



Time Adjusted Sales Prices

The Division of Property Taxation (DPT) and appraisal organizations recognize the need to adjust sales prices for market appreciation or depreciation to the effective date of appraisal. Everyone understands that various market conditions contribute to the appreciation or depreciation of property. While we often hear the term time adjustment used to describe this observation, it is not time that is the cause for the adjustment. It is changing market conditions that cause property values to increase or decrease.

County Assessor's offices are required to revalue all property every two years. This process entails thoughtful and detailed analysis of sales to determine what market conditions and property characteristics contribute to value. All sales must be adjusted for time to the end of the data collection period - June 30, 2020 for 2021 valuations - per Colorado Revised Statutes, 39-1-104 (10.2) (a) and (d). The Summit County Assessor's Office has completed this analysis on all sales in every geographic area and property type within the County and calculated the appropriate adjustment factor for market conditions to the June 30, 2020 appraisal date. Colorado Assessor's Offices are not allowed to use or consider any transactions occurring after June 30, 2020.

For 2021, the entire allowed five-year data collection period was utilized. Because of the eclectic nature of our properties, each characteristic is better represented when we include as much data as possible. It was observed that market conditions changed at different rates based on property type, location, and quality, so properties were grouped by similarity of trends. The points at which trends shifted over the five years were identified so that different rates could be applied to different time ranges as appropriate. The applicable rates are multiplied to arrive at a total time rate for each sale, which is then applied to the adjusted sale price (sale price less any non-realty items), which results in the time adjusted sale price (TASP).

Further information regarding reappraisal is posted on the Summit County Government website www.summitcountyco.gov, under Departments/Assessor. This includes narratives about the local economy and our economic areas and neighborhoods, an explanation of Multiple Regression Analysis, actual time rates applied, reports for each regression model developed, and lists of valid sales used in the analysis.