

Exciting things are happening!

QUARTERLY NEWSLETTER



MILE HIGH CHRONICLES

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BOARD OF DIRECTORS



KALAN FALBO
PRESIDENT



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*Happy
New
Year!*



KERRI ALLISON
TREASURER



HEATHER AULT
SECRETARY

Time is running out to get your tickets for the IRWA Chapter 6 Annual Awards Holiday Party! Hope to see you there! Click on the QR Code to purchase tickets.

**IRWA Chapter 6 Annual
Awards Holiday Party.
Tuesday, January 14
2025 4:00pm to 8:00pm**

\$50.00 per person

Please come join us at
Sterling Event Center
1261 Delaware Street, Denver, CO
80204



IRWA Chapter 6 Upcoming Classes

2/4/2025

HYBRID

213 -CONFLICT MANAGEMENT

3/25/2025

HYBRID

421 -THE VALUATION OF PARTIAL ACQUISITIONS

4/28/2025

HYBRID

900 - PRINCIPLES OF RE ENGINEERING

5/22/2025

HYBRID

100 - PRINCIPLES OF LAND ACQUISITION

CALLING FOR VOLUNTEERS!

PLEASE CLICK HERE TO FILL OUT THE FORM.

REGION 9 REPRESENTATIVES

REGION 9 CHAIR - CARMELITA DELGADO

REGION 9 VICE CHAIR - KIRSTEN MUNCY

REGION 9 SECRETARY TREASURER - JOHN TEKIN

*Extra Extra!
Read all about it!*

CITY OF WESTMINSTER V R DEAN HAWN INTEREST

IRWA CHAPTER SIX COMMITTEE CHAIRS

Education Chair
Jon Vaughan

Membership Chair
Amber Mendoza

Marketing Chair
Daniel Cosgrove

COLORADO LAW REQUIRES ALL COUNTY ASSESSORS TO VALUE ALL REAL PROPERTY, INCLUDING LAND AND IMPROVEMENTS EVERY TWO YEARS IN ODD-NUMBERED YEARS. FOR MOST RESIDENTIAL AND COMMERCIAL PROPERTY, THIS IS ACHIEVED THROUGH MASS APPRAISAL.

WHAT IS MASS APPRAISAL?

MASS APPRAISAL IS THE VALUATION OF A GROUP OF PROPERTIES USING COMMON DATA, STANDARDIZED METHODS, AND STATISTICAL TESTING. THE COUNTY COLLECTS AND VERIFIES SALES FOR AN 18-MONTH PERIOD, ADJUSTING EACH SALE TO REFLECT THE SALES STUDY END DATE. FOR 2025, THIS MEANS SALES FROM JANUARY 1, 2023, TO JUNE 30, 2024, ARE ANALYZED. THIS MARKET DATA, INCLUDING TIME ADJUSTMENTS, IS APPLIED TO ESTIMATE THE VALUE OF A SPECIFIC PROPERTY AS OF JUNE 30, 2024. IF SUFFICIENT SALES DATA ISN'T AVAILABLE WITHIN THE 18-MONTH WINDOW, THE ASSESSOR MAY EXTEND THE PERIOD IN SIX-MONTH INCREMENTS TO GATHER ENOUGH DATA FOR A RELIABLE VALUATION.

HOW ARE PROPERTIES VALUED?

FOR RESIDENTIAL PROPERTIES, STATE STATUTES REQUIRE THE USE OF THE MARKET APPROACH (SALES COMPARISON APPROACH) FOR VALUATION. FOR COMMERCIAL PROPERTIES, THE MARKET APPROACH MAY ALSO BE USED, BUT ASSESSORS MAY CONSIDER OTHER METHODS, SUCH AS THE INCOME OR COST APPROACH.

VACANT LAND SALES ARE SIMILARLY TRACKED AND TIME-ADJUSTED TO JUNE 30 OF THE VALUATION PERIOD. HOWEVER, AGRICULTURAL LAND IS AN EXCEPTION. THE COLORADO DIVISION OF PROPERTY TAXATION HAS DETAILED RULES FOR DETERMINING WHETHER LAND QUALIFIES AS AGRICULTURAL.^[1] GENERALLY, THE LAND MUST HAVE BEEN ACTIVELY USED AS A FARM OR RANCH OVER THE PREVIOUS TWO YEARS. AGRICULTURAL LAND IS VALUED BASED ON ITS EARNING OR PRODUCTIVE CAPACITY, CAPITALIZED AT A STATUTORY RATE OF 13%. THIS VALUE OFTEN DIFFERS SIGNIFICANTLY FROM THE PROPERTY'S POTENTIAL MARKET VALUE.

TIPS AND PITFALLS

IF YOU PLAN TO USE AN ASSESSOR'S VALUATION AS A REFERENCE IN NEGOTIATIONS, IT'S IMPORTANT TO UNDERSTAND THAT THESE VALUES ARE BASED ON A PAST DATE (FOR THIS CYCLE, JUNE 30, 2024). MARKET CONDITIONS CAN SHIFT RAPIDLY. FOR INSTANCE, DURING THE PREVIOUS VALUATION CYCLE (JANUARY 1, 2021, TO JUNE 30, 2022), MANY ASSESSORS REPORTED MARKET VALUE INCREASES EXCEEDING ONE PERCENT PER MONTH.

ADDITIONALLY, AGRICULTURAL AND TAX-EXEMPT PROPERTIES MAY NOT REFLECT MARKET-BASED VALUES BUT RATHER VALUES DERIVED FROM OTHER STATUTORILY PRESCRIBED METHODS.

ONE POTENTIAL TIP FOR THE RIGHT OF WAY AGENT, MANY COUNTY ASSESSORS MAKE THEIR DATA PUBLICLY ACCESSIBLE, OFFERING A VALUABLE RESOURCE FOR LOCATING MARKET SALES NOT INCLUDED IN DATABASES LIKE MLS OR COSTAR.

SUMMARY AND CONCLUSION

IN 2025, COUNTY ASSESSORS ACROSS COLORADO WILL REVALUE ALL REAL PROPERTY IN THEIR JURISDICTIONS. THESE VALUATIONS ARE GUIDED BY STATE STATUTES, WITH SOME PROPERTIES ASSESSED USING THE MARKET APPROACH AND OTHERS RELYING ON ALTERNATIVE METHODS. WHILE AN ASSESSOR'S VALUATION CAN PROVIDE USEFUL INSIGHTS OR A BENCHMARK FOR REASONABLENESS, IT'S CRUCIAL TO UNDERSTAND ITS LIMITATIONS. VALUES ARE TIME-TRENDED THROUGH JUNE 30 OF THE 18-MONTH DATA COLLECTION PERIOD, AND MARKET CONDITIONS MAY EVOLVE SIGNIFICANTLY AFTER THAT DATE. ADDITIONALLY, DEPENDING ON THE PROPERTY'S CLASSIFICATION, THE MARKET APPROACH MAY HAVE NOT BEEN APPLIED.

WHETHER OR NOT YOU CHOOSE TO REFERENCE AN ASSESSOR'S VALUATION, COUNTY ASSESSORS CAN SERVE AS EXCELLENT RESOURCES FOR COMPARABLE SALES DATA. FOR COMPLEX VALUATION SCENARIOS, IT'S ALWAYS BEST TO CONSULT A LICENSED APPRAISER WITH EXPERTISE IN THE SPECIFIC MARKET AND VALUATION CONTEXT.

VALERIE BARTELL IS A CERTIFIED GENERAL APPRAISER LICENSED IN THE STATE OF COLORADO, SPECIALIZING IN APPRAISAL SERVICES FOR PROJECTS INCLUDING RIGHT-OF-WAY AND EMINENT DOMAIN. THIS ARTICLE PROVIDES GENERAL INFORMATION ONLY. FOR SPECIFIC ADVICE, CONSULT A QUALIFIED APPRAISER.

[1] CLASSIFICATION AND VALUATION OF AGRICULTURAL PROPERTY IN COLORADO.