

Colorado Housing and Finance Authority (CHFA)
www.chfainfo.com

Notice of Recapture Tax to Mortgage Loan Borrowers

Section I. Borrower Information

Lines A - D below are to be completed by Lender:

A. **Borrower's 1st Mortgage Loan Amount:** (Line A) _____

B. **Borrower's 2nd Mortgage Loan Amount:** (Line B) _____

Note: Only complete B if Borrower has a CHFA 2nd loan.

If 2nd loan is **not** a CHFA loan, insert \$0.

C. **Federally Subsidized Amount:** (Line C) _____

Note: C is the sum of A and B multiplied by 6.25% and is also the Maximum Recapture Tax referred to in III (B) below. How to Calculate: $(A + B) \times .0625 = C$;

Example: $(\$100,000.00 + \$3,000.00) \times .0625 = \$6,437.50$

D. **Mortgage Loan Closing Date:** (Line D) _____

Section II. Notice of Potential Recapture Tax on Sale of Home

Because you are receiving a Mortgage Loan from the proceeds of a tax exempt bond, you are receiving the benefit of a lower interest rate than is customarily charged on other mortgage loans. If you sell or otherwise dispose of your home during the next nine (9) years, this benefit may be "recaptured."

The recapture is accomplished by an increase in your Federal Income Tax for the year in which you sell your home. The recapture only applies, however, if you sell your home at a gain, and if your income increases above specified levels.

You may wish to consult a tax advisor or the local office of the Internal Revenue Service at the time you sell your home to determine the amount, if any, of the Recapture Tax. In this Notice you are being given additional information that will be needed to calculate the Recapture Tax.

Section III. Notice to Mortgagor of Maximum Recapture Tax and of Method to Compute Recapture Tax on Sale of Home

A. Introduction

1. **General.** When you sell your home, you may have to pay a Recapture Tax as calculated below. The Recapture Tax may also apply if you dispose of your home in some other way. Any reference in this Notice to the "sale" of your home also includes other ways of disposing of your home. For instance, you may owe the Recapture Tax if you give your home to a relative.

2. **Exceptions.** In the following situations, no Recapture Tax is due, and you do not need to do the calculations:

- (a) You dispose of your home later than nine (9) years after you close your Mortgage Loan;
- (b) Your home is disposed of as a result of your death;
- (c) You transfer your home either to your spouse or to your former spouse incident to divorce, and you have no gain or loss included in your income under Section 1041 of the Internal Revenue Code of 1986, as amended (the "Code"); or
- (d) You dispose of your home at a loss.

B. **Maximum Recapture Tax.** The "Maximum Recapture Tax" that you may be required to pay as an addition to your Federal Income tax is the amount in Line C above. This amount is six and one-quarter percent (6.25%) of the highest principal amount of the sum of your First and Second CHFA Mortgage Loan amounts (referred to as your "Mortgage Loan") and is your "Federally Subsidized Amount" with respect to the Mortgage Loan.

C. **Actual Recapture Tax**

1. The actual Recapture Tax, if any, can only be determined at the time you sell your home, and is the lesser of (1) 50% of your gain on the sale of your home, regardless of whether you have to include that gain in your income for Federal Income Tax purposes, or (2) the amount determined by multiplying the following three numbers:

- (i) The amount in Section I Line C above which is the **Maximum Recapture Tax**, as described in Paragraph III.B above.
- (ii) The **holding period percentage**, as listed in Column 2 in the Table, and
- (iii) The **income percentage**, as described in paragraph III.D below, for your geographic area in the state.

D. **Income Percentage.** You calculate the income percentage as follows:

1. **Subtract** the applicable **adjusted qualifying income** in the taxable year in which you sell your home, as listed in the Table for your geographic area in the state, **from** your **modified adjusted gross income** in the taxable year in which you sell your home. Use the **adjusted** qualifying income for a Targeted Area or Non-Targeted Area depending on where your residence is located. (See Section I above.)

Your **modified adjusted gross income** means your **adjusted gross income** shown on your Federal Income Tax return for the taxable year in which you sell your home, with the following two adjustments: (a) your adjusted gross income must be **increased** by the amount of any interest that you receive or accrue in the taxable year from tax exempt bonds that is excluded from your gross income (under section 103 of the Internal Revenue Code); and (b) your adjusted gross income must be **decreased** by the amount of any gain included in your gross income by reason of the sale of your home.

2. If the amount calculated in III.D.1 above is zero or less, you owe no Recapture Tax and do not need to make any more calculations. If it is \$5,000.00 or more, your income percentage is 100%. If it is greater than zero but less than \$5,000.00, it must be divided by \$5,000.00. This fraction, expressed as a percentage, represents your income percentage. For example, if the fraction is \$1,000.00/\$5,000.00, your income percentage is 20%.

E. Limitations and Special Rules on Recapture Tax

1. If you give away your home (other than to your spouse or ex-spouse incident to divorce), you must determine your actual Recapture Tax as if you had sold your home for its fair market value.
2. If your home is destroyed by fire, storm, flood, or other casualty, there generally is no Recapture Tax, if, within two (2) years, you purchase additional property for use as your principal residence on the site of the home financed with your original subsidized Mortgage Loan.
3. In general, except as provided in future regulations, if two (2) or more persons own a home and are jointly liable for the subsidized Mortgage Loan, the actual Recapture Tax is determined separately for them based on their interests in the home.
4. If you repay your loan in full during the nine (9) year recapture period, and you sell your home during this period, your **holding period percentage** may be reduced under the special rule in Section 143(m)(4)(C)(ii) of the Code.
5. Other special rules may apply in particular circumstances. For example, special rules may apply to the calculation of "gain" on the sale of your home and special rules apply if you transfer your home to your spouse or ex-spouse incident to divorce. You may wish to consult with a tax advisor or the local office of the Internal Revenue Service when you sell or otherwise dispose of your home to determine the amount, if any, of your actual Recapture Tax. See Section 143(m) of the Code generally.

F. The Income Table for your geographic area of the state is attached.



recapture report for all counties

01/12.v2

adams		non-targeted area		targeted area	
home sold during year 1	holding period	2 or less	3 or more	2 or less	3 or more
1	20%	\$95,160	\$111,020	\$95,160	\$111,020
2	40%	\$99,918	\$116,571	\$99,918	\$116,571
3	60%	\$104,914	\$122,400	\$104,914	\$122,400
4	80%	\$110,160	\$128,520	\$110,160	\$128,520
5	100%	\$115,668	\$134,946	\$115,668	\$134,946
6	80%	\$121,451	\$141,693	\$121,451	\$141,693
7	60%	\$127,524	\$148,777	\$127,524	\$148,777
8	40%	\$133,900	\$156,216	\$133,900	\$156,216
9	20%	\$140,595	\$164,027	\$140,595	\$164,027

alamosa		non-targeted area		targeted area	
home sold during year 1	holding period	2 or less	3 or more	2 or less	3 or more
1	20%	\$88,920	\$103,740	\$88,920	\$103,740
2	40%	\$93,366	\$108,927	\$93,366	\$108,927
3	60%	\$98,034	\$114,373	\$98,034	\$114,373
4	80%	\$102,936	\$120,092	\$102,936	\$120,092
5	100%	\$108,083	\$126,097	\$108,083	\$126,097
6	80%	\$113,487	\$132,401	\$113,487	\$132,401
7	60%	\$119,161	\$139,022	\$119,161	\$139,022
8	40%	\$125,119	\$145,973	\$125,119	\$145,973
9	20%	\$131,375	\$153,271	\$131,375	\$153,271

arapahoe		non-targeted area		targeted area	
home sold during year 1	holding period	2 or less	3 or more	2 or less	3 or more
1	20%	\$95,160	\$111,020	\$95,160	\$111,020
2	40%	\$99,918	\$116,571	\$99,918	\$116,571
3	60%	\$104,914	\$122,400	\$104,914	\$122,400
4	80%	\$110,160	\$128,520	\$110,160	\$128,520
5	100%	\$115,668	\$134,946	\$115,668	\$134,946
6	80%	\$121,451	\$141,693	\$121,451	\$141,693
7	60%	\$127,524	\$148,777	\$127,524	\$148,777
8	40%	\$133,900	\$156,216	\$133,900	\$156,216
9	20%	\$140,595	\$164,027	\$140,595	\$164,027

archuleta		non-targeted area		targeted area	
home sold during year 1	holding period	2 or less	3 or more	2 or less	3 or more
1	20%	\$87,438	\$100,035	\$88,920	\$103,740
2	40%	\$91,810	\$105,037	\$93,366	\$108,927
3	60%	\$96,400	\$110,289	\$98,034	\$114,373
4	80%	\$101,220	\$115,803	\$102,936	\$120,092
5	100%	\$106,281	\$121,593	\$108,083	\$126,097
6	80%	\$111,596	\$127,673	\$113,487	\$132,401
7	60%	\$117,175	\$134,056	\$119,161	\$139,022
8	40%	\$123,034	\$140,759	\$125,119	\$145,973
9	20%	\$129,186	\$147,797	\$131,375	\$153,271

baca		non-targeted area		targeted area	
home sold during year 1	holding period	2 or less	3 or more	2 or less	3 or more
1	20%	\$88,920	\$103,740	\$88,920	\$103,740
2	40%	\$93,366	\$108,927	\$93,366	\$108,927
3	60%	\$98,034	\$114,373	\$98,034	\$114,373
4	80%	\$102,936	\$120,092	\$102,936	\$120,092
5	100%	\$108,083	\$126,097	\$108,083	\$126,097
6	80%	\$113,487	\$132,401	\$113,487	\$132,401
7	60%	\$119,161	\$139,022	\$119,161	\$139,022
8	40%	\$125,119	\$145,973	\$125,119	\$145,973
9	20%	\$131,375	\$153,271	\$131,375	\$153,271

bent		non-targeted area		targeted area	
home sold during year 1	holding period	2 or less	3 or more	2 or less	3 or more
1	20%	\$88,920	\$103,740	\$88,920	\$103,740
2	40%	\$93,366	\$108,927	\$93,366	\$108,927
3	60%	\$98,034	\$114,373	\$98,034	\$114,373
4	80%	\$102,936	\$120,092	\$102,936	\$120,092
5	100%	\$108,083	\$126,097	\$108,083	\$126,097
6	80%	\$113,487	\$132,401	\$113,487	\$132,401
7	60%	\$119,161	\$139,022	\$119,161	\$139,022
8	40%	\$125,119	\$145,973	\$125,119	\$145,973
9	20%	\$131,375	\$153,271	\$131,375	\$153,271

boulder		non-targeted area		targeted area	
home sold during year 1	holding period	2 or less	3 or more	2 or less	3 or more
1	20%	\$112,560	\$131,320	\$112,560	\$131,320
2	40%	\$118,188	\$137,886	\$118,188	\$137,886
3	60%	\$124,097	\$144,780	\$124,097	\$144,780
4	80%	\$130,302	\$152,019	\$130,302	\$152,019
5	100%	\$136,817	\$159,620	\$136,817	\$159,620
6	80%	\$143,658	\$167,601	\$143,658	\$167,601
7	60%	\$150,841	\$175,981	\$150,841	\$175,981
8	40%	\$158,383	\$184,780	\$158,383	\$184,780
9	20%	\$166,302	\$194,019	\$166,302	\$194,019

broomfield		non-targeted area		targeted area	
home sold during year 1	holding period	2 or less	3 or more	2 or less	3 or more
1	20%	\$95,160	\$111,020	\$95,160	\$111,020
2	40%	\$99,918	\$116,571	\$99,918	\$116,571
3	60%	\$104,914	\$122,400	\$104,914	\$122,400
4	80%	\$110,160	\$128,520	\$110,160	\$128,520
5	100%	\$115,668	\$134,946	\$115,668	\$134,946
6	80%	\$121,451	\$141,693	\$121,451	\$141,693
7	60%	\$127,524	\$148,777	\$127,524	\$148,777
8	40%	\$133,900	\$156,216	\$133,900	\$156,216
9	20%	\$140,595	\$164,027	\$140,595	\$164,027

chaffee		non-targeted area		targeted area	
home sold during year 1	holding period	2 or less	3 or more	2 or less	3 or more
1	20%	\$88,920	\$103,740	\$88,920	\$103,740
2	40%	\$93,366	\$108,927	\$93,366	\$108,927
3	60%	\$98,034	\$114,373	\$98,034	\$114,373
4	80%	\$102,936	\$120,092	\$102,936	\$120,092
5	100%	\$108,083	\$126,097	\$108,083	\$126,097
6	80%	\$113,487	\$132,401	\$113,487	\$132,401
7	60%	\$119,161	\$139,022	\$119,161	\$139,022
8	40%	\$125,119	\$145,973	\$125,119	\$145,973
9	20%	\$131,375	\$153,271	\$131,375	\$153,271

cheyenne		non-targeted area		targeted area	
home sold during year 1	holding period	2 or less	3 or more	2 or less	3 or more
1	20%	\$78,546	\$90,402	\$88,920	\$103,740
2	40%	\$82,473	\$94,922	\$93,366	\$108,927
3	60%	\$86,597	\$99,668	\$98,034	\$114,373
4	80%	\$90,927	\$104,652	\$102,936	\$120,092
5	100%	\$95,473	\$109,884	\$108,083	\$126,097
6	80%	\$100,247	\$115,378	\$113,487	\$132,401
7	60%	\$105,259	\$121,147	\$119,161	\$139,022
8	40%	\$110,522	\$127,205	\$125,119	\$145,973
9	20%	\$116,048	\$133,565	\$131,375	\$153,271

clear creek		non-targeted area		targeted area	
home sold during year 1	holding period	2 or less	3 or more	2 or less	3 or more
1	20%	\$95,160	\$111,020	\$95,160	\$111,020
2	40%	\$99,918	\$116,571	\$99,918	\$116,571
3	60%	\$104,914	\$122,400	\$104,914	\$122,400
4	80%	\$110,160	\$128,520	\$110,160	\$128,520
5	100%	\$115,668	\$134,946	\$115,668	\$134,946
6	80%	\$121,451	\$141,693	\$121,451	\$141,693
7	60%	\$127,524	\$148,777	\$127,524	\$148,777
8	40%	\$133,900	\$156,216	\$133,900	\$156,216
9	20%	\$140,595	\$164,027	\$140,595	\$164,027

conejos		non-targeted area		targeted area	
home sold during year 1	holding period	2 or less	3 or more	2 or less	3 or more
1	20%	\$88,920	\$103,740	\$88,920	\$103,740
2	40%	\$93,366	\$108,927	\$93,366	\$108,927
3	60%	\$98,034	\$114,373	\$98,034	\$114,373
4	80%	\$102,936	\$120,092	\$102,936	\$120,092
5	100%	\$108,083	\$126,097	\$108,083	\$126,097
6	80%	\$113,487	\$132,401	\$113,487	\$132,401
7	60%	\$119,161	\$139,022	\$119,161	\$139,022
8	40%	\$125,119	\$145,973	\$125,119	\$145,973
9	20%	\$131,375	\$153,271	\$131,375	\$153,271

costilla		non-targeted area		targeted area	
home sold during year 1	holding period	2 or less	3 or more	2 or less	3 or more
1	20%	\$88,920	\$103,740	\$88,920	\$103,740
2	40%	\$93,366	\$108,927	\$93,366	\$108,927
3	60%	\$98,034	\$114,373	\$98,034	\$114,373
4	80%	\$102,936	\$120,092	\$102,936	\$120,092
5	100%	\$108,083	\$126,097	\$108,083	\$126,097
6	80%	\$113,487	\$132,401	\$113,487	\$132,401
7	60%	\$119,161	\$139,022	\$119,161	\$139,022
8	40%	\$125,119	\$145,973	\$125,119	\$145,973
9	20%	\$131,375	\$153,271	\$131,375	\$153,271

crowley		non-targeted area		targeted area	
home sold during year 1	holding period	2 or less	3 or more	2 or less	3 or more
1	20%	\$88,920	\$103,740	\$88,920	\$103,740
2	40%	\$93,366	\$108,927	\$93,366	\$108,927
3	60%	\$98,034	\$114,373	\$98,034	\$114,373
4	80%	\$102,936	\$120,092	\$102,936	\$120,092
5	100%	\$108,083	\$126,097	\$108,083	\$126,097
6	80%	\$113,487	\$132,401	\$113,487	\$132,401
7	60%	\$119,161	\$139,022	\$119,161	\$139,022
8	40%	\$125,119	\$145,973	\$125,119	\$145,973
9	20%	\$131,375	\$153,271	\$131,375	\$153,271

custer		non-targeted area		targeted area	
home sold during year 1	holding period	2 or less	3 or more	2 or less	3 or more
1	20%	\$88,920	\$103,740	\$88,920	\$103,740
2	40%	\$93,366	\$108,927	\$93,366	\$108,927
3	60%	\$98,034	\$114,373	\$98,034	\$114,373
4	80%	\$102,936	\$120,092	\$102,936	\$120,092
5	100%	\$108,083	\$126,097	\$108,083	\$126,097
6	80%	\$113,487	\$132,401	\$113,487	\$132,401
7	60%	\$119,161	\$139,022	\$119,161	\$139,022
8	40%	\$125,119	\$145,973	\$125,119	\$145,973
9	20%	\$131,375	\$153,271	\$131,375	\$153,271

delta		non-targeted area		targeted area	
home sold during year 1	holding period	2 or less	3 or more	2 or less	3 or more
1	20%	\$88,920	\$103,740	\$88,920	\$103,740
2	40%	\$93,366	\$108,927	\$93,366	\$108,927
3	60%	\$98,034	\$114,373	\$98,034	\$114,373
4	80%	\$102,936	\$120,092	\$102,936	\$120,092
5	100%	\$108,083	\$126,097	\$108,083	\$126,097
6	80%	\$113,487	\$132,401	\$113,487	\$132,401
7	60%	\$119,161	\$139,022	\$119,161	\$139,022
8	40%	\$125,119	\$145,973	\$125,119	\$145,973
9	20%	\$131,375	\$153,271	\$131,375	\$153,271

denver		non-targeted area		targeted area	
home sold during year 1	holding period	2 or less	3 or more	2 or less	3 or more
1	20%	\$95,160	\$111,020	\$95,160	\$111,020
2	40%	\$99,918	\$116,571	\$99,918	\$116,571
3	60%	\$104,914	\$122,400	\$104,914	\$122,400
4	80%	\$110,160	\$128,520	\$110,160	\$128,520
5	100%	\$115,668	\$134,946	\$115,668	\$134,946
6	80%	\$121,451	\$141,693	\$121,451	\$141,693
7	60%	\$127,524	\$148,777	\$127,524	\$148,777
8	40%	\$133,900	\$156,216	\$133,900	\$156,216
9	20%	\$140,595	\$164,027	\$140,595	\$164,027

dolores		non-targeted area		targeted area	
home sold during year 1	holding period	2 or less	3 or more	2 or less	3 or more
1	20%	\$88,920	\$103,740	\$88,920	\$103,740
2	40%	\$93,366	\$108,927	\$93,366	\$108,927
3	60%	\$98,034	\$114,373	\$98,034	\$114,373
4	80%	\$102,936	\$120,092	\$102,936	\$120,092
5	100%	\$108,083	\$126,097	\$108,083	\$126,097
6	80%	\$113,487	\$132,401	\$113,487	\$132,401
7	60%	\$119,161	\$139,022	\$119,161	\$139,022
8	40%	\$125,119	\$145,973	\$125,119	\$145,973
9	20%	\$131,375	\$153,271	\$131,375	\$153,271

douglas		non-targeted area		targeted area	
home sold during year 1	holding period	2 or less	3 or more	2 or less	3 or more
1	20%	\$95,160	\$111,020	\$95,160	\$111,020
2	40%	\$99,918	\$116,571	\$99,918	\$116,571
3	60%	\$104,914	\$122,400	\$104,914	\$122,400
4	80%	\$110,160	\$128,520	\$110,160	\$128,520
5	100%	\$115,668	\$134,946	\$115,668	\$134,946
6	80%	\$121,451	\$141,693	\$121,451	\$141,693
7	60%	\$127,524	\$148,777	\$127,524	\$148,777
8	40%	\$133,900	\$156,216	\$133,900	\$156,216
9	20%	\$140,595	\$164,027	\$140,595	\$164,027

eagle		non-targeted area		targeted area	
home sold during year 1	holding period	2 or less	3 or more	2 or less	3 or more
1	20%	\$101,760	\$118,720	\$101,760	\$118,720
2	40%	\$106,848	\$124,656	\$106,848	\$124,656
3	60%	\$112,190	\$130,889	\$112,190	\$130,889
4	80%	\$117,800	\$137,433	\$117,800	\$137,433
5	100%	\$123,690	\$144,305	\$123,690	\$144,305
6	80%	\$129,874	\$151,520	\$129,874	\$151,520
7	60%	\$136,368	\$159,096	\$136,368	\$159,096
8	40%	\$143,187	\$167,051	\$143,187	\$167,051
9	20%	\$150,346	\$175,404	\$150,346	\$175,404

el paso		non-targeted area		targeted area	
home sold during year 1	holding period	2 or less	3 or more	2 or less	3 or more
1	20%	\$82,251	\$94,107	\$88,920	\$103,740
2	40%	\$86,364	\$98,812	\$93,366	\$108,927
3	60%	\$90,682	\$103,753	\$98,034	\$114,373
4	80%	\$95,216	\$108,941	\$102,936	\$120,092
5	100%	\$99,977	\$114,388	\$108,083	\$126,097
6	80%	\$104,975	\$120,107	\$113,487	\$132,401
7	60%	\$110,224	\$126,112	\$119,161	\$139,022
8	40%	\$115,735	\$132,418	\$125,119	\$145,973
9	20%	\$121,522	\$139,039	\$131,375	\$153,271

elbert		non-targeted area		targeted area	
home sold during year 1	holding period	2 or less	3 or more	2 or less	3 or more
1	20%	\$95,160	\$111,020	\$95,160	\$111,020
2	40%	\$99,918	\$116,571	\$99,918	\$116,571
3	60%	\$104,914	\$122,400	\$104,914	\$122,400
4	80%	\$110,160	\$128,520	\$110,160	\$128,520
5	100%	\$115,668	\$134,946	\$115,668	\$134,946
6	80%	\$121,451	\$141,693	\$121,451	\$141,693
7	60%	\$127,524	\$148,777	\$127,524	\$148,777
8	40%	\$133,900	\$156,216	\$133,900	\$156,216
9	20%	\$140,595	\$164,027	\$140,595	\$164,027

fremont		non-targeted area		targeted area	
home sold during year 1	holding period	2 or less	3 or more	2 or less	3 or more
1	20%	\$88,920	\$103,740	\$88,920	\$103,740
2	40%	\$93,366	\$108,927	\$93,366	\$108,927
3	60%	\$98,034	\$114,373	\$98,034	\$114,373
4	80%	\$102,936	\$120,092	\$102,936	\$120,092
5	100%	\$108,083	\$126,097	\$108,083	\$126,097
6	80%	\$113,487	\$132,401	\$113,487	\$132,401
7	60%	\$119,161	\$139,022	\$119,161	\$139,022
8	40%	\$125,119	\$145,973	\$125,119	\$145,973
9	20%	\$131,375	\$153,271	\$131,375	\$153,271

garfield		non-targeted area		targeted area	
home sold during year 1	holding period	2 or less	3 or more	2 or less	3 or more
1	20%	\$93,480	\$109,060	\$93,480	\$109,060
2	40%	\$98,154	\$114,513	\$98,154	\$114,513
3	60%	\$103,062	\$120,239	\$103,062	\$120,239
4	80%	\$108,215	\$126,251	\$108,215	\$126,251
5	100%	\$113,626	\$132,563	\$113,626	\$132,563
6	80%	\$119,307	\$139,191	\$119,307	\$139,191
7	60%	\$125,272	\$146,151	\$125,272	\$146,151
8	40%	\$131,536	\$153,458	\$131,536	\$153,458
9	20%	\$138,113	\$161,131	\$138,113	\$161,131

gilpin		non-targeted area		targeted area	
home sold during year 1	holding period	2 or less	3 or more	2 or less	3 or more
1	20%	\$95,160	\$111,020	\$95,160	\$111,020
2	40%	\$99,918	\$116,571	\$99,918	\$116,571
3	60%	\$104,914	\$122,400	\$104,914	\$122,400
4	80%	\$110,160	\$128,520	\$110,160	\$128,520
5	100%	\$115,668	\$134,946	\$115,668	\$134,946
6	80%	\$121,451	\$141,693	\$121,451	\$141,693
7	60%	\$127,524	\$148,777	\$127,524	\$148,777
8	40%	\$133,900	\$156,216	\$133,900	\$156,216
9	20%	\$140,595	\$164,027	\$140,595	\$164,027

grand		non-targeted area		targeted area	
home sold during year 1	holding period	2 or less	3 or more	2 or less	3 or more
1	20%	\$88,920	\$103,740	\$88,920	\$103,740
2	40%	\$93,366	\$108,927	\$93,366	\$108,927
3	60%	\$98,034	\$114,373	\$98,034	\$114,373
4	80%	\$102,936	\$120,092	\$102,936	\$120,092
5	100%	\$108,083	\$126,097	\$108,083	\$126,097
6	80%	\$113,487	\$132,401	\$113,487	\$132,401
7	60%	\$119,161	\$139,022	\$119,161	\$139,022
8	40%	\$125,119	\$145,973	\$125,119	\$145,973
9	20%	\$131,375	\$153,271	\$131,375	\$153,271

gunnison		non-targeted area		targeted area	
home sold during year 1	holding period	2 or less	3 or more	2 or less	3 or more
1	20%	\$88,920	\$103,740	\$88,920	\$103,740
2	40%	\$93,366	\$108,927	\$93,366	\$108,927
3	60%	\$98,034	\$114,373	\$98,034	\$114,373
4	80%	\$102,936	\$120,092	\$102,936	\$120,092
5	100%	\$108,083	\$126,097	\$108,083	\$126,097
6	80%	\$113,487	\$132,401	\$113,487	\$132,401
7	60%	\$119,161	\$139,022	\$119,161	\$139,022
8	40%	\$125,119	\$145,973	\$125,119	\$145,973
9	20%	\$131,375	\$153,271	\$131,375	\$153,271

hinsdale		non-targeted area		targeted area	
home sold during year 1	holding period	2 or less	3 or more	2 or less	3 or more
1	20%	\$88,920	\$103,740	\$88,920	\$103,740
2	40%	\$93,366	\$108,927	\$93,366	\$108,927
3	60%	\$98,034	\$114,373	\$98,034	\$114,373
4	80%	\$102,936	\$120,092	\$102,936	\$120,092
5	100%	\$108,083	\$126,097	\$108,083	\$126,097
6	80%	\$113,487	\$132,401	\$113,487	\$132,401
7	60%	\$119,161	\$139,022	\$119,161	\$139,022
8	40%	\$125,119	\$145,973	\$125,119	\$145,973
9	20%	\$131,375	\$153,271	\$131,375	\$153,271

huerfano		non-targeted area		targeted area	
home sold during year 1	holding period	2 or less	3 or more	2 or less	3 or more
1	20%	\$88,920	\$103,740	\$88,920	\$103,740
2	40%	\$93,366	\$108,927	\$93,366	\$108,927
3	60%	\$98,034	\$114,373	\$98,034	\$114,373
4	80%	\$102,936	\$120,092	\$102,936	\$120,092
5	100%	\$108,083	\$126,097	\$108,083	\$126,097
6	80%	\$113,487	\$132,401	\$113,487	\$132,401
7	60%	\$119,161	\$139,022	\$119,161	\$139,022
8	40%	\$125,119	\$145,973	\$125,119	\$145,973
9	20%	\$131,375	\$153,271	\$131,375	\$153,271

jackson		non-targeted area		targeted area	
home sold during year 1	holding period	2 or less	3 or more	2 or less	3 or more
1	20%	\$88,920	\$103,740	\$88,920	\$103,740
2	40%	\$93,366	\$108,927	\$93,366	\$108,927
3	60%	\$98,034	\$114,373	\$98,034	\$114,373
4	80%	\$102,936	\$120,092	\$102,936	\$120,092
5	100%	\$108,083	\$126,097	\$108,083	\$126,097
6	80%	\$113,487	\$132,401	\$113,487	\$132,401
7	60%	\$119,161	\$139,022	\$119,161	\$139,022
8	40%	\$125,119	\$145,973	\$125,119	\$145,973
9	20%	\$131,375	\$153,271	\$131,375	\$153,271

jefferson		non-targeted area		targeted area	
home sold during year 1	holding period	2 or less	3 or more	2 or less	3 or more
1	20%	\$95,160	\$111,020	\$95,160	\$111,020
2	40%	\$99,918	\$116,571	\$99,918	\$116,571
3	60%	\$104,914	\$122,400	\$104,914	\$122,400
4	80%	\$110,160	\$128,520	\$110,160	\$128,520
5	100%	\$115,668	\$134,946	\$115,668	\$134,946
6	80%	\$121,451	\$141,693	\$121,451	\$141,693
7	60%	\$127,524	\$148,777	\$127,524	\$148,777
8	40%	\$133,900	\$156,216	\$133,900	\$156,216
9	20%	\$140,595	\$164,027	\$140,595	\$164,027

kiowa		non-targeted area		targeted area	
home sold during year 1	holding period	2 or less	3 or more	2 or less	3 or more
1	20%	\$83,733	\$95,589	\$88,920	\$103,740
2	40%	\$87,920	\$100,368	\$93,366	\$108,927
3	60%	\$92,316	\$105,387	\$98,034	\$114,373
4	80%	\$96,931	\$110,656	\$102,936	\$120,092
5	100%	\$101,778	\$116,189	\$108,083	\$126,097
6	80%	\$106,867	\$121,998	\$113,487	\$132,401
7	60%	\$112,210	\$128,098	\$119,161	\$139,022
8	40%	\$117,821	\$134,503	\$125,119	\$145,973
9	20%	\$123,712	\$141,228	\$131,375	\$153,271

kit carson		non-targeted area		targeted area	
home sold during year 1	holding period	2 or less	3 or more	2 or less	3 or more
1	20%	\$88,179	\$101,517	\$88,920	\$103,740
2	40%	\$92,588	\$106,593	\$93,366	\$108,927
3	60%	\$97,217	\$111,922	\$98,034	\$114,373
4	80%	\$102,078	\$117,519	\$102,936	\$120,092
5	100%	\$107,182	\$123,395	\$108,083	\$126,097
6	80%	\$112,541	\$129,564	\$113,487	\$132,401
7	60%	\$118,168	\$136,042	\$119,161	\$139,022
8	40%	\$124,077	\$142,845	\$125,119	\$145,973
9	20%	\$130,281	\$149,987	\$131,375	\$153,271

la plata		non-targeted area		targeted area	
home sold during year 1	holding period	2 or less	3 or more	2 or less	3 or more
1	20%	\$88,920	\$103,740	\$88,920	\$103,740
2	40%	\$93,366	\$108,927	\$93,366	\$108,927
3	60%	\$98,034	\$114,373	\$98,034	\$114,373
4	80%	\$102,936	\$120,092	\$102,936	\$120,092
5	100%	\$108,083	\$126,097	\$108,083	\$126,097
6	80%	\$113,487	\$132,401	\$113,487	\$132,401
7	60%	\$119,161	\$139,022	\$119,161	\$139,022
8	40%	\$125,119	\$145,973	\$125,119	\$145,973
9	20%	\$131,375	\$153,271	\$131,375	\$153,271

lake		non-targeted area		targeted area	
home sold during year 1	holding period	2 or less	3 or more	2 or less	3 or more
1	20%	\$88,920	\$103,740	\$88,920	\$103,740
2	40%	\$93,366	\$108,927	\$93,366	\$108,927
3	60%	\$98,034	\$114,373	\$98,034	\$114,373
4	80%	\$102,936	\$120,092	\$102,936	\$120,092
5	100%	\$108,083	\$126,097	\$108,083	\$126,097
6	80%	\$113,487	\$132,401	\$113,487	\$132,401
7	60%	\$119,161	\$139,022	\$119,161	\$139,022
8	40%	\$125,119	\$145,973	\$125,119	\$145,973
9	20%	\$131,375	\$153,271	\$131,375	\$153,271

larimer		non-targeted area		targeted area	
home sold during year 1	holding period	2 or less	3 or more	2 or less	3 or more
1	20%	\$77,700	\$88,578	\$93,240	\$108,780
2	40%	\$81,585	\$93,007	\$97,902	\$114,219
3	60%	\$85,664	\$97,657	\$102,797	\$119,930
4	80%	\$89,947	\$102,540	\$107,937	\$125,926
5	100%	\$94,445	\$107,667	\$113,334	\$132,223
6	80%	\$99,167	\$113,050	\$119,000	\$138,834
7	60%	\$104,125	\$118,703	\$124,951	\$145,776
8	40%	\$109,332	\$124,638	\$131,198	\$153,064
9	20%	\$114,798	\$130,870	\$137,758	\$160,718

las animas		non-targeted area		targeted area	
home sold during year 1	holding period	2 or less	3 or more	2 or less	3 or more
1	20%	\$88,920	\$103,740	\$88,920	\$103,740
2	40%	\$93,366	\$108,927	\$93,366	\$108,927
3	60%	\$98,034	\$114,373	\$98,034	\$114,373
4	80%	\$102,936	\$120,092	\$102,936	\$120,092
5	100%	\$108,083	\$126,097	\$108,083	\$126,097
6	80%	\$113,487	\$132,401	\$113,487	\$132,401
7	60%	\$119,161	\$139,022	\$119,161	\$139,022
8	40%	\$125,119	\$145,973	\$125,119	\$145,973
9	20%	\$131,375	\$153,271	\$131,375	\$153,271

lincoln		non-targeted area		targeted area	
home sold during year 1	holding period	2 or less	3 or more	2 or less	3 or more
1	20%	\$88,920	\$103,740	\$88,920	\$103,740
2	40%	\$93,366	\$108,927	\$93,366	\$108,927
3	60%	\$98,034	\$114,373	\$98,034	\$114,373
4	80%	\$102,936	\$120,092	\$102,936	\$120,092
5	100%	\$108,083	\$126,097	\$108,083	\$126,097
6	80%	\$113,487	\$132,401	\$113,487	\$132,401
7	60%	\$119,161	\$139,022	\$119,161	\$139,022
8	40%	\$125,119	\$145,973	\$125,119	\$145,973
9	20%	\$131,375	\$153,271	\$131,375	\$153,271

logan		non-targeted area		targeted area	
home sold during year 1	holding period	2 or less	3 or more	2 or less	3 or more
1	20%	\$88,179	\$101,517	\$88,920	\$103,740
2	40%	\$92,588	\$106,593	\$93,366	\$108,927
3	60%	\$97,217	\$111,922	\$98,034	\$114,373
4	80%	\$102,078	\$117,519	\$102,936	\$120,092
5	100%	\$107,182	\$123,395	\$108,083	\$126,097
6	80%	\$112,541	\$129,564	\$113,487	\$132,401
7	60%	\$118,168	\$136,042	\$119,161	\$139,022
8	40%	\$124,077	\$142,845	\$125,119	\$145,973
9	20%	\$130,281	\$149,987	\$131,375	\$153,271

mesa		non-targeted area		targeted area	
home sold during year 1	holding period	2 or less	3 or more	2 or less	3 or more
1	20%	\$88,920	\$103,740	\$88,920	\$103,740
2	40%	\$93,366	\$108,927	\$93,366	\$108,927
3	60%	\$98,034	\$114,373	\$98,034	\$114,373
4	80%	\$102,936	\$120,092	\$102,936	\$120,092
5	100%	\$108,083	\$126,097	\$108,083	\$126,097
6	80%	\$113,487	\$132,401	\$113,487	\$132,401
7	60%	\$119,161	\$139,022	\$119,161	\$139,022
8	40%	\$125,119	\$145,973	\$125,119	\$145,973
9	20%	\$131,375	\$153,271	\$131,375	\$153,271

mineral		non-targeted area		targeted area	
home sold during year 1	holding period	2 or less	3 or more	2 or less	3 or more
1	20%	\$85,956	\$99,294	\$88,920	\$103,740
2	40%	\$90,254	\$104,259	\$93,366	\$108,927
3	60%	\$94,766	\$109,472	\$98,034	\$114,373
4	80%	\$99,505	\$114,945	\$102,936	\$120,092
5	100%	\$104,480	\$120,692	\$108,083	\$126,097
6	80%	\$109,704	\$126,727	\$113,487	\$132,401
7	60%	\$115,189	\$133,063	\$119,161	\$139,022
8	40%	\$120,949	\$139,717	\$125,119	\$145,973
9	20%	\$126,996	\$146,702	\$131,375	\$153,271

moffat		non-targeted area		targeted area	
home sold during year 1	holding period	2 or less	3 or more	2 or less	3 or more
1	20%	\$78,546	\$89,661	\$88,920	\$103,740
2	40%	\$82,473	\$94,144	\$93,366	\$108,927
3	60%	\$86,597	\$98,851	\$98,034	\$114,373
4	80%	\$90,927	\$103,794	\$102,936	\$120,092
5	100%	\$95,473	\$108,984	\$108,083	\$126,097
6	80%	\$100,247	\$114,433	\$113,487	\$132,401
7	60%	\$105,259	\$120,154	\$119,161	\$139,022
8	40%	\$110,522	\$126,162	\$125,119	\$145,973
9	20%	\$116,048	\$132,470	\$131,375	\$153,271

montezuma		non-targeted area		targeted area	
home sold during year 1	holding period	2 or less	3 or more	2 or less	3 or more
1	20%	\$88,920	\$103,740	\$88,920	\$103,740
2	40%	\$93,366	\$108,927	\$93,366	\$108,927
3	60%	\$98,034	\$114,373	\$98,034	\$114,373
4	80%	\$102,936	\$120,092	\$102,936	\$120,092
5	100%	\$108,083	\$126,097	\$108,083	\$126,097
6	80%	\$113,487	\$132,401	\$113,487	\$132,401
7	60%	\$119,161	\$139,022	\$119,161	\$139,022
8	40%	\$125,119	\$145,973	\$125,119	\$145,973
9	20%	\$131,375	\$153,271	\$131,375	\$153,271

montrose		non-targeted area		targeted area	
home sold during year 1	holding period	2 or less	3 or more	2 or less	3 or more
1	20%	\$88,920	\$103,740	\$88,920	\$103,740
2	40%	\$93,366	\$108,927	\$93,366	\$108,927
3	60%	\$98,034	\$114,373	\$98,034	\$114,373
4	80%	\$102,936	\$120,092	\$102,936	\$120,092
5	100%	\$108,083	\$126,097	\$108,083	\$126,097
6	80%	\$113,487	\$132,401	\$113,487	\$132,401
7	60%	\$119,161	\$139,022	\$119,161	\$139,022
8	40%	\$125,119	\$145,973	\$125,119	\$145,973
9	20%	\$131,375	\$153,271	\$131,375	\$153,271

morgan		non-targeted area		targeted area	
home sold during year 1	holding period	2 or less	3 or more	2 or less	3 or more
1	20%	\$88,920	\$103,740	\$88,920	\$103,740
2	40%	\$93,366	\$108,927	\$93,366	\$108,927
3	60%	\$98,034	\$114,373	\$98,034	\$114,373
4	80%	\$102,936	\$120,092	\$102,936	\$120,092
5	100%	\$108,083	\$126,097	\$108,083	\$126,097
6	80%	\$113,487	\$132,401	\$113,487	\$132,401
7	60%	\$119,161	\$139,022	\$119,161	\$139,022
8	40%	\$125,119	\$145,973	\$125,119	\$145,973
9	20%	\$131,375	\$153,271	\$131,375	\$153,271

otero		non-targeted area		targeted area	
home sold during year 1	holding period	2 or less	3 or more	2 or less	3 or more
1	20%	\$88,920	\$103,740	\$88,920	\$103,740
2	40%	\$93,366	\$108,927	\$93,366	\$108,927
3	60%	\$98,034	\$114,373	\$98,034	\$114,373
4	80%	\$102,936	\$120,092	\$102,936	\$120,092
5	100%	\$108,083	\$126,097	\$108,083	\$126,097
6	80%	\$113,487	\$132,401	\$113,487	\$132,401
7	60%	\$119,161	\$139,022	\$119,161	\$139,022
8	40%	\$125,119	\$145,973	\$125,119	\$145,973
9	20%	\$131,375	\$153,271	\$131,375	\$153,271

ouray		non-targeted area		targeted area	
home sold during year 1	holding period	2 or less	3 or more	2 or less	3 or more
1	20%	\$88,920	\$103,740	\$88,920	\$103,740
2	40%	\$93,366	\$108,927	\$93,366	\$108,927
3	60%	\$98,034	\$114,373	\$98,034	\$114,373
4	80%	\$102,936	\$120,092	\$102,936	\$120,092
5	100%	\$108,083	\$126,097	\$108,083	\$126,097
6	80%	\$113,487	\$132,401	\$113,487	\$132,401
7	60%	\$119,161	\$139,022	\$119,161	\$139,022
8	40%	\$125,119	\$145,973	\$125,119	\$145,973
9	20%	\$131,375	\$153,271	\$131,375	\$153,271

park		non-targeted area		targeted area	
home sold during year 1	holding period	2 or less	3 or more	2 or less	3 or more
1	20%	\$95,160	\$111,020	\$95,160	\$111,020
2	40%	\$99,918	\$116,571	\$99,918	\$116,571
3	60%	\$104,914	\$122,400	\$104,914	\$122,400
4	80%	\$110,160	\$128,520	\$110,160	\$128,520
5	100%	\$115,668	\$134,946	\$115,668	\$134,946
6	80%	\$121,451	\$141,693	\$121,451	\$141,693
7	60%	\$127,524	\$148,777	\$127,524	\$148,777
8	40%	\$133,900	\$156,216	\$133,900	\$156,216
9	20%	\$140,595	\$164,027	\$140,595	\$164,027

phillips		non-targeted area		targeted area	
home sold during year 1	holding period	2 or less	3 or more	2 or less	3 or more
1	20%	\$88,920	\$103,740	\$88,920	\$103,740
2	40%	\$93,366	\$108,927	\$93,366	\$108,927
3	60%	\$98,034	\$114,373	\$98,034	\$114,373
4	80%	\$102,936	\$120,092	\$102,936	\$120,092
5	100%	\$108,083	\$126,097	\$108,083	\$126,097
6	80%	\$113,487	\$132,401	\$113,487	\$132,401
7	60%	\$119,161	\$139,022	\$119,161	\$139,022
8	40%	\$125,119	\$145,973	\$125,119	\$145,973
9	20%	\$131,375	\$153,271	\$131,375	\$153,271

pitkin		non-targeted area		targeted area	
home sold during year 1	holding period	2 or less	3 or more	2 or less	3 or more
1	20%	\$125,400	\$146,300	\$125,400	\$146,300
2	40%	\$131,670	\$153,615	\$131,670	\$153,615
3	60%	\$138,254	\$161,296	\$138,254	\$161,296
4	80%	\$145,166	\$169,361	\$145,166	\$169,361
5	100%	\$152,424	\$177,829	\$152,424	\$177,829
6	80%	\$160,046	\$186,720	\$160,046	\$186,720
7	60%	\$168,048	\$196,056	\$168,048	\$196,056
8	40%	\$176,450	\$205,859	\$176,450	\$205,859
9	20%	\$185,273	\$216,152	\$185,273	\$216,152

prowers		non-targeted area		targeted area	
home sold during year 1	holding period	2 or less	3 or more	2 or less	3 or more
1	20%	\$88,920	\$103,740	\$88,920	\$103,740
2	40%	\$93,366	\$108,927	\$93,366	\$108,927
3	60%	\$98,034	\$114,373	\$98,034	\$114,373
4	80%	\$102,936	\$120,092	\$102,936	\$120,092
5	100%	\$108,083	\$126,097	\$108,083	\$126,097
6	80%	\$113,487	\$132,401	\$113,487	\$132,401
7	60%	\$119,161	\$139,022	\$119,161	\$139,022
8	40%	\$125,119	\$145,973	\$125,119	\$145,973
9	20%	\$131,375	\$153,271	\$131,375	\$153,271

pueblo		non-targeted area		targeted area	
home sold during year 1	holding period	2 or less	3 or more	2 or less	3 or more
1	20%	\$88,920	\$103,740	\$88,920	\$103,740
2	40%	\$93,366	\$108,927	\$93,366	\$108,927
3	60%	\$98,034	\$114,373	\$98,034	\$114,373
4	80%	\$102,936	\$120,092	\$102,936	\$120,092
5	100%	\$108,083	\$126,097	\$108,083	\$126,097
6	80%	\$113,487	\$132,401	\$113,487	\$132,401
7	60%	\$119,161	\$139,022	\$119,161	\$139,022
8	40%	\$125,119	\$145,973	\$125,119	\$145,973
9	20%	\$131,375	\$153,271	\$131,375	\$153,271

rio blanco		non-targeted area		targeted area	
home sold during year 1	holding period	2 or less	3 or more	2 or less	3 or more
1	20%	\$74,100	\$79,287	\$88,920	\$103,740
2	40%	\$77,805	\$83,251	\$93,366	\$108,927
3	60%	\$81,695	\$87,414	\$98,034	\$114,373
4	80%	\$85,780	\$91,785	\$102,936	\$120,092
5	100%	\$90,069	\$96,374	\$108,083	\$126,097
6	80%	\$94,572	\$101,193	\$113,487	\$132,401
7	60%	\$99,301	\$106,252	\$119,161	\$139,022
8	40%	\$104,266	\$111,565	\$125,119	\$145,973
9	20%	\$109,479	\$117,143	\$131,375	\$153,271

rio grande		non-targeted area		targeted area	
home sold during year 1	holding period	2 or less	3 or more	2 or less	3 or more
1	20%	\$88,920	\$103,740	\$88,920	\$103,740
2	40%	\$93,366	\$108,927	\$93,366	\$108,927
3	60%	\$98,034	\$114,373	\$98,034	\$114,373
4	80%	\$102,936	\$120,092	\$102,936	\$120,092
5	100%	\$108,083	\$126,097	\$108,083	\$126,097
6	80%	\$113,487	\$132,401	\$113,487	\$132,401
7	60%	\$119,161	\$139,022	\$119,161	\$139,022
8	40%	\$125,119	\$145,973	\$125,119	\$145,973
9	20%	\$131,375	\$153,271	\$131,375	\$153,271

routt		non-targeted area		targeted area	
home sold during year 1	holding period	2 or less	3 or more	2 or less	3 or more
1	20%	\$97,440	\$113,680	\$97,440	\$113,680
2	40%	\$102,312	\$119,364	\$102,312	\$119,364
3	60%	\$107,428	\$125,332	\$107,428	\$125,332
4	80%	\$112,799	\$131,599	\$112,799	\$131,599
5	100%	\$118,439	\$138,179	\$118,439	\$138,179
6	80%	\$124,361	\$145,088	\$124,361	\$145,088
7	60%	\$130,579	\$152,342	\$130,579	\$152,342
8	40%	\$137,108	\$159,959	\$137,108	\$159,959
9	20%	\$143,963	\$167,957	\$143,963	\$167,957

saguache		non-targeted area		targeted area	
home sold during year 1	holding period	2 or less	3 or more	2 or less	3 or more
1	20%	\$88,920	\$103,740	\$88,920	\$103,740
2	40%	\$93,366	\$108,927	\$93,366	\$108,927
3	60%	\$98,034	\$114,373	\$98,034	\$114,373
4	80%	\$102,936	\$120,092	\$102,936	\$120,092
5	100%	\$108,083	\$126,097	\$108,083	\$126,097
6	80%	\$113,487	\$132,401	\$113,487	\$132,401
7	60%	\$119,161	\$139,022	\$119,161	\$139,022
8	40%	\$125,119	\$145,973	\$125,119	\$145,973
9	20%	\$131,375	\$153,271	\$131,375	\$153,271

san juan		non-targeted area		targeted area	
home sold during year 1	holding period	2 or less	3 or more	2 or less	3 or more
1	20%	\$88,920	\$103,740	\$88,920	\$103,740
2	40%	\$93,366	\$108,927	\$93,366	\$108,927
3	60%	\$98,034	\$114,373	\$98,034	\$114,373
4	80%	\$102,936	\$120,092	\$102,936	\$120,092
5	100%	\$108,083	\$126,097	\$108,083	\$126,097
6	80%	\$113,487	\$132,401	\$113,487	\$132,401
7	60%	\$119,161	\$139,022	\$119,161	\$139,022
8	40%	\$125,119	\$145,973	\$125,119	\$145,973
9	20%	\$131,375	\$153,271	\$131,375	\$153,271

san miguel		non-targeted area		targeted area	
home sold during year 1	holding period	2 or less	3 or more	2 or less	3 or more
1	20%	\$102,480	\$119,560	\$102,480	\$119,560
2	40%	\$107,604	\$125,538	\$107,604	\$125,538
3	60%	\$112,984	\$131,815	\$112,984	\$131,815
4	80%	\$118,633	\$138,406	\$118,633	\$138,406
5	100%	\$124,565	\$145,326	\$124,565	\$145,326
6	80%	\$130,793	\$152,592	\$130,793	\$152,592
7	60%	\$137,333	\$160,222	\$137,333	\$160,222
8	40%	\$144,200	\$168,233	\$144,200	\$168,233
9	20%	\$151,410	\$176,645	\$151,410	\$176,645

sedgwick		non-targeted area		targeted area	
home sold during year 1	holding period	2 or less	3 or more	2 or less	3 or more
1	20%	\$88,920	\$103,740	\$88,920	\$103,740
2	40%	\$93,366	\$108,927	\$93,366	\$108,927
3	60%	\$98,034	\$114,373	\$98,034	\$114,373
4	80%	\$102,936	\$120,092	\$102,936	\$120,092
5	100%	\$108,083	\$126,097	\$108,083	\$126,097
6	80%	\$113,487	\$132,401	\$113,487	\$132,401
7	60%	\$119,161	\$139,022	\$119,161	\$139,022
8	40%	\$125,119	\$145,973	\$125,119	\$145,973
9	20%	\$131,375	\$153,271	\$131,375	\$153,271

summit		non-targeted area		targeted area	
home sold during year 1	holding period	2 or less	3 or more	2 or less	3 or more
1	20%	\$107,760	\$125,720	\$107,760	\$125,720
2	40%	\$113,148	\$132,006	\$113,148	\$132,006
3	60%	\$118,805	\$138,606	\$118,805	\$138,606
4	80%	\$124,746	\$145,537	\$124,746	\$145,537
5	100%	\$130,983	\$152,813	\$130,983	\$152,813
6	80%	\$137,532	\$160,454	\$137,532	\$160,454
7	60%	\$144,409	\$168,477	\$144,409	\$168,477
8	40%	\$151,629	\$176,901	\$151,629	\$176,901
9	20%	\$159,211	\$185,746	\$159,211	\$185,746

teller		non-targeted area		targeted area	
home sold during year 1	holding period	2 or less	3 or more	2 or less	3 or more
1	20%	\$83,733	\$96,330	\$88,920	\$103,740
2	40%	\$87,920	\$101,147	\$93,366	\$108,927
3	60%	\$92,316	\$106,204	\$98,034	\$114,373
4	80%	\$96,931	\$111,514	\$102,936	\$120,092
5	100%	\$101,778	\$117,090	\$108,083	\$126,097
6	80%	\$106,867	\$122,944	\$113,487	\$132,401
7	60%	\$112,210	\$129,091	\$119,161	\$139,022
8	40%	\$117,821	\$135,546	\$125,119	\$145,973
9	20%	\$123,712	\$142,323	\$131,375	\$153,271

washington		non-targeted area		targeted area	
home sold during year 1	holding period	2 or less	3 or more	2 or less	3 or more
1	20%	\$88,920	\$103,740	\$88,920	\$103,740
2	40%	\$93,366	\$108,927	\$93,366	\$108,927
3	60%	\$98,034	\$114,373	\$98,034	\$114,373
4	80%	\$102,936	\$120,092	\$102,936	\$120,092
5	100%	\$108,083	\$126,097	\$108,083	\$126,097
6	80%	\$113,487	\$132,401	\$113,487	\$132,401
7	60%	\$119,161	\$139,022	\$119,161	\$139,022
8	40%	\$125,119	\$145,973	\$125,119	\$145,973
9	20%	\$131,375	\$153,271	\$131,375	\$153,271

weld		non-targeted area		targeted area	
home sold during year 1	holding period	2 or less	3 or more	2 or less	3 or more
1	20%	\$88,920	\$103,740	\$88,920	\$103,740
2	40%	\$93,366	\$108,927	\$93,366	\$108,927
3	60%	\$98,034	\$114,373	\$98,034	\$114,373
4	80%	\$102,936	\$120,092	\$102,936	\$120,092
5	100%	\$108,083	\$126,097	\$108,083	\$126,097
6	80%	\$113,487	\$132,401	\$113,487	\$132,401
7	60%	\$119,161	\$139,022	\$119,161	\$139,022
8	40%	\$125,119	\$145,973	\$125,119	\$145,973
9	20%	\$131,375	\$153,271	\$131,375	\$153,271

yuma		non-targeted area		targeted area	
home sold during year 1	holding period	2 or less	3 or more	2 or less	3 or more
1	20%	\$88,920	\$103,740	\$88,920	\$103,740
2	40%	\$93,366	\$108,927	\$93,366	\$108,927
3	60%	\$98,034	\$114,373	\$98,034	\$114,373
4	80%	\$102,936	\$120,092	\$102,936	\$120,092
5	100%	\$108,083	\$126,097	\$108,083	\$126,097
6	80%	\$113,487	\$132,401	\$113,487	\$132,401
7	60%	\$119,161	\$139,022	\$119,161	\$139,022
8	40%	\$125,119	\$145,973	\$125,119	\$145,973
9	20%	\$131,375	\$153,271	\$131,375	\$153,271