



INFORMATION ON SALES DATA USED FOR TAX YEARS 2025 AND 2026 RESIDENTIAL VALUATIONS

By Colorado statute, all taxable real and personal property in Colorado must be valued at “actual” value. Specifically, “The actual value of residential real property shall be determined solely by consideration of the market approach to appraisal.” (§39-1-103(5)(a), C.R.S.) “Actual value” of residential property is deemed synonymous with “fair market value.”

By Colorado law, sales data used must come from sales that occurred during the minimum 18-month data-gathering period ending June 30, 2024. If more data is needed, the Assessor may go back up to five years in six month increments. ***The Assessor cannot consider sales that occurred prior to July 1, 2019, or after June 30, 2024, for purposes of Tax Year 2025 and 2026 property valuations. (§39-1- 104(10.2), C.R.S.)***

Property sales used for valuation purposes must be “qualified” sales—that is, sales that meet the following criteria:

- Buyer and seller are typically motivated.
- Both parties are well-informed or well-advised, and they are acting in what they consider their own best interest.
- A reasonable time is allowed for exposure in the open market.
- Payment is made in cash or its equivalent.
- Financing, if any, is on terms generally available in the community at the specified date and typical for the property type in the locale.
- The price represents a normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

The Assessor’s office conducts a sales confirmation process to determine that sales used for analysis meet the above criteria. Sales prices are derived from recorded property transfer documents. By law, all information presented herein is deemed to be public record in Colorado.

For the 2025 Reappraisal Year, the Hinsdale County Assessor’s Office sales data represents a 60 month data collection period from July 1, 2019 to June 30, 2024.

Sale prices for Residential and Vacant Sales in Economic Area 1 and Economic Area 2 have been “Time-Trended”, which means they have been adjusted for changes in the market to reflect what they would have sold for on June 30, 2024. Residential Sales within the July 1, 2022 through June 30, 2024 sale period have received greater weight with no time trending, as statistical analysis showed no significant time trend during that time period.