



2023 Colorado Commercial Property Tax Potential Valuation Increases

The 2023 Colorado reappraisal cycle is fast approaching, and property values are going to be adjusted. The tax experts at Ryan have conducted extensive research to calculate the potential value increases and sales ratios using transactions from the past year. Our research takes into account property type and subtype with percentage sales ratio variables to deliver the most comprehensive report to our clients.

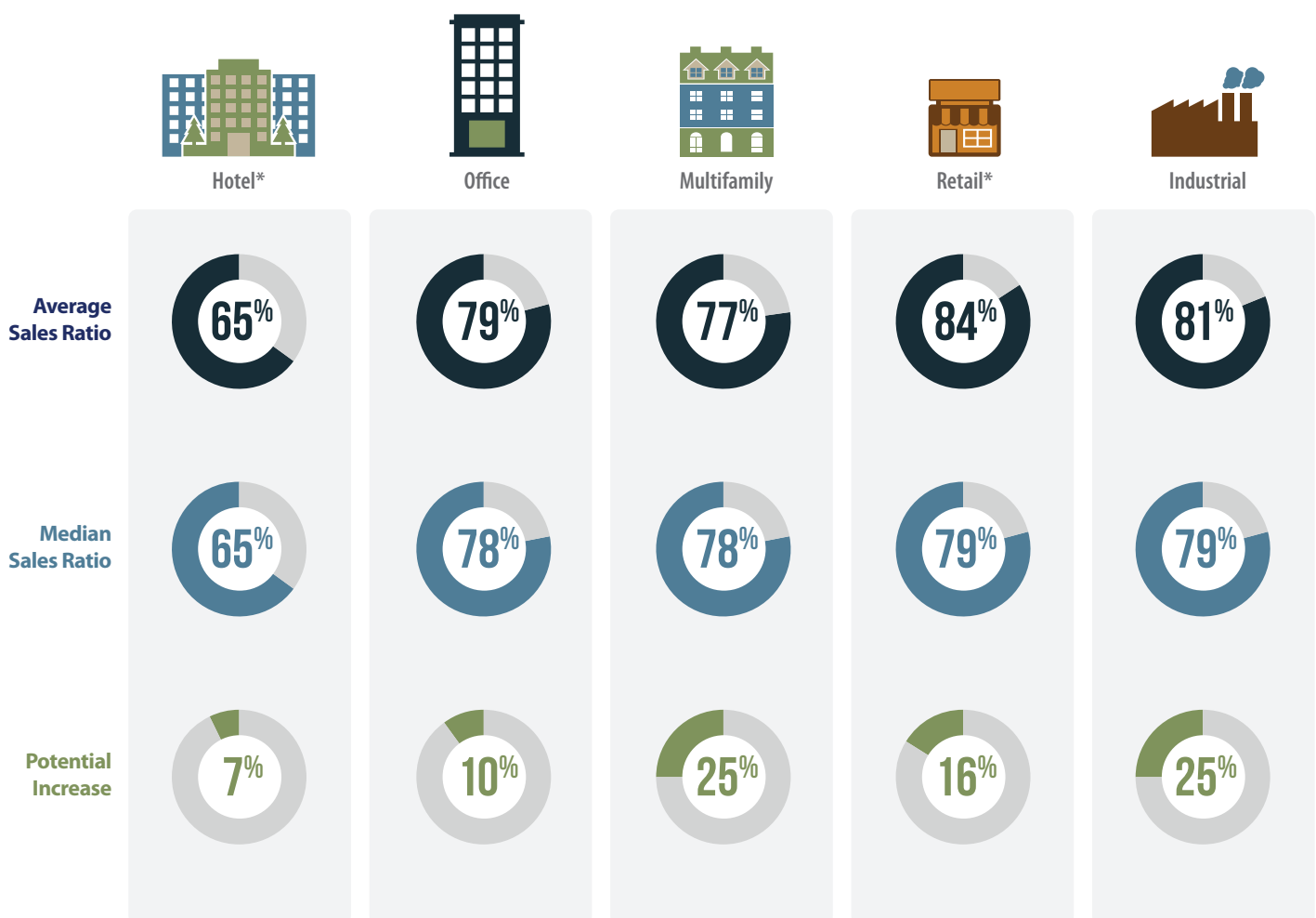


Chart depicts potential increases in value based on average sales prices relative to current assessments. Figures are based on institutional-grade properties that transacted between July 1, 2020 and June 30, 2022.

* Values and expectations vary by property type and subtype.

Colorado Sales Ratios and Potential Increases

County	Hotel	Industrial	Multifamily	Office	Retail
Adams County	63%	77%	85%	75%	70%
	73%	77%	88%	75%	70%
	25%	27%	17%	20%	13%
Arapahoe County	68%	71%	78%	83%	75%
	64%	70%	75%	87%	75%
	17%	35%	25%	5%	30%
Boulder County	73%	79%	36%	65%	88%
	73%	71%	36%	63%	92%
	9%	24%	65%	17%	16%
Broomfield County	N/A	61%	74%	71%	0%
	N/A	61%	82%	74%	0%
	N/A	65%	30%	22%	N/A
Denver County	62%	87%	74%	81%	84%
	62%	93%	76%	81%	82%
	7%	19%	26%	14%	16%
Douglas County	60%	84%	90%	81%	N/A
	58%	81%	88%	70%	N/A
	2%	30%	18%	18%	N/A
Jefferson County	66%	77%	71%	72%	92%
	68%	77%	83%	68%	76%
	5%	21%	33%	16%	4%

Average Sales Ratio
 Median Sales Ratio
 Potential Increase



Award-Winning Tax Services

For additional information

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