

BROOMFIELD AGRUCULTURAL ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
12-008-20-003-07	7745 S GUY	08/10/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$283,800	63.07	\$521,787	\$390,323	\$59,677	\$149,391	0.399
09-004-30-002-02	5446 N LINCOLN	03/20/23	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$203,100	51.42	\$491,833	\$155,858	\$239,142	\$381,790	0.626
10-017-20-005-00	8260 S LINCOLN	06/24/22	\$550,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$550,000	\$285,600	51.93	\$579,085	\$471,099	\$78,901	\$122,711	0.643
09-004-30-003-01	E DENVER	03/06/23	\$365,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$365,000	\$199,100	54.55	\$459,843	\$183,765	\$181,235	\$274,553	0.660
07-007-10-001-99	7500 S JOHNSON	01/25/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$159,900	43.81	\$364,852	\$131,491	\$233,509	\$265,183	0.881
10-018-30-002-08	341 E PLEASANT VALLEY	04/12/21	\$307,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$339,000	\$141,300	41.68	\$351,528	\$67,020	\$271,980	\$277,538	0.980
01-016-40-003-03	9170 W REMUS	08/06/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$98,200	37.06	\$241,024	\$95,746	\$169,254	\$165,089	1.025
05-023-10-001-00	1731 W REMUS	10/03/22	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$194,400	33.81	\$492,151	\$356,825	\$218,175	\$153,780	1.419
01-025-40-001-00	6146 W DEERFIELD	12/16/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$121,600	28.95	\$360,121	\$279,370	\$140,630	\$91,763	1.533
05-004-10-002-00	245 S GILMORE	10/22/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$45,600	22.80	\$120,529	\$39,488	\$160,512	\$92,092	1.743
Totals:			\$3,892,000			\$3,924,000	\$1,732,600		\$3,982,753		\$1,753,015	\$1,973,888	
								Sale. Ratio =>	44.15			E.C.F. =>	0.888
								Std. Dev. =>	12.53			Ave. E.C.F. =>	0.991



Property ID	Date of Sale	Vacant (0 or 1)	Improved (0 or 1)	Sale Price	Adjusted Sale Price	Total Acres	Untillable Acres	ROW acres	Net Tillable Acres	Value of Improvements	Value of Un- tillable Acres	Residual Value	Residual per tillable acre
01-016-40-003-03	8/6/2021	0	1	#####	\$265,000.00	17.74	2.36	1.1	14.28	\$181,356.00	\$6,260.00	\$75,384.00	\$5,278.99
01-020-10-001-01	4/23/2021	1	0	#####	\$234,000.00	78	41.32	2.84	33.84	\$0.00	\$144,620.00	\$89,380.00	\$2,641.25
01-025-40-001-00	12/16/2022	0	1	#####	\$420,000.00	80	26.8	2.96	50.24	\$85,457.00	\$93,800.00	\$240,743.00	\$4,791.86
04-005-40-001-03	11/24/2021	1	0	#####	\$120,000.00	32	11.06	0.67	20.27	\$0.00	\$38,710.00	\$81,290.00	\$4,010.36
04-015-10-004-00	8/2/2021	0	1	#####	\$140,000.00	40	14.45	1.99	23.56	\$22,228.00	\$50,575.00	\$67,197.00	\$2,852.16
08-023-10-001-13	8/25/2021	1	0	#####	\$116,000.00	47.69	15	0.34	32.35	\$0.00	\$52,500.00	\$63,500.00	\$1,962.91
13-015-10-002-15	8/25/2022	1	0	\$60,000.00	\$60,000.00	22	4.64	0.25	17.11	\$0.00	\$16,240.00	\$43,760.00	\$2,557.57
13-026-20-004-00	3/10/2022	1	0	#####	\$100,000.00	20	1.23	0.5	18.27	\$0.00	\$4,305.00	\$95,695.00	\$5,237.82
									209.92			\$756,949.00	\$3,605.89

BROOMFIELD Commercial/Ind ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
14-011-40-009-02	4675 E PICKARD	01/14/22	\$319,000	WD	03-ARM'S LENGTH	\$319,000	\$244,300	76.58	\$355,493	\$239,760	\$79,240	\$139,437	0.568
17-000-10-637-00	301 E PICKARD	01/20/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$112,700	37.57	\$329,069	\$226,401	\$73,599	\$123,696	0.595
17-000-16-110-00	1604 W HIGH	05/03/21	\$1,000,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$1,000,000	\$575,300	57.53	\$1,347,495	\$587,167	\$412,833	\$691,707	0.597
21-001-10-001-03	6813 W BASELINE	07/12/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$97,400	49.95	\$234,176	\$87,399	\$107,601	\$176,840	0.608
17-000-10-630-00	1011 N LANSING	01/20/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$112,700	37.57	\$412,501	\$222,489	\$77,511	\$123,696	0.627
17-000-00-499-00	330 S UNIVERSITY	12/29/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$225,600	79.16	\$333,726	\$113,705	\$171,295	\$265,086	0.646
12-050-00-161-00	402 MAIN	06/17/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$81,500	81.50	\$119,304	\$17,892	\$82,108	\$122,183	0.672
17-000-09-741-00	502 N MISSION	01/27/22	\$493,150	SD	10-FORECLOSURE	\$493,150	\$258,500	52.42	\$555,348	\$223,914	\$269,236	\$399,318	0.674
17-000-06-422-00	1110 N FANCHER	05/19/21	\$340,000	MLC	03-ARM'S LENGTH	\$340,000	\$102,800	30.24	\$396,246	\$93,618	\$246,382	\$364,612	0.676
17-000-00-211-00	215 W BROADWAY	05/10/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$74,800	46.75	\$177,854	\$80,648	\$79,352	\$117,116	0.678
17-000-06-441-00	1013 N FANCHER	01/31/22	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$78,300	49.87	\$172,308	\$71,425	\$85,575	\$121,546	0.704
17-000-15-308-00	1023 E PICKARD	10/01/21	\$825,000	CD	03-ARM'S LENGTH	\$825,000	\$527,700	63.96	\$897,229	\$417,295	\$407,705	\$578,234	0.705
31-105-00-016-00	421 W WRIGHT	09/28/21	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$90,500	54.52	\$188,745	\$27,305	\$138,695	\$194,506	0.713
17-000-00-087-00	214 N FRANKLIN	11/30/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$56,900	54.19	\$114,458	\$46,273	\$58,727	\$82,151	0.715
14-013-10-026-04	2385 S ISABELLA	02/18/22	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$110,000	48.25	\$246,444	\$92,890	\$135,110	\$185,005	0.730
14-013-10-026-02	5129 E BROADWAY	06/07/22	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$218,400	41.60	\$555,703	\$278,855	\$246,145	\$333,552	0.738
14-021-10-007-01	2160 E REMUS	12/12/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$85,300	63.19	\$140,108	\$86,018	\$48,982	\$65,169	0.752
91-100-00-007-00	3905 E ROSEBUSH	02/24/23	\$140,000	OTH	03-ARM'S LENGTH	\$140,000	\$52,700	37.64	\$149,952	\$21,971	\$118,029	\$154,194	0.765
14-026-10-005-06	4310 STERLING WAY	11/23/21	\$13,000,000	OTH	03-ARM'S LENGTH	\$13,000,000	\$5,618,600	43.22	\$13,961,825	\$1,104,458	\$11,895,542	\$15,490,804	0.768
17-000-16-928-00	1945 CHURCHILL	10/01/21	\$1,600,000	CD	33-TO BE DETERMINED	\$1,600,000	\$1,340,500	83.78	\$1,672,629	\$280,276	\$1,319,724	\$1,677,534	0.787
02-014-10-013-00	10010 E PICKARD	12/10/21	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$235,100	36.17	\$668,989	\$174,065	\$475,935	\$596,294	0.798
02-065-00-005-01	6793 E PICKARD	06/15/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$98,700	43.87	\$231,529	\$56,285	\$168,715	\$211,137	0.799
17-000-00-462-00	311 W MICHIGAN	08/20/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$85,300	46.11	\$188,122	\$67,599	\$117,401	\$145,208	0.808
15-023-30-004-01	8170 N MISSION	08/25/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$75,500	37.75	\$202,662	\$71,994	\$128,006	\$157,431	0.813
17-000-00-368-00	304 E BROADWAY	11/02/21	\$997,494	MLC	03-ARM'S LENGTH	\$997,494	\$468,500	46.97	\$1,011,147	\$127,815	\$869,679	\$1,064,255	0.817
15-002-20-001-00	5015 E PERE MARQUETTE	03/24/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$87,600	41.71	\$211,745	\$91,517	\$118,483	\$144,853	0.818
14-013-30-003-02	2929 S ISABELLA	02/16/23	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$156,700	35.61	\$443,914	\$156,520	\$283,480	\$346,258	0.819
14-012-30-007-02	1611 S ISABELLA	06/03/22	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$270,400	45.07	\$606,370	\$123,897	\$476,103	\$581,293	0.819
17-000-00-368-00	304 E BROADWAY	11/01/21	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$468,500	46.85	\$1,011,147	\$127,815	\$872,185	\$1,064,255	0.820
17-000-00-197-00	114 S WASHINGTON	07/30/21	\$293,400	WD	03-ARM'S LENGTH	\$293,400	\$132,000	44.99	\$295,608	\$115,595	\$177,805	\$216,883	0.820
17-000-08-564-00	317 N MISSION	12/10/21	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$406,700	72.63	\$560,909	\$291,732	\$268,268	\$324,310	0.827
14-028-10-004-00	4245 S LINCOLN	01/18/23	\$297,000	WD	03-ARM'S LENGTH	\$297,000	\$243,800	82.09	\$296,792	\$111,118	\$185,882	\$223,704	0.831
15-003-20-006-03	11563 N MISSION	04/28/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$151,500	46.62	\$322,840	\$72,318	\$252,682	\$301,834	0.837
17-000-10-158-00	910 INDUSTRIAL	02/14/22	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$448,100	87.86	\$505,831	\$241,677	\$268,323	\$318,258	0.843
14-021-10-015-00	3100 ROGERS	10/08/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$83,300	28.72	\$285,685	\$177,029	\$112,971	\$130,911	0.863
17-000-14-733-00	600 S MISSION	09/01/21	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$165,900	31.01	\$524,601	\$322,341	\$212,659	\$243,687	0.873
14-013-30-003-08	5059 E REMUS	11/12/21	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$276,700	27.67	\$955,690	\$174,121	\$825,879	\$941,649	0.877
17-000-00-303-00	100 E BROADWAY	11/04/22	\$446,250	WD	03-ARM'S LENGTH	\$446,250	\$180,800	40.52	\$427,834	\$129,200	\$317,050	\$359,800	0.881
17-000-04-536-00	508 N MAIN	12/03/22	\$162,799	MLC	33-TO BE DETERMINED	\$162,799	\$117,500	72.17	\$156,660	\$63,874	\$98,925	\$111,790	0.885
17-000-14-106-00	1815 EDGEWOOD	09/23/22	\$750,000	CD	11-FROM LENDING INSTITUTION EXPOSED	\$750,000	\$350,600	46.75	\$711,975	\$142,363	\$607,637	\$686,280	0.885
17-000-00-106-00	305 E BROADWAY	06/16/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$152,500	35.47	\$411,719	\$143,407	\$286,593	\$323,267	0.887
17-000-14-104-00	1811 EDGEWOOD	12/06/22	\$698,250	WD	03-ARM'S LENGTH	\$698,250	\$294,500	42.18	\$657,588	\$229,583	\$468,667	\$515,669	0.909
17-000-16-902-00	1901 S MISSION	11/23/22	\$780,000	WD	03-ARM'S LENGTH	\$780,000	\$273,700	35.09	\$739,967	\$339,246	\$440,754	\$482,796	0.913
17-000-03-202-00	1906 DEMING	12/15/21	\$527,500	WD	03-ARM'S LENGTH	\$527,500	\$240,100	45.52	\$571,380	\$166,478	\$361,022	\$387,161	0.932
17-000-03-211-00	1905 DEMING	12/15/21	\$527,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$527,500	\$240,100	45.52	\$570,742	\$166,478	\$361,022	\$387,161	0.932
17-000-04-536-00	508 N MAIN	10/12/22	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$117,500	66.01	\$156,660	\$63,874	\$114,126	\$111,790	1.021
17-000-01-819-00	307 S MISSION	01/20/22	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$230,500	35.46	\$564,521	\$197,700	\$452,300	\$441,953	1.023
14-146-00-003-01	5048 E PICKARD	01/20/23	\$1,700,000	WD	03-ARM'S LENGTH	\$1,700,000	\$237,300	13.96	\$1,461,351	\$441,502	\$1,258,498	\$1,228,734	1.024
17-000-12-292-00	410 W CHERRY	03/22/23	\$1,339,000	WD	03-ARM'S LENGTH	\$1,339,000	\$532,900	39.80	\$1,106,983	\$181,507	\$1,157,493	\$1,115,031	1.038
17-000-00-032-01	309 N MAIN	09/02/21	\$439,999	WD	03-ARM'S LENGTH	\$439,999	\$198,600	45.14	\$392,342	\$206,891	\$233,108	\$223,435	1.043
14-021-10-004-00	2060 E REMUS	07/29/22	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$302,300	52.12	\$472,197	\$126,170	\$453,830	\$416,900	1.089
31-050-00-376-00	197 E WRIGHT	08/08/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$78,300	34.04	\$166,402	\$52,264	\$177,736	\$137,516	1.292
14-013-30-004-02	5232 E BROADWAY	12/22/21	\$4,939,538	CD	03-ARM'S LENGTH	\$4,939,538	\$977,100	19.78	\$3,208,713	\$224,292	\$4,715,246	\$3,595,688	1.311
17-000-16-866-00	1308 E GAYLORD	11/01/21	\$2,155,000	CD	03-ARM'S LENGTH	\$2,155,000	\$726,200	33.70	\$1,688,537	\$556,867	\$1,598,133	\$1,200,306	1.331
17-000-16-820-00	906 E BELLOWS	08/06/21	\$1,013,250	WD	03-ARM'S LENGTH	\$1,013,250	\$330,600	32.63	\$731,679	\$348,594	\$664,656	\$461,548	1.440

Totals:	\$46,238,130		\$46,238,130	\$19,499,900	\$44,881,444	\$35,634,643	\$40,605,431		E.C.F. => 0.878
				Sale. Ratio => 42.17				Ave. E.C.F. => 0.848	
				Std. Dev. => 16.48					

PRIOR YEAR:	0.830
USED:	0.880

INDUSTRIAL													
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
17-000-10-203-00	1799 GOVER	08/09/21	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$370,200	37.02	\$1,412,597	\$159,621	\$840,379	\$1,927,655	0.436
			Totals:			\$1,000,000	\$370,200		\$1,412,597		\$840,379	\$1,927,655	
							Sale. Ratio => 37.02						E.C.F. => 0.436
							Std. Dev. => #DIV/0!						Ave. E.C.F. => 0.436
													PRIOR YEAR: 0.650
													USED: 0.650

FORESTA VERDE LAND VALUE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	
21-003-30-001-10	1042 PUEBLO PASS	12/14/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$44,200	31.57	\$127,739	\$140,000	\$127,739	106.4	320.0	0.85	0.85	\$1,315	\$164,319	\$3.77	116.00	LI	
21-087-00-014-00	1008 PUEBLO PASS	12/14/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$87,500	53.03	\$165,424	\$165,000	\$165,424	137.9	655.0	1.58	1.58	\$1,197	\$104,497	\$2.40	105.00	LI	
									\$305,000			244.3				\$1,248					
ACREAGE										\$152,500	SITE										
21-087-00-027-00	W RIVER RD	07/22/22	\$27,000	PTA	03-ARM'S LENGTH	\$27,000	\$11,000	40.74	\$22,000	\$27,000	\$22,000	0.0	0.0	5.50	5.50	#DIV/0!	\$4,909	\$0.11	0.00	LIB	
INTERIOR PASS										\$76,300 (HISTORICALLY 50% WF SITE)											

HALLS LAKE ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
01-019-40-005-00	11425 W FOWLER DR	09/16/21	\$351,000	WD	03-ARM'S LENGTH	\$351,000	\$139,300	39.69	\$372,713	\$34,081	\$316,919	\$384,809	0.824
01-030-20-001-04	4271 S FOX RUN	11/03/22	\$369,000	PTA	03-ARM'S LENGTH	\$369,000	\$147,500	39.97	\$341,477	\$65,428	\$303,572	\$313,692	0.968
01-052-00-020-00	11171 FOWLER DR	10/26/22	\$48,000	PTA	03-ARM'S LENGTH	\$48,000	\$21,300	44.38	\$43,869	\$26,547	\$21,453	\$19,684	1.090
01-052-00-021-99	11175 W FOWLER DR	08/09/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$89,000	42.38	\$209,978	\$28,160	\$181,840	\$206,611	0.880
01-052-00-030-02	11082 FOWLER DR	10/07/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$124,700	37.79	\$351,101	\$22,557	\$307,443	\$373,345	0.823
Totals:			\$1,308,000			\$1,308,000	\$521,800		\$1,319,138		\$1,131,227	\$1,298,142	
								Sale. Ratio =>	39.89			E.C.F. =>	0.871
								Std. Dev. =>	2.56			Ave. E.C.F. =>	0.917
												\$2,023	0.880

HALLS LAKE LAND VALUE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	
01-029-10-002-00	4249 S HOWARD DR	01/28/22	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$54,800	36.53	\$179,966	\$44,420	\$74,386	148.8	332.0	1.18	0.00	\$299	\$37,644	\$0.86	
01-030-20-001-04	4271 S FOX RUN	11/03/22	\$369,000	PTA	03-ARM'S LENGTH	\$369,000	\$147,500	39.97	\$341,477	\$91,523	\$64,000	128.0	150.0	0.44	0.44	\$715	\$207,535	\$4.76	
01-052-00-020-00	11171 FOWLER DR	10/26/22	\$48,000	PTA	03-ARM'S LENGTH	\$48,000	\$21,300	44.38	\$43,869	\$30,678	\$26,547	53.1	110.0	0.16	0.16	\$578	\$195,401	\$4.49	
01-052-00-021-99	11175 W FOWLER DR	08/09/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$89,000	42.38	\$209,978	\$28,182	\$28,160	56.3	118.0	0.17	0.17	\$500	\$163,849	\$3.76	
										\$194,803		386.2							
Totals:			\$777,000			\$777,000	\$312,600		\$775,290	\$389,606	\$193,093	772.4		1.95	0.77				
								Sale. Ratio =>	40.23			Average		Average		Average		Average	
								Std. Dev. =>	3.37			per FF=>	\$504	per Net Acre=>	199,797.95			per SqFt=>	\$4.59

INDICATES NO CHANGE FROM 2023

500

LK IS BK ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
21-002-30-002-10	2008 RED FOX COURT	06/21/21	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$152,200	39.03	\$348,320	\$65,280	\$324,720	\$345,171	0.941
21-072-00-248-00	1035 PAR DR	08/03/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$82,500	41.25	\$177,000	\$15,865	\$184,135	\$196,506	0.937
21-072-00-385-00	1035 CIRCLE DR	03/31/22	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$45,100	28.19	\$107,431	\$8,485	\$151,515	\$120,666	1.256
21-072-00-389-01	1045 CIRCLE DR	04/27/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$106,400	51.90	\$253,399	\$27,359	\$177,641	\$275,659	0.644
21-072-00-394-00	1053 CIRCLE DR	09/16/22	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$45,500	32.50	\$107,947	\$6,936	\$133,064	\$123,184	1.080
21-072-00-426-00	1022 CIRCLE DR	09/16/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$46,400	34.37	\$128,753	\$6,686	\$128,314	\$148,862	0.862
21-072-00-551-01	1207 CLUBHOUSE DR	05/13/22	\$349,900	PTA	03-ARM'S LENGTH	\$349,900	\$141,400	40.41	\$311,434	\$37,324	\$312,576	\$334,281	0.935
21-075-00-469-00	1015 KENT ST	12/03/21	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$81,200	33.97	\$228,584	\$6,519	\$232,481	\$270,811	0.858
21-076-00-600-00	1244 QUEENS WAY	04/29/22	\$160,900	PTA	03-ARM'S LENGTH	\$160,900	\$57,200	35.55	\$119,690	\$32,577	\$128,323	\$106,235	1.208
21-080-00-019-00	1266 CLUBHOUSE DR	05/27/22	\$189,100	PTA	03-ARM'S LENGTH	\$189,100	\$80,700	42.68	\$173,159	\$11,851	\$177,249	\$196,717	0.901
21-080-00-041-00	1237 CLUBHOUSE DR	05/07/21	\$278,000	WD	03-ARM'S LENGTH	\$278,000	\$97,500	35.07	\$212,853	\$39,996	\$238,004	\$210,801	1.129
21-080-00-150-00	1006 MONTERREY TRAIL	05/10/21	\$229,900	WD	03-ARM'S LENGTH	\$229,900	\$83,100	36.15	\$236,084	\$29,228	\$200,672	\$252,263	0.795
Totals:			\$2,676,800			\$2,676,800	\$1,019,200		\$2,404,654		\$2,388,694	\$2,581,156	
								Sale. Ratio =>	38.08			E.C.F. =>	0.925
								Std. Dev. =>	6.06			Ave. E.C.F. =>	0.962

BROOMFIELD RESIDENTIAL ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
01-011-20-002-00	1072 S COLDWATER RD	03/17/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$103,700	33.45	\$272,327	\$18,632	\$291,368	\$302,018	0.965
01-011-40-004-01	7050 W PICKARD RD	12/16/21	\$53,000	WD	03-ARM'S LENGTH	\$53,000	\$33,300	62.83	\$71,035	\$15,060	\$37,940	\$66,637	0.569
01-013-10-002-00	6875 W PICKARD	01/13/23	\$560,000	PTA	03-ARM'S LENGTH	\$560,000	\$225,800	40.32	\$478,885	\$88,822	\$471,178	\$464,361	1.015
01-013-10-002-02	6989 W PICKARD RD	09/20/22	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$67,300	40.79	\$141,548	\$28,200	\$136,800	\$134,938	1.014
01-013-10-004-01	2453 S COLDWATER RD	03/15/22	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$97,300	48.65	\$226,496	\$75,609	\$124,391	\$179,627	0.692
01-013-30-006-02	6558 W REMUS RD	05/14/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$116,900	61.53	\$247,200	\$70,295	\$119,705	\$210,601	0.568
01-013-30-006-02	6558 W REMUS RD	03/28/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$117,800	56.10	\$247,200	\$70,295	\$139,705	\$210,601	0.663
01-014-20-006-02	2410 S COLDWATER RD	06/10/21	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$59,100	37.88	\$135,646	\$38,867	\$117,133	\$115,213	1.017
01-015-10-003-00	2217 S ROLLAND RD	02/11/22	\$225,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$225,000	\$96,900	43.07	\$220,618	\$107,000	\$118,000	\$135,260	0.872
01-020-10-004-01	10775 W REMUS RD	03/06/23	\$207,000	WD	03-ARM'S LENGTH	\$207,000	\$69,500	33.57	\$212,559	\$116,506	\$90,494	\$114,349	0.791
01-025-30-005-07	4807 S COLDWATER RD	04/12/22	\$80,000	PTA	03-ARM'S LENGTH	\$80,000	\$36,400	45.50	\$74,430	\$50,597	\$29,403	\$28,373	1.036
01-026-10-004-02	4345 S BRINTON RD	10/21/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$75,500	31.46	\$179,042	\$39,000	\$201,000	\$166,717	1.206
01-028-40-003-03	9248 W DEERFIELD RD	08/02/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$78,100	52.07	\$173,516	\$33,600	\$116,400	\$166,567	0.699
01-031-30-001-02	5911 S WEST COUNTY LINE RD	10/11/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$48,200	48.20	\$116,820	\$39,000	\$61,000	\$92,643	0.658
01-033-40-004-00	9450 W MILLBROOK RD	04/13/22	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$63,300	45.21	\$140,745	\$39,000	\$101,000	\$121,125	0.834
01-036-40-016-01	5833 S LAKE SHORE DR	12/18/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$61,800	68.67	\$94,744	\$30,300	\$59,700	\$76,719	0.778
Totals:			\$3,076,000			\$3,076,000	\$1,350,900		\$3,032,811		\$2,215,217	\$2,585,748	
							Sale. Ratio =>	43.92			E.C.F. =>	0.857	
							Std. Dev. =>	11.06			Ave. E.C.F. =>	0.836	

\$2,023 0.840

BROOMFIELD RESIDENTIAL LAND VALUE
ACREAGE

<1																		
11-019-30-006-00	05/17/22	\$4,500	WD	03-ARM'S LENGTH	\$4,500	\$2,200	48.89	\$4,191	\$4,500	\$4,191	0.0	0.0	0.33	0.41	#DIV/0!	\$13,636	\$0.31	0.00
11-018-10-005-08	11/17/22	\$7,000	WD	03-ARM'S LENGTH	\$7,000	\$4,900	70.00	\$9,144	\$7,000	\$9,144	0.0	0.0	0.82	0.82	#DIV/0!	\$8,537	\$0.20	0.00
										\$11,500			1.15			\$10,000	12000	
1-2.99																		
11-020-30-2200 N LITTL	06/10/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$67,200	46.34	\$146,272	\$13,743	\$15,015	0.0	0.0	3.01	3.01	#DIV/0!	\$4,566	\$0.10	0.00
11-026-10-1862 N VANC	06/24/22	\$285,900	PTA	03-ARM'S LENGTH	\$285,900	\$0	0.00	\$258,488	\$48,462	\$21,050	0.0	0.0	4.21	4.21	#DIV/0!	\$11,511	\$0.26	0.00
										\$62,205			7.22			\$8,616	10000-9000	
3-4.99																		
4-4.99																		
5-6.99																		
11-032-20-765 N GILMC	08/18/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$54,200	30.11	\$139,553	\$60,187	\$19,740	0.0	0.0	6.93	2.98	#DIV/0!	\$8,685	\$0.20	0.00
										\$60,187			6.93			\$8,685	6000-5000	
7-9.99																		
10-14.99																		
15-29.99																		
01-020-20-W REMUS R	04/08/22	\$85,000	PTA	03-ARM'S LENGTH	\$85,000	\$25,800	30.35	\$51,624	\$85,000	\$51,624	0.0	0.0	18.68	18.68	#DIV/0!	\$4,550	\$0.10	0.00
11-028-30-3618 W JORI	11/17/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$164,800	43.37	\$410,572	\$23,428	\$54,000	0.0	0.0	18.00	18.00	#DIV/0!	\$1,302	\$0.03	0.00
05-003-20-W BASELINE	05/10/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$41,500	55.33	\$66,120	\$75,000	\$66,120	0.0	0.0	16.53	7.73	#DIV/0!	\$4,537	\$0.10	0.00
05-003-20-2325 W BASI	05/10/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$41,500	55.33	\$66,120	\$75,000	\$66,120	0.0	0.0	16.53	8.83	#DIV/0!	\$4,537	\$0.10	0.00
05-005-10-003-03	08/12/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$24,600	35.14	\$66,885	\$70,000	\$66,885	0.0	0.0	16.59	16.59	#DIV/0!	\$4,219	\$0.10	0.00
05-022-40-003-05	06/29/22	\$38,000	LC	22-OUTLIER	\$38,000	\$33,300	87.63	\$81,700	\$38,000	\$81,700	0.0	0.0	19.00	19.00	#DIV/0!	\$2,000	\$0.05	0.00
13-031-30-003-00	01/18/22	\$60,000	WD	03-ARM'S LENGTI	\$60,000	\$30,700	51.17	\$0	\$60,000	\$0	0.0	0.0	26.66	26.66	#DIV/0!	\$2,251		
										\$426,428			131.99			3500-3300	\$3,230.76	
30-99.399																		
01-021-30-S WYMAN R	05/26/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$44,000	32.59	\$92,000	\$135,000	\$92,000	0.0	0.0	40.00	40.00	#DIV/0!	\$3,375	\$0.08	0.00
01-035-20-7123 W DEE	06/20/22	\$115,000	PTA	03-ARM'S LENGTH	\$115,000	\$46,000	40.00	\$92,000	\$115,000	\$92,000	0.0	0.0	40.00	40.00	#DIV/0!	\$2,875	\$0.07	0.00
12-024-40-FREMONT R	09/28/22	\$100,100	WD	32-SPLIT VACANT	\$100,100	\$0	0.00	\$102,000	\$100,100	\$102,000	0.0	0.0	30.00	30.00	#DIV/0!	\$3,337		
12-003-30-W WALTON	05/27/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$42,500	47.22	\$115,498	\$90,000	\$115,498	0.0	0.0	33.97	33.97	#DIV/0!	\$2,649		
12-016-40-360 HARRIS	04/27/22	\$104,900	WD	03-ARM'S LENGTH	\$104,900	\$48,800	46.52	\$132,600	\$104,900	\$132,600	0.0	0.0	39.00	39.00	#DIV/0!	\$2,690		
12-003-31-8600 W WA	09/21/21	\$229,000	WD	03-ARM'S LENGTI	\$229,000	\$85,200	37.21	\$0	\$229,000	\$0	0.0	0.0	71.00	71.00	#DIV/0!	\$3,225		
13-033-20-003-00	02/09/23	\$300,500	WD	03-ARM'S LENGTI	\$300,500	\$74,600	24.83	\$0	\$300,500	\$0	0.0	0.0	73.92	73.92	#DIV/0!	\$4,065		
										\$1,074,500			327.89			3200-2900	\$3,277.01	
100+																		
																\$2,000.00		

1	12000	12000
1.5	10000	15000
2	9500	19000
2.5	9000	22500
3	7500	22500
4	6500	26000
5	6000	30000
7	5000	35000
10	4000	40000
15	3500	52500
20	3400	68000
25	3300	82500
30	3200	96000
40	3100	124000
50	2900	145000
100	2000	200000

BROOMFIELD WATERFRONT ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
21-003-20-001-01	1087 BUNDY DR	03/30/23	\$625,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$625,000
21-072-00-346-00	1132 CLUBHOUSE DR	05/18/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000
21-072-00-502-00	1007 NORTH VIEW	09/09/22	\$681,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$681,500
21-075-00-314-00	1071 LINCOLN DR	05/27/22	\$330,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$330,000
Totals:			\$1,926,500			\$1,926,500

