



OFFICE OF THE ASSESSOR

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RE: Valuation of Apartments for Tax Year 2023

The properties subject to this summary include apartment complexes of four plus units plus residential units associated with commercial properties. This valuation process also encompassed government assisted housing projects and exempt properties.

- Apartment Projects for 2023 Valuation

Table with 2 columns: Project Category, Number of Projects/Properties. Rows include Government Assisted Housing (15), Market Rate (25), Mixed-Use (100), and Resort Housing (6).

- What appraisal approaches are utilized to value apartments?
A. Apartments are classified as residential property...
B. DPT guidelines also allow consideration of rents...
Which sales were utilized in the valuation of apartments?
A. The Assessor's Office used seven transactions...
B. These transactions were adjusted for market conditions...
C. The time adjusted sale prices per unit ranged from \$244,875 to \$433,933.
Description of the sales model
A. Time adjusted sale price per unit was analyzed...
Value/Unit = 272,518 + 496,290/# of units (Divide first)
Multiply by the number of units.
Apply the following location adjustments.
B. Location adjustments: Heeney 0.40; Town of Silverthorne 1.00; Economic Area 4 Wildernest & Dillon 1.14; Frisco, Copper Mountain, Breckenridge, & Keystone 1.20

- C. The model was developed using sales of four plus units. It did not work well for units less than four.
- Was the GRM method and rent data used in the appraisal of apartments?
 - A. Rent surveys were mailed to apartment owners (market rate and government assisted housing) in January 2023 to obtain data about the unit types, their counts, and monthly contract rent for their units.
 - B. A limited number of surveys were returned, nine market rate projects and six government assisted housing.
 - C. HUD Fair Market Rents for fiscal year 2022 were obtained from their website.

2022 HUD Fair Market Rent by Unit Type Summit County				
Studio / Efficiency	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
\$1,236	\$1,364	\$1,659	\$2,226	\$2,501

- D. To determine fair market rents (40th percentile) HUD must determine median (50th percentile) rental rates.

2022 Median Rent by Unit Type Summit County				
Studio / Efficiency	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
\$1,406	\$1,655	\$1,886	\$2,679	\$3,029

- E. Given the lack of survey rental data, the Assessor’s Office appraised properties of one to three units using median rent amounts as listed in the preceding (section D) chart.
- How was the Gross Rent Multipliers (GRM) calculated?
 - A. Of the seven sales, one owner returned the rent survey for the date of sale, indicating a GRM of 20.28.
 - B. Total potential gross income (PGI) based median 2022 rents was calculated for each sold property. Each time adjusted sale price was divided by PGI to yield a GRM for each sale.
 - C. The average GRM calculation is 14.13. This figure is preliminary.
 - D. This figure is subject to revision as the Assessor’s Office collects rental data during the 2023 appeal period.
- How is total actual value calculated for apartment properties?
 - A. Unit Counts 1 – 3: PGI was calculated based on median rental rates. This amount was multiplied by the GRM of 14.13 to arrive at the total actual value.
 - B. Unit Counts 4+: The sales model was utilized as described on page 1.
 - C. A 25% allocation to land with the remainder to the improvement was applied to all subdivided properties.
- Are Government Assisted Housing (GAH) complexes valued like market rate projects?
 - A. No. Division of Property Taxation (DPT) guidelines state the contract rents of all government assisted housing projects must be compared to HUD Fair Market Rents and an adjustment equal to this ratio must then be applied to the value determined by the market approach to value (sales approach).
 - B. This method was used in the calculation of actual value for all government assisted housing properties in Summit County.

Addendum A – Apartment Sales’ Data 2023 Notices of Valuation

Sale #	Reception #	Schedule #	# of Schedules	Includes Development Land?	# Development Units	Deduction from TASP (dev Land)
1	1261143	1102212	1	No	0	
2	1176086	600254	1	No	0	
3	1242474	800952	1	No	0	
4	1266437	1500617	1	No	0	
5	1292120	1501020	8	No	0	
6	1166941	6506019	46	Yes	4	\$ 563,000
7	1229569	1500325	9	No	0	

Sale #	Property Description	Sale Month	Sale Year
1	FRISCO TOWN SUB Lots 4, 5, 6 Block 8	6	2021
2	WILDERNEST SUB Lot 17 Block 2	7	2018
3	DILLON VALLEY SUB Tract B Block 5	11	2020
4	SILVERTHORNE HEIGHTS SUB Lot 6B-3	7	2021
5	BRISTLECONE CONDO Units 1 - 8	6	2022
6	RIVERFRONT CONDO Lot 2 + 45 Units	4	2018
7	SILVER VALLEY CONDO 9 Units	7	2020

Sale #	Adjusted Sale Price	Units	Adjusted Sale Price/ Unit	Square Feet Living Area	Adjusted Year Built
1	\$ 2,300,000	6	\$ 383,333	2,880	1967
2	\$ 2,669,000	12	\$ 222,417	12,626	1993
3	\$ 22,249,461	79	\$ 281,639	54,261	1971
4	\$ 1,399,500	4	\$ 349,875	3,024	1980
5	\$ 2,600,000	8	\$ 325,000	6,780	1983
6	\$ 7,472,500	45	\$ 166,056	23,223	1983
7	\$ 1,765,000	9	\$ 196,111	6,388	1972

Sale #	TASP*	units	TASP/ Unit
1	\$2,603,600	6	349,054
2	\$4,048,873	12	311,668
3	\$26,654,854	79	279,960
4	\$1,568,840	4	386,441
5	\$2,600,000	8	330,361
6	\$11,019,375	45	284,251
7	\$2,211,545	9	324,130

* Time Adjusted Sale Price

Additional Questions?

Please contact the Summit County Assessor’s Office as follows:

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