



# Arapahoe County

5334 South Prince Street  
Littleton, CO 80120  
303-795-4630  
Relay Colorado 711

## Board Summary Report

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**File #:** 26-278

**Agenda Date:** 6/9/2026

**Agenda #:**

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**To:** Board of County Commissioners

**Through:** John Christofferson, Acting 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 abatement/refund 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: Melcor Inverness LLC

Parcel No.: 2075-35-3-01-031 Tax Year 2024

Original Value: \$2,616,000 Corrected Value: \$2,200,000

Parcel No.: 2075-35-3-01-030 Tax Year 2024

Original Value: \$2,612,000 Corrected Value: \$2,181,475

Parcel No.: 2075-35-3-01-029 Tax Year 2024

Original Value: \$2,612,000 Corrected Value: \$2,200,000

Parcel No.: 2075-16-2-16-001 Tax Year 2024

Original Value: \$16,000,000 Corrected Value: \$8,500,000

**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