



Arapahoe County

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Board Summary Report

File #: 26-404

Agenda Date: 8/4/2026

Agenda #: 3.a.

To: Board of County Commissioners

Through: PK Kaiser, Assessor

Prepared By:
Ben Swartzendruber, Sr. Assistant County Attorney

Presenter: Ben Swartzendruber, Sr. Assistant County Attorney

Subject:
2026 Board of Equalization Value Corrections

Purpose and Request:

The purpose of this request is for the Commissioners to consider the County Assessor's request that the valuation and/or classification of the parcels identified below be corrected for tax year 2026.

Alignment with Strategic Plan: Good Governance - Operate in transparent, inclusive, and communicative manner.

Background and Discussion: Pursuant to Section 39-8-102, C.R.S., the County Board of Equalization shall correct any errors made by the Assessor, and whenever in its judgment justice and right so require, it shall raise, lower, or adjust any valuation for assessment to the end that all valuations for assessment of property are just and equalized within the County. The Arapahoe County Assessor is responsible for the valuation of approximately 225,000 taxable parcels, and an occasional error is made during the valuation process. When such errors are discovered, the Assessor recommends corrections to the County Board of Equalization to be fair to the affected taxpayers and recommends the Board approve the changes to the referenced parcels identified below.

The values of the following parcels shall be corrected for the reasons noted:

- PINS 035594238 & 035594246: These two PINs constituted parcels 1 and 2 of the former Richardson Subdivision in Littleton. The Richardson Subdivision was replatted as the Powers Place Subdivision by plat recorded October 14, 2024, and the entire property combined into a single lot. The plat and combination, however, were not implemented by the Assessor's Office for tax years 2025 or 2026, requiring correction. For tax years 2025 and 2026, PIN 035594238 (the smaller northern parcel) should be deactivated, and the entirety of the property now known as Lot 1, Block 1 of the Powers Place Subdivision should be combined onto PIN 035594246 (the larger southern parcel). For tax year 2026, the total (combined) value of PIN 035594246 should be \$31,890,625 (allocated between land and improvements as follows), and the classification should be residential based upon the partial construction of residential improvements on the combined property as of January 1, 2026.

- Land value: \$7,312,500
- Improvements' value: \$24,578,125
- PIN 034097945 (22994 E Smoky Hill Rd): This taxpayer filed a valuation protest to the County Assessor for tax year 2026 and subsequently provided data for the Assessor's analysis during the County Board of Equalization process but failed to file a Petition to the CBOE. Upon review of the data provided, the Assessor's Office determined an adjustment/reduction in value is warranted and recommends the value be adjusted as noted below.
 - Total current value = \$8,294,600
 - Land value: \$2,056,880
 - Improvements value: \$6,237,720
 - Recommended corrected total value = \$6,621,258
 - Land value: \$2,056,880
 - Improvements value: \$4,564,378

Alternatives: There is no viable alternative. These errors need to be corrected. If the errors are not corrected now, they will need to be corrected later through abatement petitions.

Fiscal Impact: No measurable fiscal impact, as the county's total valuation will be changed to reflect these corrections before mill levies are certified for 2026.

Alignment with Strategic Implementation Strategies: N/A.

Staff Recommendation: The County Attorney's Office recommends the Board adopt this Resolution.

Concurrence: N/A.