



Arapahoe County

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Legislation Text

File #: 22-455, **Version:** 1

To: Board of County Commissioners

Through: Ronald A. Carl, County Attorney

Prepared By:

Benjamin Swartzendruber, Sr. County Attorney and Karen Thompsen, Clerk to the Board of Equalization

Presenter: Benjamin Swartzendruber, Sr. County Attorney

Subject:

2022 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 parcel identified below be adjusted in value to apply equitable treatment to all like properties.

The value of the following parcel shall be corrected for the reasons noted:

PIN No. 035334317 // Schedule No. 03207128113001 is a residential parcel that is new construction for 2022. When the appraiser worked up the new construction he/she forgot to recalculate the parcel to capture the new changes. Unfortunately, the value on the Notice of Value that was sent out for 2022 was \$192,600 (for the improvements) with no land value accounted for. The total actual value that should have been noted on the Notice of Value for 2022 is \$750,300, with \$250,000 as land value and \$500,300 as improvement value. This was a clerical error for the new construction and should be corrected to a total actual value of \$750,300 for tax year 2022.

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 during the valuation process, an occasional error is made. When such errors are discovered, the Arapahoe County Assessor recommends changes to the County Board of Equalization to be fair to the affected taxpayers and recommends that the Board approve the changes identified below to the referenced parcels.

Fiscal Impact: None.

Alternatives: None.

Alignment with Strategic Plan:

- ☒ Be fiscally sustainable
- ☒ Provide essential and mandated service
- ☒ Be community focused

Staff Recommendation: N/A

Concurrence: N/A

Suggestion Motion(s): Attached is a copy of recommended motion.

Resolution: Attached is a copy of the draft resolution.