



Arapahoe County

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Board Summary Report

File #: 26-148

Agenda Date: 3/31/2026

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To: Board of County Commissioners

Through: Ron Carl, County Attorney, County Attorney's Office

Prepared By:
Karen Thompsen, Sr. Paralegal, County Attorney's Office

Subject:
Approval of Stipulated Abatement Reduction

Purpose and Request:

The purpose of this request is for the adoption of a resolution approving the following abatements/refunds as recommended by the Assessor's Office and expressly agreed to by the taxpayer, along with the taxpayer's express waiver of their right to a hearing before the Board's appointed referee.

Petitioner: Aspen GRF2 LLC

Parcel No.: 2077-29-3-04-001 Tax Year: 2023

Original Value: \$35,025,000 Corrected Value: \$26,781,600

Parcel No.: 2077-29-4-23-002 Tax Year: 2023

Original Value: 18,479,000 Corrected Value: \$11,573,975

Alignment with Strategic Plan: Good Governance - Deliver mandated and essential services with excellence.

Background and Discussion: Though C.R.S. § 39-1-113(1) provides that the Board cannot enter a decision on an abatement petition unless a hearing is had thereon except in the case of a petition for abatement or refund in the amount of ten thousand dollars or less that is settled by written mutual agreement between the taxpayer and Assessor's Office, this petitioner has executed an express waiver of their right to a hearing and stipulated to the Assessor's recommended abatement/refund approval. Accordingly, the Board may enter its decision approving this stipulated abatement/refund. In situations where an abatement refund exceeds ten thousand dollars, the Board's recommended approval must be submitted to the Property Tax Administrator for further review and approval under C.R.S. § 39-1-113 before the abatement can be fully administered. The abatement/refund has been recommended by the Assessor's Office and expressly agreed to by the taxpayer.

Alternatives: The Board can deny these abatements, in which case petitioner is likely to file for further appeal with the Board of Assessment Appeals.

Fiscal Impact: If any abatement is approved, a portion of the taxes collected on the properties for which abatements are approved will need to be reduced and/or refunded if already paid, along with the payment of statutory interest on the refunded amounts as specified in C.R.S. § 39-10-114.

Alignment with Strategic Implementation Strategies: n/a

Concurrence: n/a