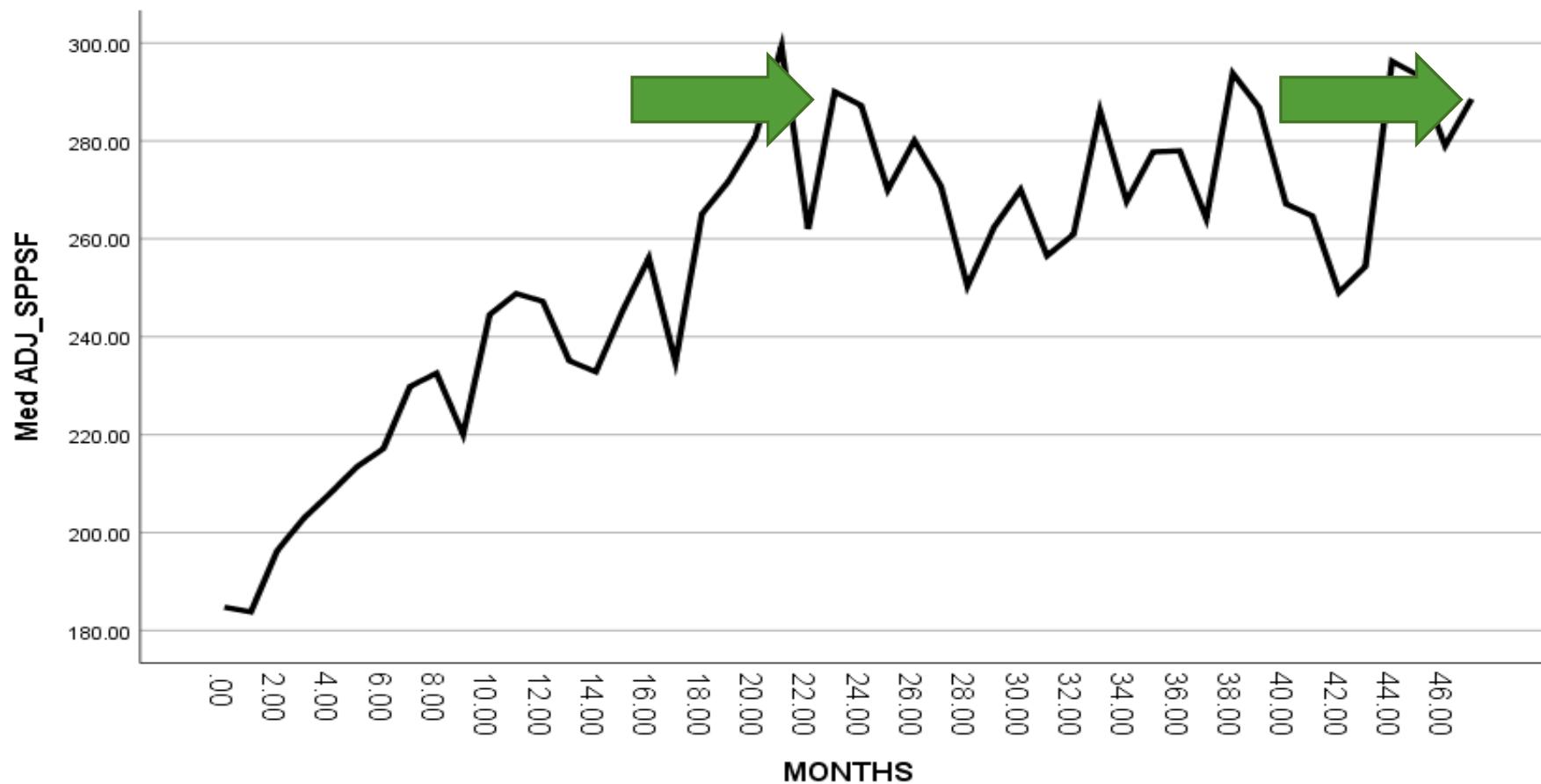


Median Sales Price June 2022 :\$510,000

Median Sales Price June 2024 :\$518,000

Percentage Change: **+1.57%**

# Teller County Residential Real Estate



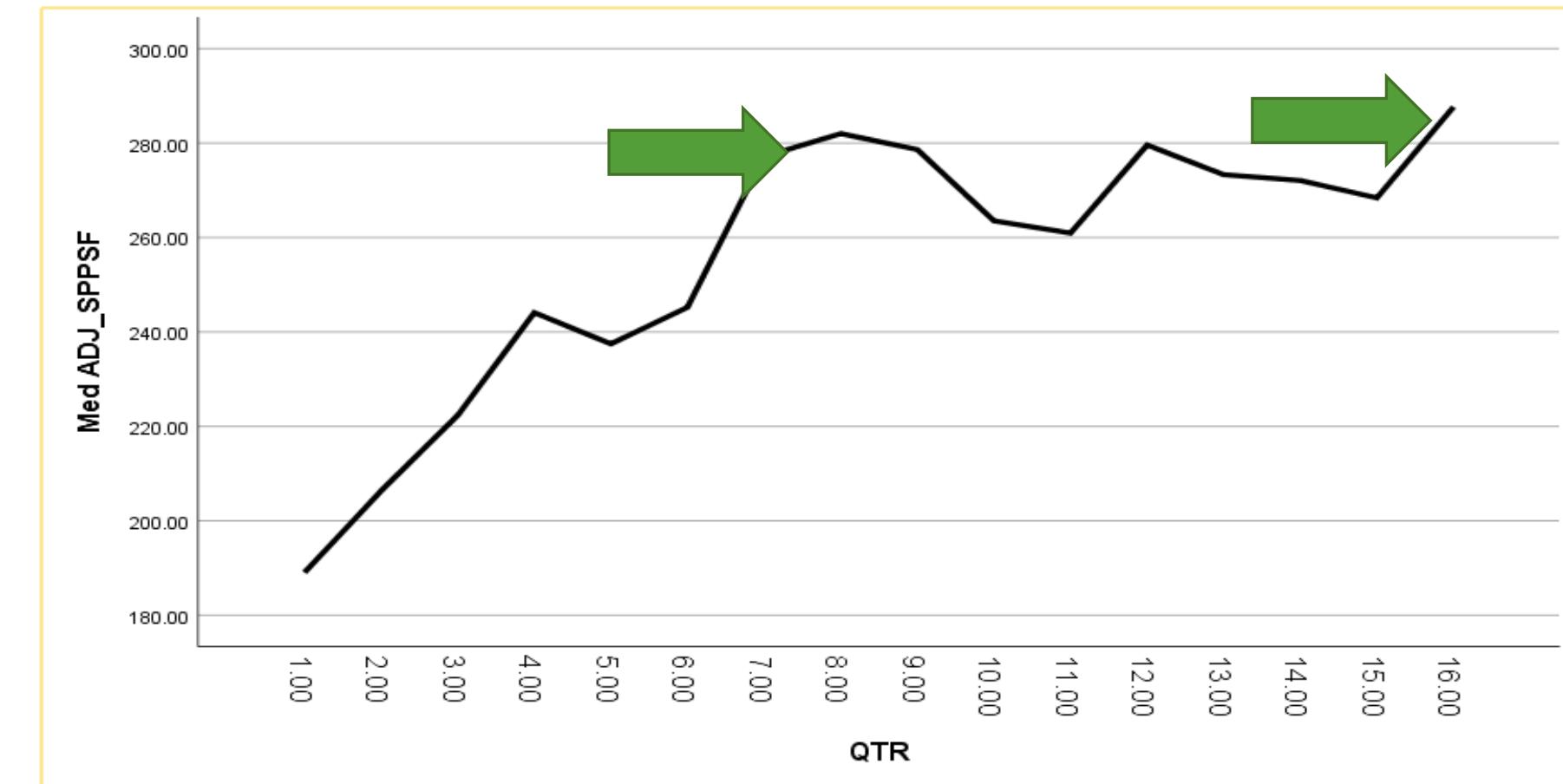
Median AdjSPPSF June 2022 :\$290.03

Median AdjSPPSF June 2024 :\$288.54

Percentage Change: **-.005%**

# Teller County Residential Real Estate

➡ Graph

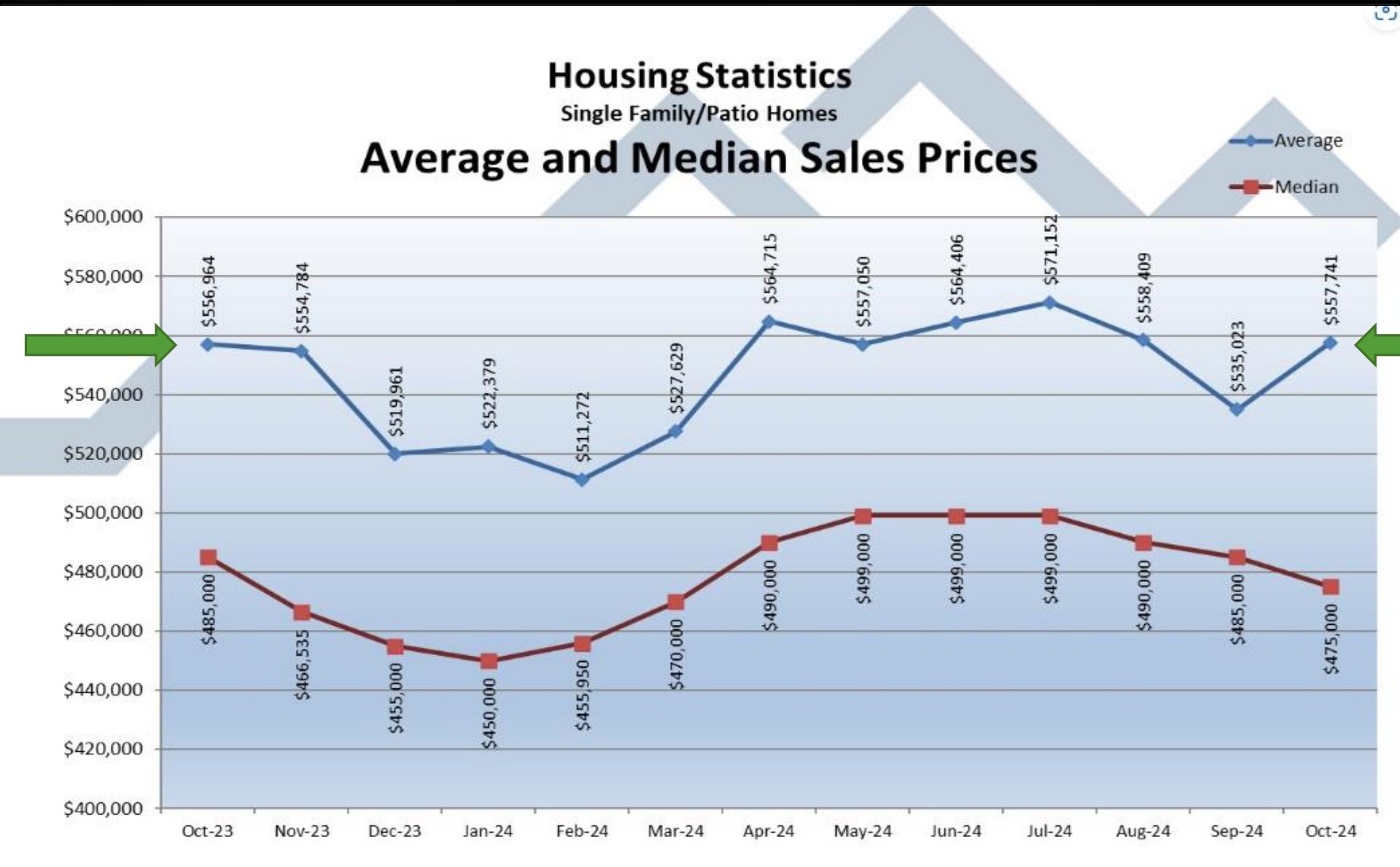


Median AdjSPPSF June 2022 :\$282.00

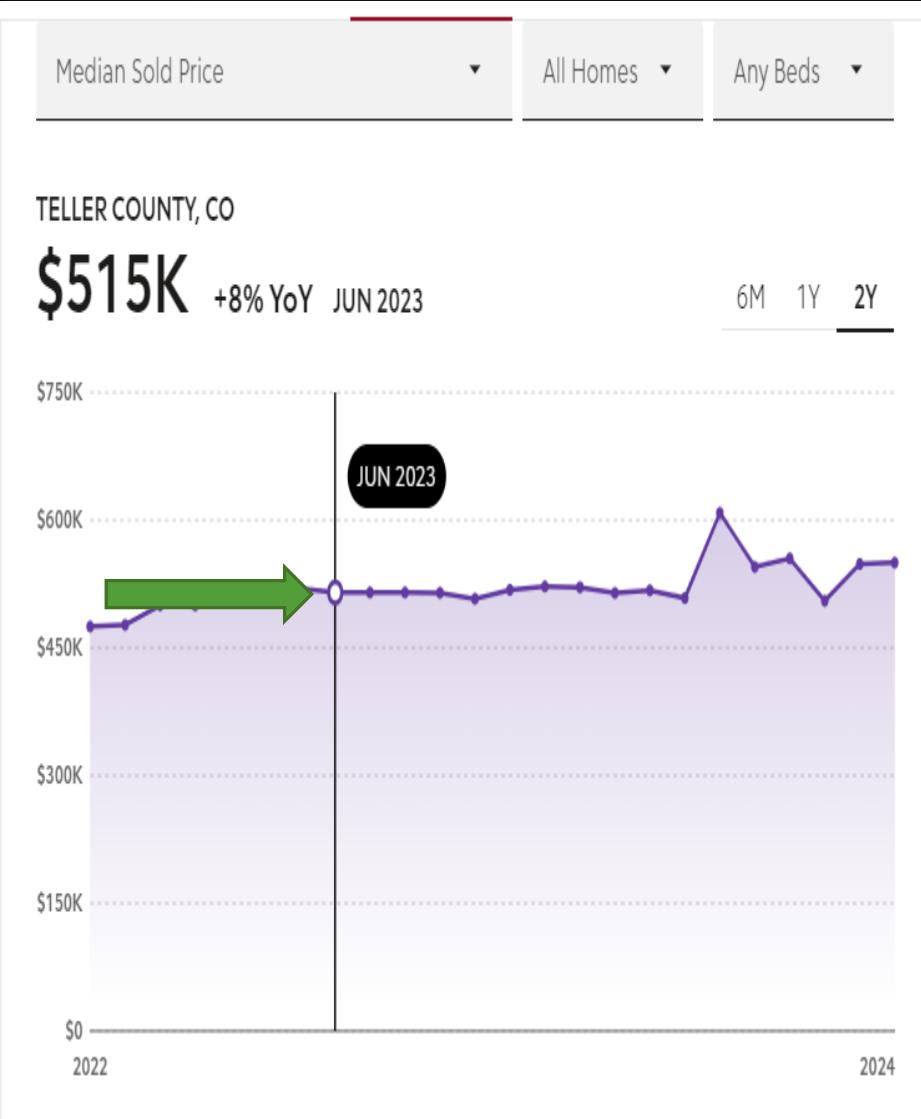
Median AdjSPPSF June 2024 :\$287.65

Percentage Change: **+1.77%**

# Pikes Peak MLS market statistics



# Rocket Homes market statistics



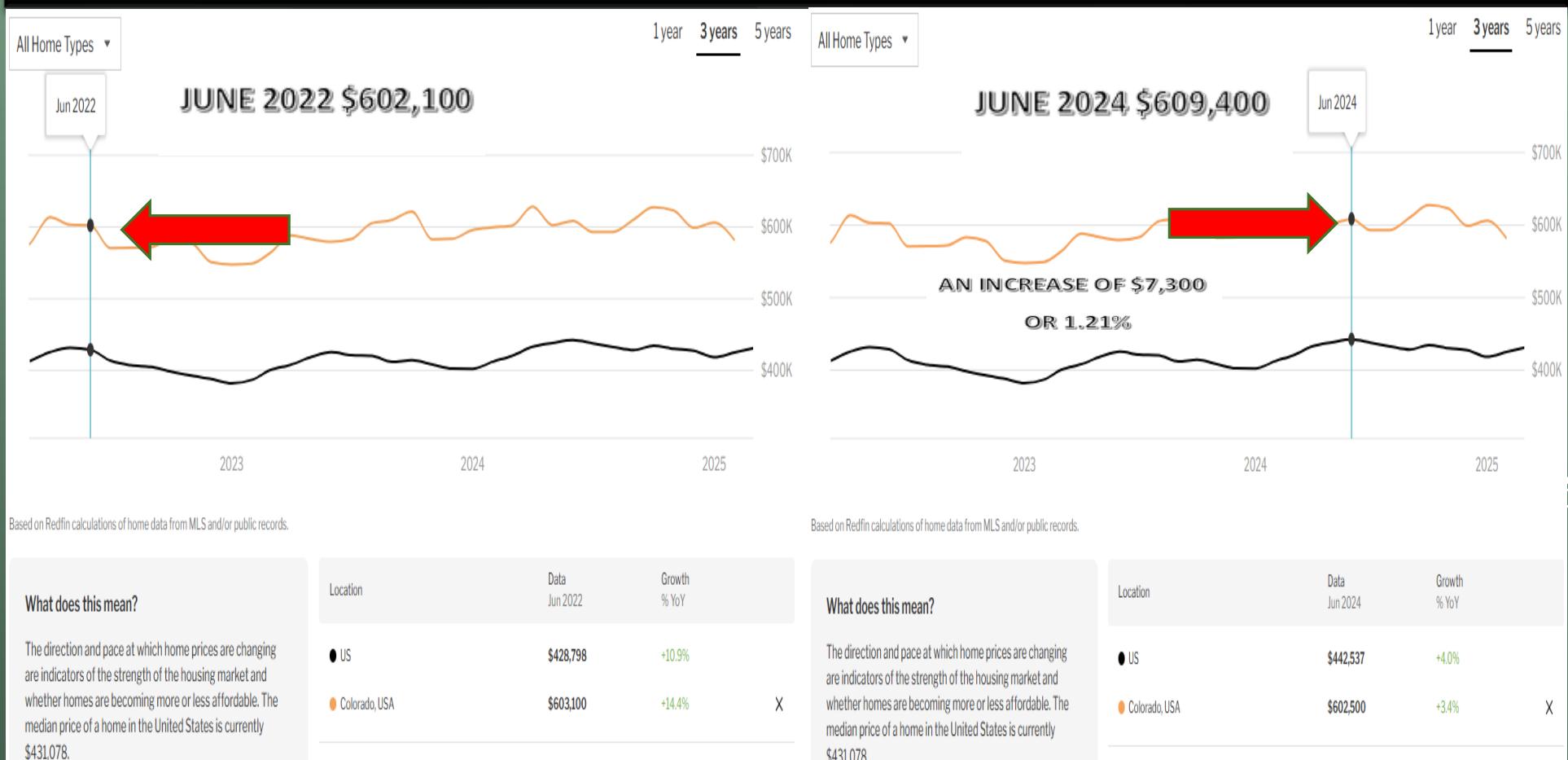
# Zillow Home Value Index



06/2022 \$487,676  
06/2024 \$484,991  
.0055%

# Teller County 2025 Reassessment

## 2024 Colorado Real Estate



# Residential Median Change

- **Rural = .0050 to -.0025%**
- **Woodland Park & Surrounding = .0020% to -.0010%**
- **Cripple Creek = 5-8%**
- **Victor = -.0050% to -1.5%**
- **Not all properties will change at the same rate.**



# Teller County Residential Statistics

## Examples

### Arabian Acres (Northwest)

- **6/9/2022 sold for \$390,000**
- **3/13/2024 sold for \$430,000**
- **Indicated increase of \$40,000**
- **Percent increase of 10.3% in 22 months (.5%/mo.)**



# Teller County Residential Statistics

## Examples

### Logs (Woodland Park)

- **06/02/2023 sold for \$508,500**
- **03/07/2024 sold for \$508,500**
- **Indicated increase of \$0**
- **Percent increase of 0% in 9 months (0%/mo.)**



# Teller County Residential Statistics

## Examples

### Ranch Estates

- 12/9/22 sold for \$550,000
- 2/29/2024 sold for \$510,000
- Indicated decrease of \$40,000
- Percent decrease of 7.3% in 15 months (.5%/mo.)



### Ranch Estates

- 10/18/2022 sold for \$615,000
- 04/01/2024 sold for \$660,000
- Indicated increase of \$45,000
- Percent increase of 7.3% in 17 months (.4%/mo.)



# Teller County Residential Statistics

## Examples

### Rainbow Valley

- **08/03/2022 sold for \$576,000**
- **03/20/2024 sold for \$609,000**
- **Indicated increase of \$33,000**
- **Percent increase of 5.73% in 20 months (.3%/mo.)**



# Teller County Residential Statistics

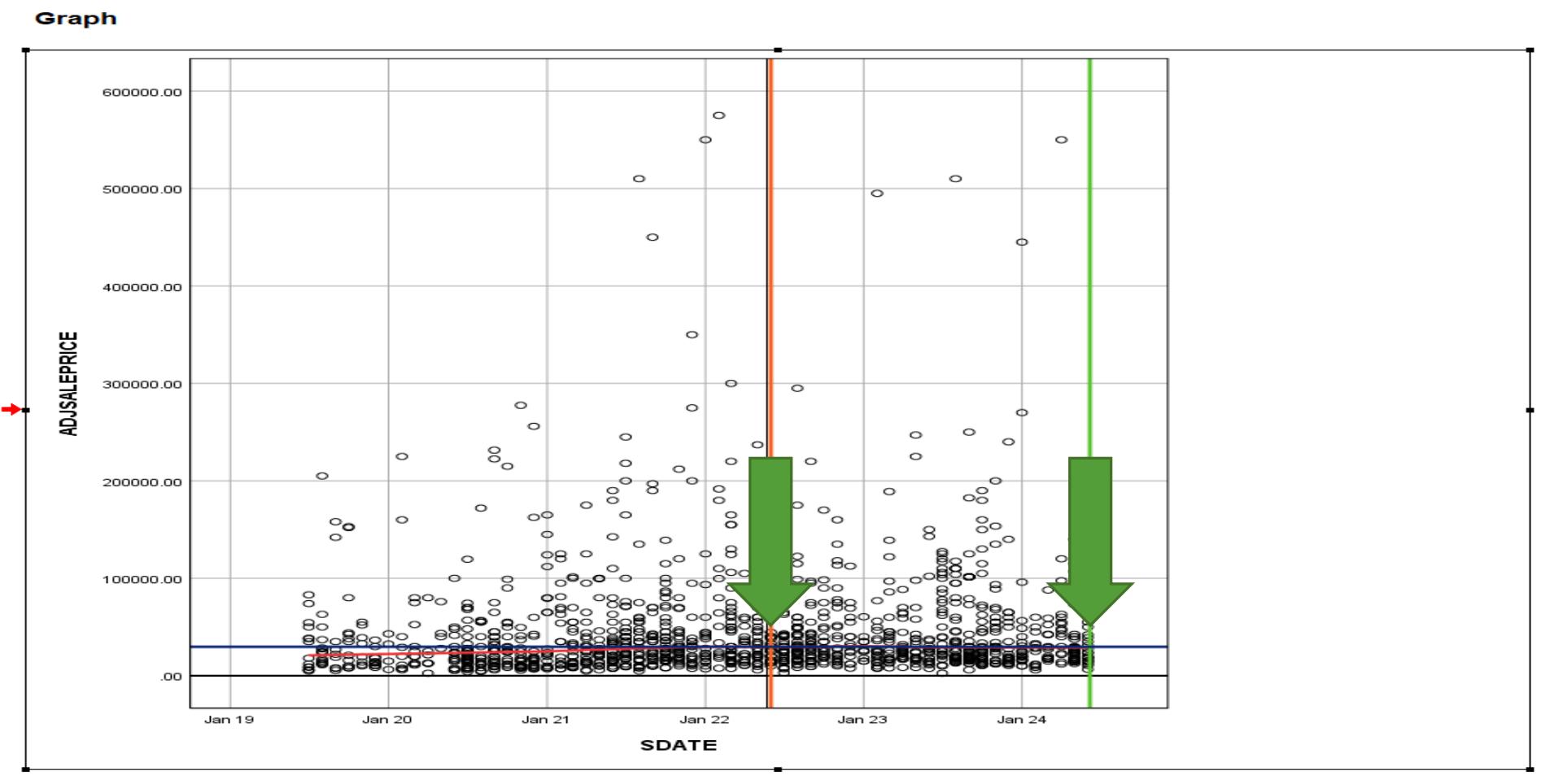
## Examples

### Cripple Creek

- **04/09/2022 sold for \$210,000**
- **12/05/2023 sold for \$240,000**
- **Indicated increase of \$30,000**
- **Percent increase of 14.3% in 20 months (.7%/mo.)**



# Teller County Vacant Land Real Estate



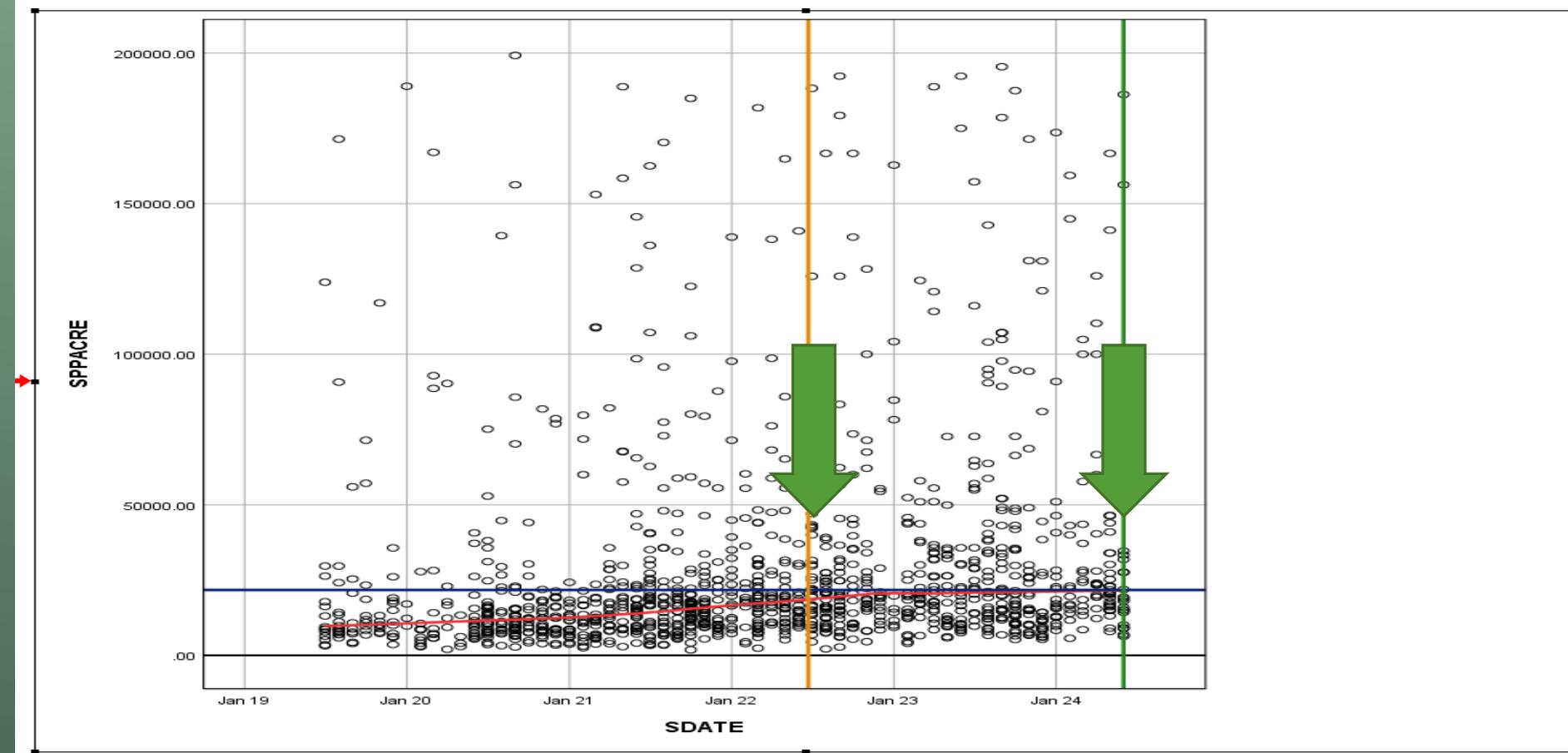
Median Adjusted Sales price June 2022: \$25,750

Median Adjusted Sales price June 2024: \$25,750

+0.00%

# Teller County Vacant Land Real Estate

Graph



Median Sales price Per Acre June 2022: \$18,832

Median Sales price Per Acre June 2024: \$21,705

+15.25%

## Vacant Land Median Change

- **Rural = +2.5%**
- **Woodland Park & Surrounding = +7.5%**
- **Cripple Creek = +13%**
- **Victor = -1.7%**
- **Not all properties will change at the same rate**

# Teller County Vacant Land Statistics

## Examples

### Woodland Park (Summer Haven) .87 Acres

- 07/11/2022 sold for \$117,500
- 01/30/2024 sold for \$117,500
- Indicated increase of \$0
- Percent decrease of 0% in 18 months. (0%/mo.)



# Teller County Vacant Land Statistics

## Examples

### SW (Colorado Mtn. Estates) 2.02 Acres

- **3/18/2022 sold for \$45,000**
- **6/27/2024 sold for \$39,000**
- **Indicated decrease of \$6,000**
- **Percent decrease of 13% in  
27 months. (.5%/mo.)**



# Teller County Vacant Land Statistics

## Examples

### Cripple Creek .143 Acres

- **12/14/2022 sold for \$8,200**
- **9/15/2023 sold for \$15,000**
- **Indicated increase of \$6,800**
- **Percent increase of 83% in 9 months. (9.2%/mo.)**

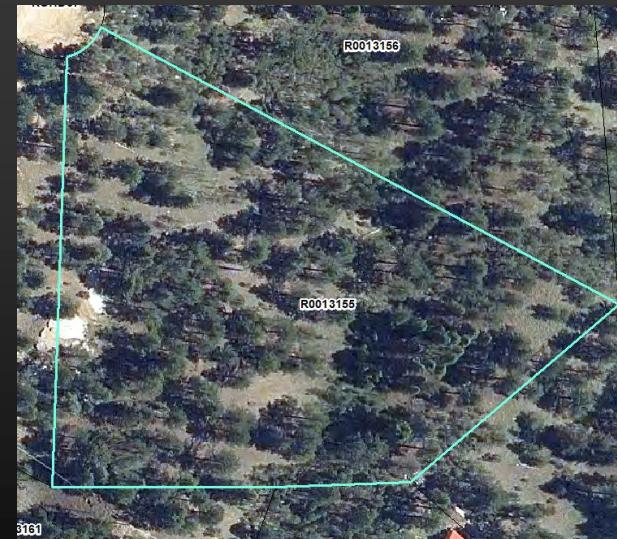


# Teller County Vacant Land Statistics

## Examples

### NW (Indian Creek) 4.16 Acres

- **10/6/2022 sold for \$85,000**
- **6/18/2024 sold for \$91,000**
- **Indicated increase of \$6,000**
- **Percent increase of 7.1% in 20 months. (.4%/mo.)**



# Commercial Median Change

- **Rural = +18%**
- **Woodland Park & Surrounding = +18%**
- **Cripple Creek = +3.5%**
- **Victor = +.0039%**
- **Not all properties will change at the same rate**

# Teller County Commercial Statistics

## Examples

### Woodland Park

- **1/14/2021 sold for \$2,720,979**
- **3/15/2023 sold for \$3,100,000**
- **Indicated increase of \$379,021**
- **Percent increase of 13.9% in 26 months (.5%/mo.)**



# Teller County Commercial Statistics

## Examples

### Woodland Park

- **8/7/2020 sold for \$575,000**
- **1/31/2024 sold for \$665,000**
- **Indicated increase of \$90,000**
- **Percent increase of 15% in  
40 months (.3%/mo.)**



# Teller County Commercial Statistics

## Examples

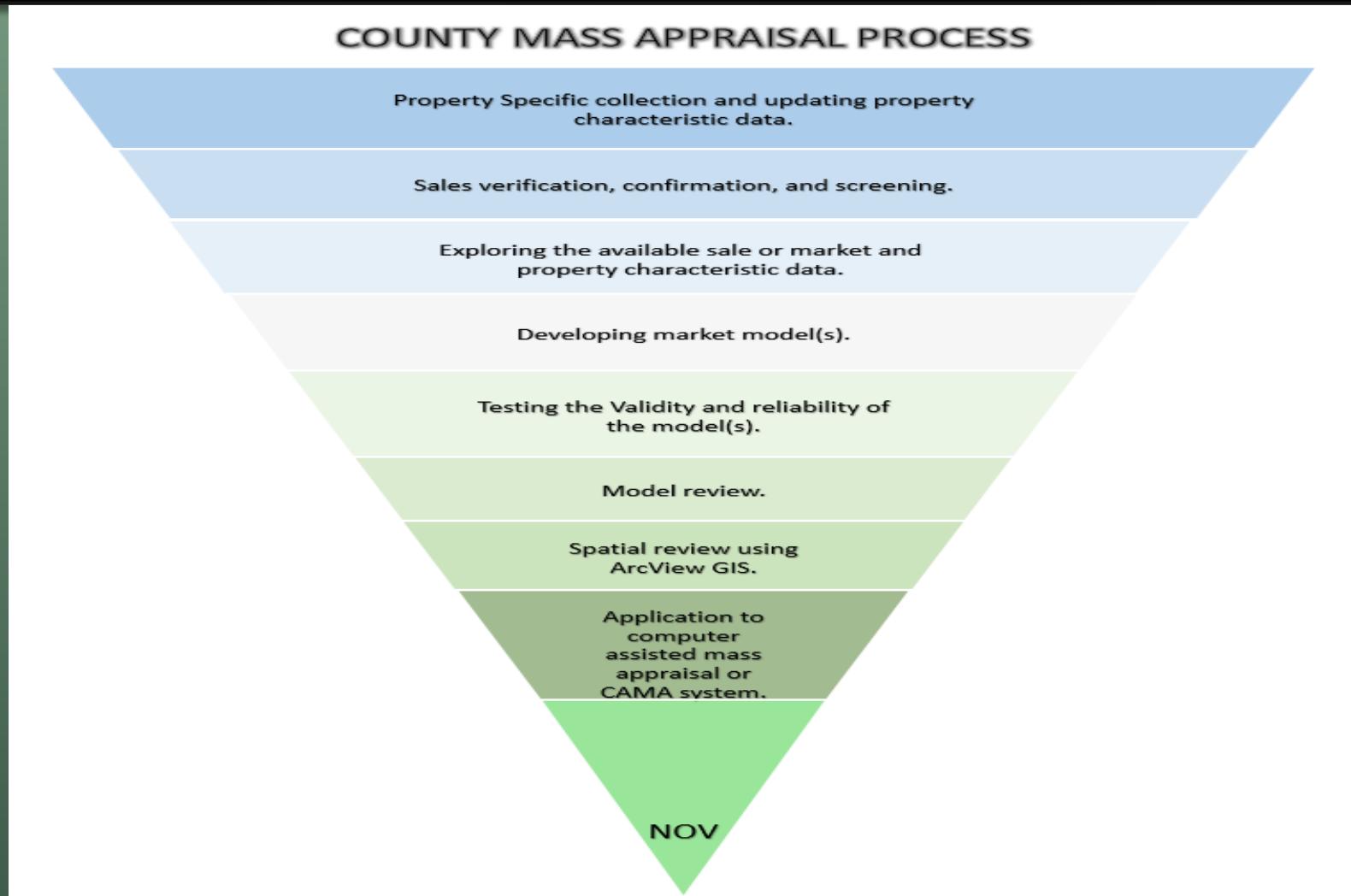
### Victor

- **11/1/2021 sold for \$244,800**
- **7/13/2022 sold for \$404,000**
- **Indicated increase of \$159,200**
- **Percent increase of 65% in**  
**8 months (8.1%/mo.)**



# Mass Appraisal Process

## County specific mass appraisal process:



# 2025 Reassessment

## The nature of appraisal

- According to the Appraisal Institute's, "The Appraisal of Real Estate 14<sup>th</sup>. Edition": An appraisal is "the act or process of developing an opinion of value of an asset."
- The International Association of Assessing Officers (IAAO) in its publication "Mass Appraisal of Real Property", further states that Appraisal, the act of estimating the value of a property, has its roots in economic theory. Modern appraisal theory views market value or (probable sales price) as determined by the forces of supply and demand.
- IAAO further states that prices determined in actual market transactions can provide sound evidence of the market value of similar property.

# 2025 Reassessment

## Colorado law revisited, “Why Adjust for Time?”

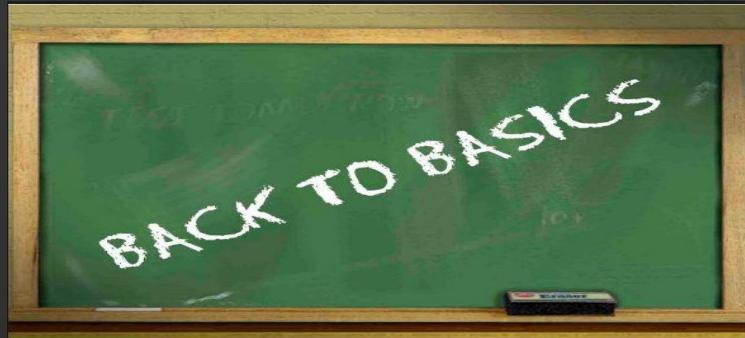
- Colorado Statute directs all 64 County Assessors to analyze sales data and “Adjust all qualified sales to the market conditions that existed on what is commonly referred to as the appraisal date.” The appraisal date for this reassessment is June 30, 2024.

### § 39-1-104(10.2)(a)

- Colorado law is further interpreted by a 2011 Colorado Court of Appeals case **Kidder v. Chaffee County** in which the court ruled that “Adjustment for time under subsections (10.2)(a) and (10.2)(d) **is not discretionary , but mandatory.**”

# Fundamentals of Mass Appraisal

Where do we start?.....



Basics are often referred to as fundamentals...



(Is this slide needed?)

# Fundamentals of Mass Appraisal



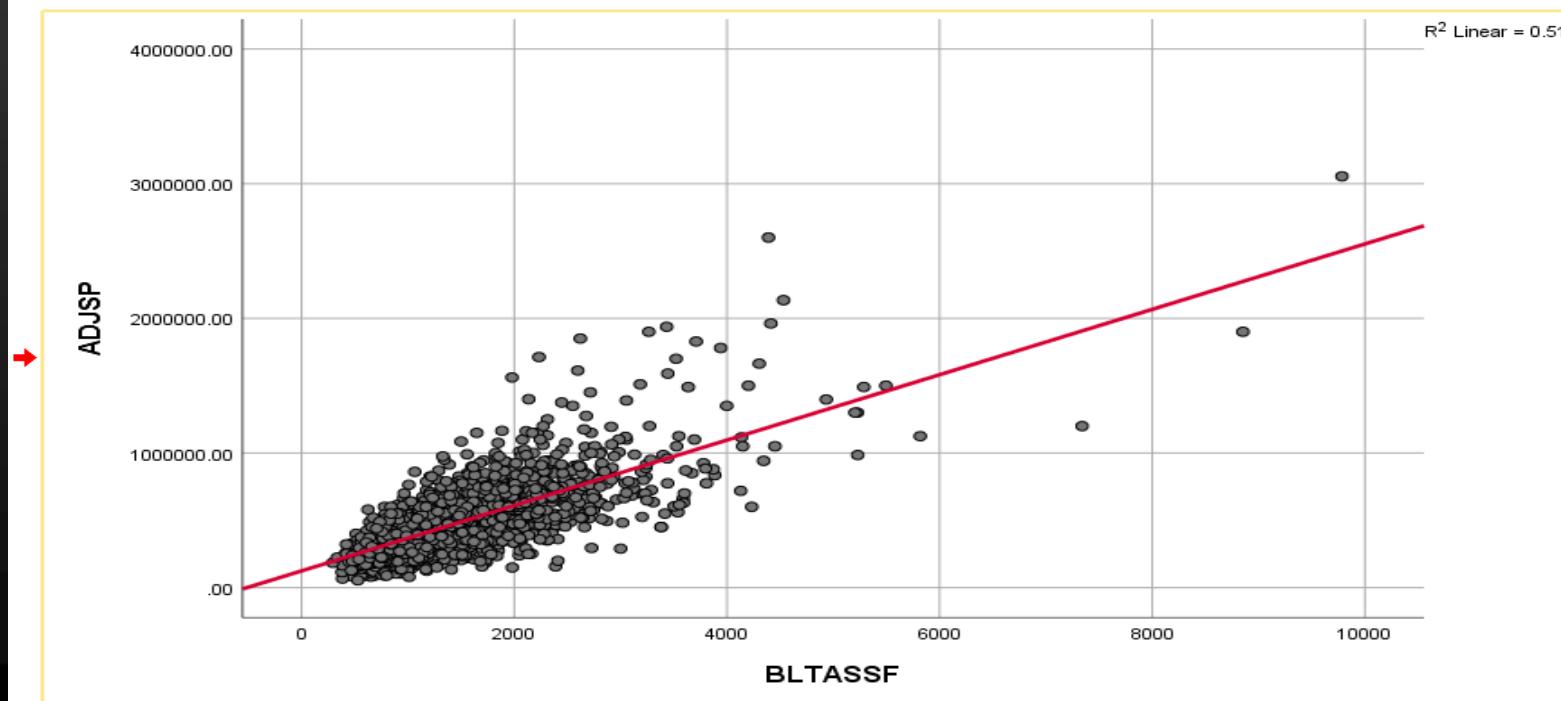
- **Both single property and mass appraisers need to study and understand market forces affecting real estate markets.**
- **These forces can operate on a global, regional, local and neighborhood level.**
- **Market forces affect both the demand for and supply of real estate.**

# Fundamentals of Mass Appraisal



- Mass appraisal models are built utilizing currently accepted appraisal modeling techniques and calibrated using multiple regression analysis.

Graph



# Teller County 2025 Reassessment

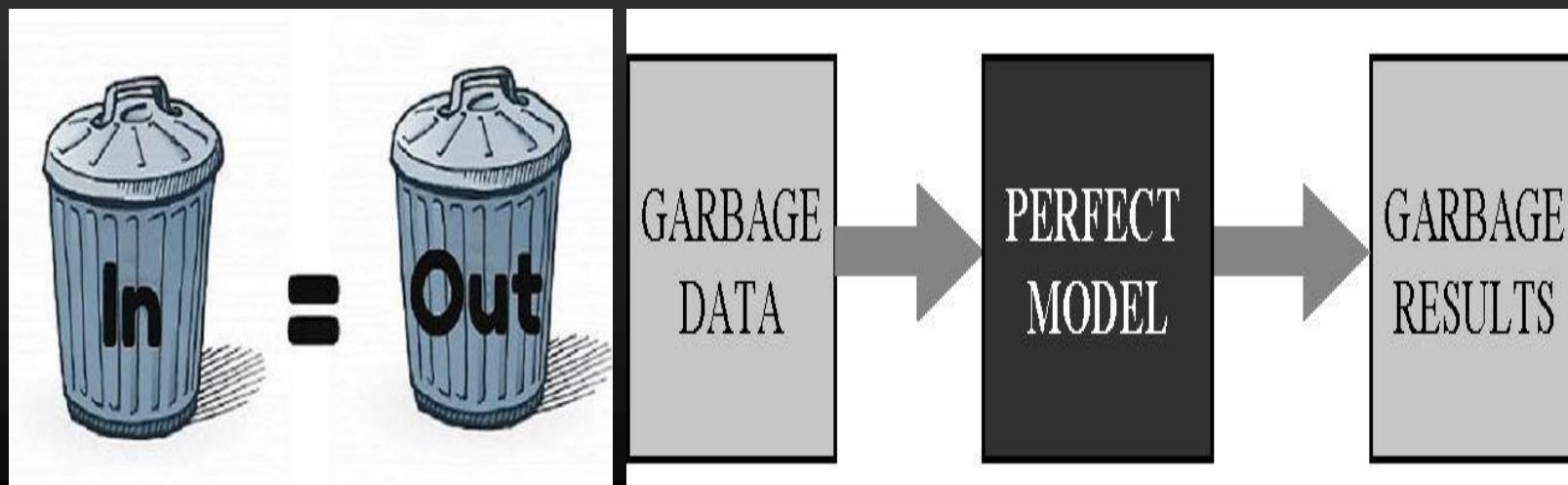
- Valuations rely on property characteristic data collected by Assessor staff.
- Timely data collection and accuracy is a vital point of emphasis in the Assessor's office work process and protocols.



# Why is accurate and consistent data so important?

**Quality - How accurately does the properties recorded information reflect the current status of the property?**

## Quantity - Is the data sufficient to reflect local real estate market influences?



# Teller County 2025 Reassessment

Why do all available property characteristics have to be analyzed?

- A valuation model using only size or square foot as the primary variable will predict sales prices, however, it will treat all homes with the same size equally.



1,000 square feet - \$395,000    1,000 square feet - \$395,000

# Teller County 2025 Reassessment

- Some property characteristics typically used in valuation models

- Square foot of living area
- Basement Area
- Upper Floor Area
- Quality grade
- Land (Acres or SQFT)
- Design type
- Effective year built
- Bathrooms
- Garages and Carports
- Condition
- Location adjustments
- Roof Type



# Teller County 2025 Reassessment

**What does this all mean?**

## **PRELIMINARY NUMBERS**

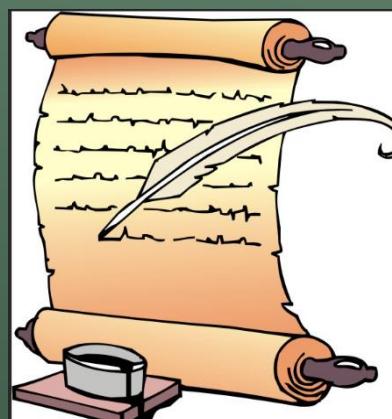
- **Using Residential properties as an example the median change experienced in estimated market value will be a +.0017%.**
- **Not all properties will change at the same rate.**

# Teller County 2025 Reassessment

## 2025 Notices of Value

**Postcards will be mailed due to changes to the requirement of an estimate of taxes!**

- **Assessment Rates show for each classification**



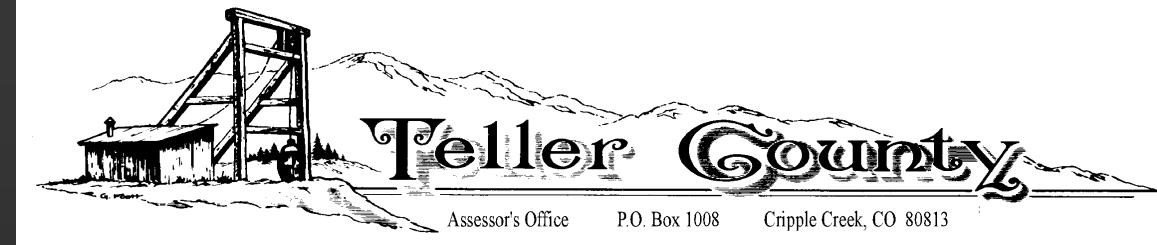
# Teller County 2025 Reassessment

## 2025 Notices of Value Cont.

- **No Estimated Taxes**
- **Why?** The Assessor's Office is tasked with setting the values, only. Our office has no jurisdiction over:
  - **Assessment Rates (State)**
  - **Funding Exemptions (State)**
  - **Mill Levies (Taxing Authorities)**



# Teller County 2025 Reassessment



## Questions?

## Reassessment 2025