

RESIDENTIAL COMPARABLE SALE SEARCH INSTRUCTIONS


1. Based on your account number, the sales search will populate the nearby sales that occurred during the data collection period, called the base period (01/01/2023 – 06/30/2024). (Fig.1)
2. Clicking on any of the Nearby Sales opens an information pane that displays more property details.
 - a. The info pane also contains a **blue link** titled **Full Property Report**. This will link to the Weld County Property Portal for even more detail. (Fig.2)
 - b. Add a sale to the comparable list by clicking on the **Add Comp** button. (Fig. 2)
3. As comparables are added, they populate the **comparable pane** in the lower left corner. Up to ten comparables can be added. To see all the comparables, expand the comparable plane by clicking on the double arrow . (Fig.3)
4. If you would like to review additional comparables, refine the search using the filters at the top of the page. (Fig.4)
5. Once the comparables have been chosen:
 - a. click on the **Save Comparables (PDF)** button. (Fig.3).
 - b. A PDF titled as your account number is created. (Fig.5)
6. You can include your comparables in your online appeal in two ways:
 - a. Provide the comparables' addresses or account numbers in the "Basis for your estimate or your reason for requesting a review" box in the online appeal form. (Fig.6)
 - b. Add the PDF created in step 5 to the "Supporting Documentation" section of the online appeal. (Fig.7)

Fig. 1

WELD Weld County SALES SEARCH Property Information (970) 400-3650
WELD COUNTY, CO
Find Property

Refine By: Distance 0.5 miles Sale Used for 2023 Valuation Sale Date 2021-01-01 - 2022-06-30 Residential SqFt 1,283 - 1,925 Built As Total Bsmnt SqFt Finished Bsmnt SqFt Garage SqFt
My Neighborhood Total Acres in Sale

Subject Property Comparables: Empty

4405 Dante St Evans
Distance: N/A
Sale Date: N/A
Account: R8736100
TimeAdjPrice*: N/A
Residential SqFt: 1,604
Land Acres: 0.19

21 Nearby Sales Sort

4410 Cypress St Evans Add Comp \$422,000
Distance: 141 ft
Sale Date: 29 Oct 2021
Account: R8736400
TimeAdjPrice*: \$449,934
Residential SqFt: 1,284
Land Acres: 0.14

4502 Dante St Evans Add Comp \$420,000
Distance: 260 ft
Sale Date: 13 Aug 2021
Account: R8703600
TimeAdjPrice*: \$459,732
Residential SqFt: 1,284
Land Acres: 0.15

4505 Tuscany St Evans Add Comp \$425,000
Distance: 296 ft
Sale Date: 22 Nov 2021
Account: R8701800
TimeAdjPrice*: \$447,525
Residential SqFt: 1,365
Land Acres: 0.15

4301 Florence Ave Add Comp \$480,000
Distance: 322 ft
Sale Date: 12 Feb 2021
TimeAdjPrice*: \$567,744
Residential SqFt: 1,842

★ Comparables

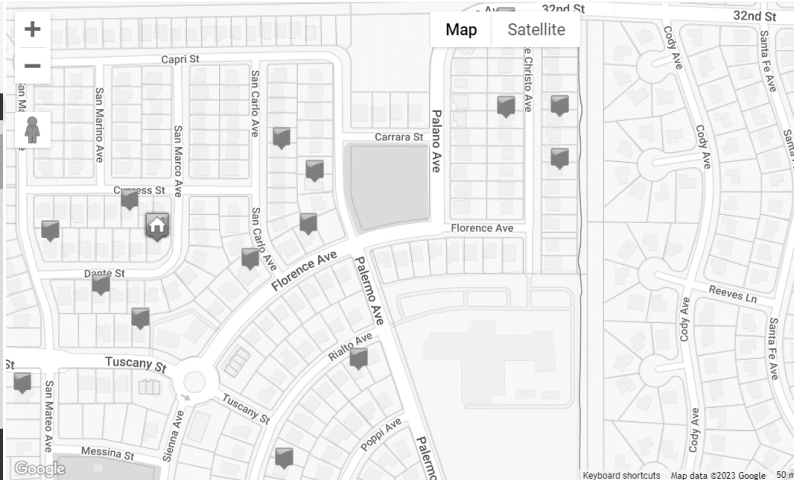


Fig. 2

WELD Weld County SALES SEARCH Property Information (970) 400-3650
WELD COUNTY, CO
Find Property

Refine By: Distance 0.5 miles Sale Used for 2023 Valuation Sale Date 2021-01-01 - 2022-06-30 Residential SqFt 1,283 - 1,925
My Neighborhood Total Acres in Sale

Subject Property Comparables: Empty

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★ Comparables

4301 Florence Ave Evans




Photo

Full Property Info




Distance 322 ft
Sale Price \$480,000
Sale Date 12 Feb 2021
TimeAdjPrice* \$567,744
Reception 4686010
Accounts In Sale 1
Parcel 095923084009
Account. R6785795
Property Address 4301 FLORENCE AVE
Legal L9 BLK13 TUSCANY 1ST FG PLT L8-9-10 RI 413




Fig. 3

Subject Property

 **4405 Dante St Evans**
Distance: N/A
Sale Date: N/A
Account: R8736100
TimeAdjPrice*: N/A
Residential SqFt: 1,604
Land Acres: 0.19

21 Nearby Sales Sort ▾

	4410 Cypress St Evans Distance: 141 ft Sale Date: 29 Oct 2021 Account: R8736400	★ Comparable \$422,000 TimeAdjPrice*: \$449,934 Residential SqFt: 1,284 Land Acres: 0.14
	4502 Dante St Evans Distance: 260 ft Sale Date: 13 Aug 2021 Account: R8703600	★ Comparable \$420,000 TimeAdjPrice*: \$459,732 Residential SqFt: 1,284 Land Acres: 0.15
	4505 Tuscany St Evans Distance: 296 ft Sale Date: 22 Nov 2021 Account: R8701800	★ Add Comp \$425,000 TimeAdjPrice*: \$447,525 Residential SqFt: 1,365 Land Acres: 0.15
	4301 Florence Ave Distance: 322 ft Sale Date: 12 Feb 2021	★ Comparable \$480,000 TimeAdjPrice*: \$567,744 Residential SqFt: 1,842

★ Comparables   

Map showing the subject property and nearby sales locations. The subject property is marked with a house icon. Nearby sales are marked with numbered house icons (1, 2, 3). The map includes street names: Capri St, San Carlo Ave, San Marco Ave, San Marino Ave, San Mateo Ave, Tuscany St, and Florence Ave.

Expand
comps
here



Fig. 4

WELD 1861
WELD COUNTY, CO

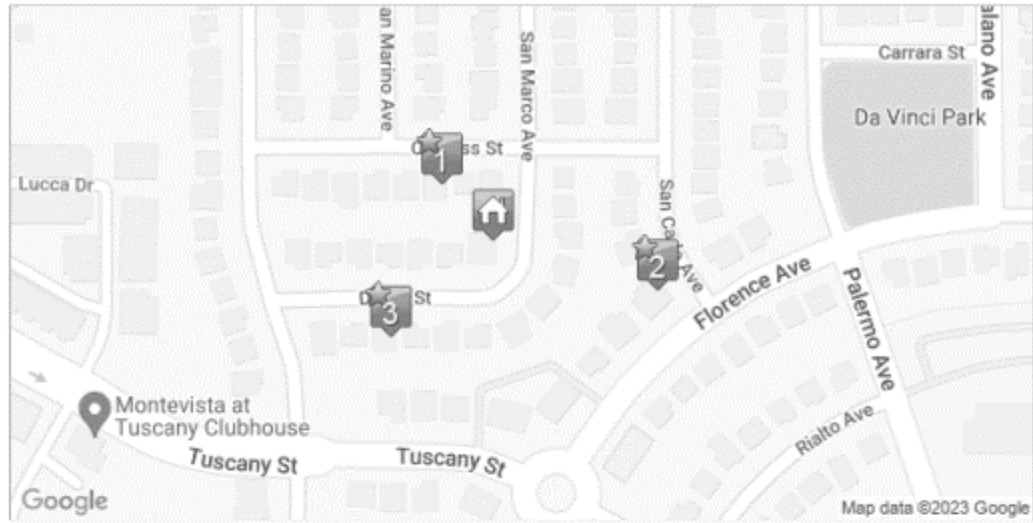
Weld County
SALES SEARCH

Property Information (970) 400-3650

Find Property

Refine By:

Distance 0.5 miles ▾	Sale Used for 2023 Valuation ▾	Sale Date 2021-01-01 - 2022-06-30 ▾	Residential SqFt 1,283 - 1,925 ▾	Built As ▾	Total Bsmnt SqFt ▾
Finished Bsmnt SqFt ▾	Garage SqFt ▾	Year Built ▾	My Neighborhood ▾	Total Acres in Sale ▾	

Fig. 5**Comparable Report: 4405 DANTE ST EVANS****Subject****Comp #1****Comp #2****Comp #3**

R8736100

R8736400

R6785795

R8703600

4405 DANTE ST
EVANS4410 CYPRESS ST
EVANS4301 FLORENCE AVE
EVANS4502 DANTE ST
EVANS

Distance	N/A	141 ft	322 ft	260 ft
Sale Price	N/A	\$422,000	\$480,000	\$420,000
Sale Date	N/A	29 Oct 2021	12 Feb 2021	13 Aug 2021
TimeAdjPrice*	N/A	\$449,934	\$567,744	\$459,732
Residential SqFt	1,604	1,284	1,842	1,284
Land Acres	0.19	0.14	0.27	0.15
Built As	Ranch 1 Story	Ranch 1 Story	Ranch 1 Story	Ranch 1 Story
Year Built	2012	2011	2014	2010
Total Bsmnt SqFt	1,592	1,284	1,817	1,284
Finished Bsmnt SqFt	0	0	1,053	1,163
Garage Attached SqFt	677	528	855	528
Garage Detached SqFt	0	0	0	0
Buildings	1	1	1	1
Outbuilding SqFt	0	0	0	0
Commercial SqFt	0	0	0	0
Accounts In Sale	N/A	1	1	1
Total Acres in Sale	N/A	0.14	0.27	0.15

* Time Adj Sale Price
includes market
appreciation from the
sale date to the end of
the base period, 6/ 30/
2022

Fig. 6

Add Property

Add a property to your appeal by entering the account number and your reason for appealing. Verify the account number is correct by reviewing the property address and legal description we have associated with your account number. If you have more than one property to appeal, add one account at a time.

(all fields required)

Schedule/Account Number: (ie. R1234567)

What is the reason for the appeal?

Estimate of the property's value as of June 30, 2022. (ie.250000)

What is the basis for your estimate of value or your reason for requesting a review? (There will be an opportunity in a later section of this form to attach supporting documentation, i.e., comparable sales, photos, rent roll, appraisal, etc.) Comparable sales for your Residential or Commercial property may be found using our [SALES SEARCH TOOL](#). You can upload a PDF or spreadsheet in the next step or enter sales information in the box below. The sales information can either be an address or the account number of the comparable sale. For additional questions, see our [DETAILED INSTRUCTIONS](#).

Continue → **Cancel Action**

Fig. 7

Step 4 - Supporting Documentation (Optional)

If you would like to provide supporting documentation, use this section to upload and attach documentation to your appeal.

Documents up to 30 mb will be accepted.

The following file formats are supported:

- Word Documents
- Excel Files
- Text Documents
- PDF Files
- GIF Image
- JPG Image..

No documentation attached.

Add Documents

Go to Final Review