

What's Your Home's Value? Assessor, Zillow & Others Differ Widely

The valuation models used by different websites — including the county assessor — vary so much that it can drive a homeowner crazy!

One website in particular has made a name for itself in this respect, and that is Zillow.com. Its so-called "zestimates" can give home sellers either hope or despair and can vary widely from being way too low to being way too high.

It was in response to Zillow's valuations that the National Association of Realtors (NAR) created the "Realtor Property Resource" (RPR) to help its Realtor members produce more accurate valuations.

Unlike Zillow, which depends largely on public records both for the subject property's description and for the sale price of comparable properties,

RPR has access to historical MLS data from its member MLS's, as well as many other resources and databases, both public and proprietary.

I like RPR and have made it my personal go-to resource for valuing homes. By pricing homes based on the RPR valuation, I have found that homes sell quickly, often over that valuation. Most of my clients agree with that strategy, and others who insist on listing their homes for more because

of valuations they have seen on Zillow and elsewhere, have often been disappointed at how their home has lingered on the market and the final price they received.

For the chart shown here, I selected some random addresses from around

Jefferson County and looked for valuations of each on five websites.

The assessor's website is assessor.jeffco.us. RPR is accessible only by NAR members ("Realtors"). I can put in any address in the country, and it will give you a fairly accurate valuation. Realist is available via the MLS

and is a CoreLogic product which provides tons of information, not just valuations. To complete the chart, I chose Chase's mortgage website, similar to that of other lenders.

Remember, no algorithm can replace a market analysis by a Realtor using true comps for your home.

REAL ESTATE TODAY



By **JIM SMITH**, Realtor®

Examples of How Home Values Can Vary by Website:

Locale	Assessor	Zillow	RPR	Realist	Chase
Golden	\$587,060	\$753,345	\$705,780	\$657,707	\$622,000
Arvada	\$315,360	\$392,523	\$456,597	\$387,245	\$344,000
Lakewood	\$202,800	\$278,337	\$267,050	\$244,862	\$261,000
Wheat Ridge	\$199,200	\$286,408	\$274,480	\$286,115	\$275,000
Genesee	\$494,830	\$679,342	\$600,000	\$589,430	\$586,000
Evergreen	\$405,600	\$523,767	\$456,640	\$438,347	\$409,000
Littleton	\$472,280	\$590,743	\$543,910	\$538,277	\$496,000
Morrison	\$163,940	\$222,056	\$223,430	\$208,640	\$200,000
Applewood	\$463,600	\$532,822	\$536,960	\$516,832	\$529,000
Blue Mtn Estates	\$477,730	\$705,234	\$919,990	\$876,970	\$930,000

Note: Numbers shown above are for homes chosen at random from each locale and should not be considered representative of that locale.

This Week's Featured New Listings from Golden Real Estate



2-Story 6th Ave. West Home Close to Light Rail & Kyffin Elementary

The sellers of this home at 14514 W. 3rd Ave. have lived here for 37 years and taken great care of it, both inside and out. There are four bedrooms upstairs and a spacious family room with wood-burning fireplace. The kitchen has a large eating area in addition to a formal dining room. The backyard is beautifully landscaped, which you will be able to enjoy from the covered patio with its ceramic tile floor. The side-loading oversized 2-car garage with natural light and insulated walls includes a workshop. Visit www.6thAveWestHome.com for a narrated YouTube tour simulating a full showing, inside and out. Buy this or any Golden Real Estate listing and get free use of our moving truck and free moving boxes. Call me for a private showing.

2-Story Home Near Trailhead on N. Table Mountain

The Trails is a 94-home subdivision in unincorporated Jefferson County north of Golden, built in the mid 1990's. This particular home at 5980 Virgil Court, on a corner lot backing to a greenbelt, was custom built for the seller. It has been well maintained and has several upgrades. The kitchen was completely redone in slab granite, stainless steel and halogen lighting. All new windows and central air conditioning were installed, and a 2-level mahogany and redwood deck was built. The home backs and sides to a greenbelt, and is close to one of many North Table Mountain trailheads — great



and other amenities at two shopping complexes just east on 64th Ave. at Quaker and McIntyre. Visit www.TheTrailsHome.info for a narrated YouTube tour, simulating a full showing inside and out.

Both These Listings Will Be Open Sat., 1-4

for both biking and hiking. You will find plenty of shopping



All Agents Are Certified EcoBrokers

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